



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

**Date:** February 5, 2008

**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

**Subject:** **Lyndale Avenue S from 31<sup>st</sup> Street W to Minnehaha Parkway  
Reconstruction and Street Lighting Project No 6729: Designation, Cost  
Estimate, and Set Public Hearings**

**Recommendation:**

1(a) Passage of a Resolution designating the location, streets and improvements proposed to be made in the Lyndale Avenue S Reconstruction Project.

1(b) Adoption of a Committee Report receiving the cost estimate of \$13,300,000 and the list of benefited properties, directing the City Engineer to prepare a proposed Street Reconstruction Special Improvement Assessment against the list of benefited properties by applying the 2008 Uniform Assessment Rates and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearings to be held on March 25, 2008 before the Transportation and Public Works Committee.

2(a) Passage of a Resolution designating the location, streets and improvements proposed to be made in the Lyndale Avenue S Street Lighting Project.

2(b) Adoption of a Committee Report receiving the cost estimate of \$965,000 for street lighting improvements and the list of benefited properties, directing the City Engineer to prepare a proposed Street Lighting Special Improvement Assessment against the list of benefited properties and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearings to be held on March 25, 2008 before the Transportation and Public Works Committee

3 Adoption of a Committee Report designating the above said street lighting project area as Street Lighting District Number 1331 and directing the City Clerk to give notice of a public hearing to be held on March 25, 2008 before the Transportation and Public Works Committee

4 Setting a public hearing to be held on March 25, 2008 before the Transportation and Public Works Committee to consider the abandonment and removal of areaways in conflict with the street and streetscape construction projects and directing staff to give notice in accordance with the provisions of Section 95.90 of the Minneapolis Code of Ordinances

These Resolutions may be authorized for summary publication.

**Previous Directives:**

- October 5, 2007 Council Action – Approving Hennepin County's Final Layout A1
- June 16, 2006 Council Action – Supporting Hennepin County's variance to MnDOT Office of State Aid for parking lane width of 9 feet vs. standard 10 feet

- November 4, 2005 Council Action – Approving Hennepin County’s layout for Lyndale Av S (CSAH 22) from 31<sup>st</sup> St W to Minnehaha Parkway
- April 11, 1997 Council Adoption of Lyndale Avenue Task Force Report, “Lyndale Avenue: A Vision”.

**Prepared by:** Suzette Hjermstad, RE Investigator II, TP & E, 673-2401  
 Ole Mersinger, P.E., Project Engineer, T P & E, 673-3537  
 Don Elwood, P.E., Director, Transportation Planning & Engineering, 673-3622

**Approved by:**

\_\_\_\_\_  
 Steven A. Kotke, P.E., City Engineer, Director of Public Works

**Presenters:** Ole Mersinger, Project Engineer, Transportation Planning & Engineering

|                                      |                    |            |
|--------------------------------------|--------------------|------------|
| Permanent Review Committee (PRC):    | Approval <b>NA</b> | Date _____ |
| Civil Rights Affirmative Action Plan | Approval <b>NA</b> | Date _____ |
| Policy Review Group (PRG):           | Approval <b>NA</b> | Date _____ |

- No financial impact  
 Action requires an appropriation increase to the \_\_\_ Capital Budget or \_\_\_ Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Action is within the Business Plan
- Action requires a change to the Business Plan
- Other financial impact (Special assessment to benefited properties)
- Request provided to the Finance Department when provided to the Committee Coordinator

**Community Impact**

**Neighborhood Notification:** Public hearing notices sent out 2 weeks prior to public hearing  
**City Goals:** The City’s infrastructure will be well-maintained; streets will be destinations.  
**Comprehensive Plan:** Consistent  
**Zoning Code:** Not Applicable

**Background/Supporting Information:**

Lyndale Avenue South from 31<sup>st</sup> Street W to Minnehaha Parkway Reconstruction Project

Since the early 1990’s, the City and County have been developing a reconstruction plan for Lyndale Avenue S. Over the years, extensive efforts were made to solicit input from the surrounding neighborhoods. These efforts have culminated last fall with an approved layout.

Since layout approval was obtained, Hennepin County, has been developing construction plans for the reconstruction project. The Hennepin County and Public Works staffs have been meeting regularly as a Technical Advisory Committee (TAC) to work through design details and other criteria. These meeting took place at minimum on a monthly basis. Construction is anticipated to begin in late spring 2008 and occur through the 2008 and 2009 construction seasons.

The purpose of this letter is to designate the location, streets and improvements and establish the special assessment improvement proceedings for street reconstruction.

The location of the street reconstruction project is Lyndale Avenue South from 31<sup>st</sup> Street W to Minnehaha Parkway. Lyndale Av S at this location is County State Aid Route No. 22. The proposed street reconstruction plan includes pavement, curb and gutter, sidewalk, storm drain, signals, lighting, signing, striping and related items and work.

As provided in Chapter 10, Section 6 of the City Charter, submitted herewith is a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the Lyndale Av S Street Reconstruction Project.

Also submitted is a cost estimate of \$13,300,000 for the Lyndale Av S Street Reconstruction Project. The City's estimated portion of this project is \$4,800,000, which is comprised of Municipal State Aid funds, Net Debt Bonds and Assessment Bonds. The remainder will be funded from Hennepin County funds.

The street reconstruction special assessments would be determined by applying the 2008 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets.

#### Lyndale Avenue South Street Lighting Project

The proposed street lighting project is for ornamental pedestrian level street lighting. The total estimated street lighting cost is \$965,000. Lyndale Ave residents initiated a petition process for the inclusion of a lighting project with the street reconstruction. At the time of the petition process, Hennepin County indicated it would fund half of the street lighting cost with its Roadside Enhancement Partnership Program (REPP) funds. The petition stipulates the maximum amount to be assessed will be \$482,500. A total of 70.3% of the corridor approved of the street light project.

As provided in Chapter 10, Section 6, of the city Charter, submitted herewith is a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the Lyndale Av S Street Lighting Project.

The proposed assessment method consists of calculation of land area of benefited parcels located within the street influence zone along the improved streets.

#### Street Lighting District Number 1331

As provided in Chapter 431 (Street Lighting) of the Minneapolis Code of Ordinances, the street lighting project area is proposed to be designated as Street Lighting District Number 1331. An assessment is recommended for the portion of the street lighting system maintenance and operation costs which are in excess of the standard costs paid for by the City. The amount to be assessed is \$8,625 per year. Chapter 431 provides for a lineal frontage method of assessing these costs.

#### Abandonment and Removal of Conflicting Areaways

Section 95.90 of the Minneapolis Code of Ordinances provides a procedure for dealing with areaway encroachments that would interfere with public improvements being made in the public right-of-way such as street construction. Before the City may abandon and remove conflicting areaways (upon the failure of the abutting property owner to resolve or agree to resolve the conflict) and then later assess the costs, a public hearing must be held. It is our recommendation that this areaway public hearing be held in conjunction with the Lyndale Avenue S Project. Prior to the areaway public hearing notices being given, the City Engineer

will have provided the initial notice required in Section 95.90 of the Minneapolis Code of Ordinances. At this time, there are no known areaways located within the project limits.

Attachment 1 – Project Map

Cc: Council Member Eilizabeth Glidden, Ward 8  
Council Member Ralph Remington, Ward 10  
Council Member Scott Benson, Ward 11  
Council Member Betsy Hodges, Ward 12  
Jack Qvale, Secretary, Board of Estimate and Taxation

# ATTACHMENT 1

## PROJECT MAP

