



**Request for City Council Committee Action  
From the Department of Public Works**

**Date:** March 22, 2005  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Referral to:** Honorable Barbara Johnson, Chair Ways & Means Committee  
**Subject:** **Set Public Hearing 2005 Alley Retaining Wall Restoration Program, No. FS05#2**

**Recommendation:**

1. Passage of a Resolution designating the improvement of the alley by reconstructing two alley retaining walls at 5333 Girard Av S and 5337 Girard Av S.
2. Adoption of a Committee Report receiving the cost estimate of \$13,500 and the list of benefited properties and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held on May 17, 2005 before the Transportation and Public Works Committee.

**Previous Directives:** None

**Prepared by:** Jeffrey A. Johnson PE, Field Services (612) 673-2836

**Approved by:** *Klara A. Fabry*  
Klara A. Fabry, P.E., City Engineer, Director of Public Works

**Presenters:** Jeffrey A. Johnson, PE, Field Services  
Paul W. Ogren PE, Director of Field Services

**Financial Impact** (Check those that apply)

- no financial impact - or - Action is within current department budget.  
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain): Special assessment against benefited properties.
- Request provided to the Budget Office when provided to the Committee Coordinator

**Background/Supporting Information Attached:**

A petition from the benefited property owners has been received to reconstruct the alley retaining walls at 5333 Girard Ave. South and 5337 Girard Ave. South. Although the existing walls are located on private property, the new walls will be constructed within the City of Minneapolis alley easement. The proposed project cost of \$13,500 will be 100% assessed to the benefited properties. The assessment for 5333 Girard Av South will be \$1,500 and the balance of the total project cost of \$12,000 will be assessed against 5337 Girard Av South. Funds from the sale of assessment bonds will pay 100% of the project cost..

Attachment 1 - List of benefited lots  
Attachment 2 - Petition

cc: Council Member Barret Lane, Ward 13  
Jack Qvale, Secretary, Board of Estimate and Taxation

**2005 Alley Retaining Wall Restoration Program No.FS05#2**

1. 5333 Girard Ave. South; Lot 9, Block 2, "CLARKE'S HARRIET PARK ADDITION 2<sup>ND</sup> DIVISION TO MINNEAPOLIS" , PID No. 16-028-24-43-0079
2. 5337 Girard Ave. South; Lot 10, Block 2, "CLARKE'S HARRIET PARK ADDITION 2<sup>ND</sup> DIVISION TO MINNEAPOLILS" , PID No. 16-028-24-43--0080

Michael C. Borman &  
Anne C. Borman  
5337 Girard Avenue South  
Minneapolis, MN 55419

Jean Johansson  
5333 Girard Avenue South  
Minneapolis, MN 55419

Clara Fabry  
City Engineer  
350 South Sixth Street  
Minneapolis, MN 55415

January 5<sup>5</sup>th, 2004

Dear Ms. Fabry,

We are writing this letter to formally accept the terms for the replacement of our joint retaining wall which abuts the alley behind our properties, as proposed by the City through Jeffrey Johnson in Public Works. The specific terms of the proposal include the following:

- Not to exceed project cost for 5337 Girard (Borman) of \$12,000 for entire project;
- Not to exceed project cost for 5333 (Johansson) of \$1,500 for entire project;
- Project costs to be assessed on property taxes with a 20 year payment schedule at fixed interest rate at the county's then current cost of funds, approximately 4% annual interest rate;
- Project includes the following:
  - Removal and excavation of the existing retaining wall and fence
  - Removal of existing tree growing in the wall
  - Removal of the alley surface and excavation of the alley necessary to anchor the new retaining wall
  - Pouring a concrete base for the new wall
  - Concrete block for the new wall
  - Assembly of the new wall
  - Repair and resurfacing of the alley
  - Repair and support for the alley utility poles
  - Construction of a cedar fence along the alley across the top of the retaining wall spanning both properties
  - Repair and replacement of any back-yard landscaping damaged or removed during or in conjunction with the project.

We would also like to inform you that both Jeff Johnson and Denny Thoreson have been extremely easy to work with and that these two individuals have gone above and beyond what we would normally expect of city employees. They have arranged for meetings in the evening at our homes, they have been highly responsive to our needs and most importantly, we believe, they have displayed sound and fair judgment in working towards a win-win solution to this problem. You are lucky to have associates like Tom and Denny, and it provides us with peace-of-mind to know that these individuals will be overseeing the work on our new wall.

Sincerely,

Michael C. Borman and Anne C. Borman  
Home Phone: 612 824-7529  
Cell Phone: 612 810-9718  
e-mail: [mcborman@msn.com](mailto:mcborman@msn.com)



Jean Johansson  
Home Phone: 612 823-4665  
e-mail: [Johanssonj@aol.com](mailto:Johanssonj@aol.com)



Cc: Barret Lane (City Council)  
Julie Blount (City Council)  
Jeffrey Johnson (Bridge Maintenance, Public Works)  
350 S. Sixth Street  
Minneapolis, MN 55415