



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

**Date:** October 12, 2004  
**To:** Honorable Sandra Colvin Roy, Chair, Transportation and Public Works Committee  
**Subject:** **Public Sidewalk Repair and Construction: Assessment Public Hearing**

**Recommendation:** Passage of a Resolution adopting the assessments in the total amount of \$619,880.39, levying the assessments, adopting the assessment rolls and directing the City Clerk to transmit certified copies of the assessment rolls to the Hennepin County Auditor.

This Resolution may be authorized for summary publication.

**Previous Directives:** Public Hearing Set on August 24, 2004 at Transportation and Public Works Committee Meeting

**Prepared by:** Suzette R. Hjermstad, Real Estate Investigator II, 673-2401

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

**Presenters:** Dan Bauer, Supervisor, Sidewalk Inspections and Suzette Hjermstad, PW  
Special Assessments

**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 Assessments against benefited properties
- Request provided to the Budget Office when provided to the Committee Coordinator

**Background/Supporting Information Attached:**

The properties on the list dated September 15, 2004 to be assessed, had the sidewalk repair and construction work done during 2003 and 2004, by the City's sidewalk contractors and have been notified that a special assessment for the new sidewalk, plus interest, would be added to the real estate taxes if the charges are not paid through the billing process.

The amount to be assessed as special assessment principal is the cost of the work plus the sidewalk overhead charge. The sidewalk overhead charge is 10% of the cost of the work with a cap of \$50. The total principal amount of the proposed assessments on the list of properties dated September 15, 2005, less prepayments received, is \$619,880.39. Assessments of more than \$1500 would be collected over 10 years beginning on the 2005 real estate tax statements with interest. This policy change to extend collection of assessments over \$1500 to 10 years instead of 5 years was adopted by the City Council on August 24, 2001. Assessments of more than \$150 up to \$1500 would be collected over 5 years beginning on the 2005 real estate tax statements with interest. The interest rate will be determined by the assessment bond sale. Assessments of \$150 or less would be collected in their entirety on the 2005 real estate tax statements with interest.

Information has been provided in the Notices mailed to property owners/taxpayers, as to how persons may prepay the assessments in full without interest charges if they so choose.

The Minneapolis City Council has passed Resolutions whereby a deferment of special assessment may be obtained by showing hardship for any homestead property owned by a person 65 years of age or older or retired by virtue of a permanent and total disability.

Notice translations in Hispanic, Somali and Hmong were included with each mailing to accommodate non-English speaking residents and provided them with a phone number for a translator they could call for more information.

Attachment 1: Sidewalk Assessment List dtd 9/15/04