



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

Date: March 7, 2002
To: Transportation and Public Works Committee
Referral to: Ways and Means/Budget Committee

Subject: 1. Central Avenue NE Street Reconstruction Project No. 2977, Project Approval and Assessment Public Hearing

Recommendation: 1(a). Passage of a Resolution ordering the City Engineer to proceed and do the work and adopting the special assessments in the total amount of \$430,186.06 for the Central Avenue NE Street Reconstruction Project.

1(b). Passage of a Resolution requesting the board of Estimate and Taxation to issue and sell assessment bonds in the amount of \$430,100 for the Central Avenue NE Street Reconstruction Project with the bonds to be paid for from special assessments.

2. Passage of a Resolution ordering the City Engineer to abandon and remove the areaways located in the public street right-of-way that are in conflict with the Central Avenue NE Street Reconstruction Project.

These Resolutions may be authorized for summary publication.

Previous Directives: Project Designation, Resolution No. 2002R-020

Prepared or Submitted by: Suzette R. Hjernstad, RE Investigator II, 673-2401

Approved: David J. Sonnenberg, P. E., City Engineer, Director of Public Works

By: Richard Smith _____

Presenters in Committee: Suzette R. Hjernstad, RE Investigator II, Tara Mugane, Project Engineer

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 property owners

Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (use any categories that apply)

Neighborhood Notification

City Goals

Comprehensive Plan

Zoning Code

Other

Background/Supporting Information Attached

On February 1, 2002 the City Council designated the location, streets and improvements proposed to be made in the Central Avenue NE area. The location of the street reconstruction project is Central Avenue NE from 27th Avenue NE to 37th Avenue NE. Central Avenue NE at this location is Trunk Highway No. 65. Mn/Dot will let the contract for this project.

1. Central Avenue NE Street Reconstruction Project

The cost estimate for the Central Avenue Street Reconstruction Project is \$10,300,000. Construction is proposed for 2002, but on hold until the STATE HISTORICAL PRESERVATION OFFICER approves. The proposed roadway will have four moving lanes, one parking lane, a 12 foot landscaped median, left turn lanes, bus stops (east side) and bus pullouts (west side). The roadway width will remain unchanged, however the west parking lane will be eliminated to allow for a wider landscaped median and bring the traffic lanes width to current design standards. Landscaping will be added to the median, boulevards and along side the recreational path - this is to meet the recommendations stated in the report "Making Central Avenue Great!". Flood mitigation pond will be constructed on Park Board property at approximately 34th and Central Avenue NE. This is to alleviate some of the flooding problems. Public Works staff has worked with Council Member Ostrow, Council Member Biernat, Waite Park, Audobon Park, Columbia Park and Holland neighborhoods, as well as the Central Avenue Taskforce committee to complete the proposed layout. Audobon Neighborhood Association and Waite Park Community Council have given their approval of the project. Permanent and temporary street and construction easements are needed for property adjacent to Central Avenue NE. These easements are necessary for sidewalk, bike trail and bus lane realignment in accordance with the design plan developed by Public Works. The cost for acquisition of the easements is contained in the overall project development funding.

The five-year capital program adopted by the City Council on December 14, 2000 and December 13, 2001 appropriated amounts for Net Debt Bonds, Assessment Bonds in various fund agencies to cover some of the costs of this proposed project. In addition there are funds available from MSA, Trunk Highway (Federal), Trunk Highway (Grant) Trunk Highway (Operations) and NRP.

The proposed street reconstruction special assessments were determined by applying the 2002 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved street.

The rates are as follows:

Reconstruction – Other – Non-Residential	\$1.02 per sq. ft.
Reconstruction – Other – Residential	\$0.32 per sq. ft.

The proposed total assessment amount for the street reconstruction is \$430,186.06. Individual assessments of more than \$150 would be collected over 20 years beginning on the 2003 real estate tax statements with the interest charged at the same rate as bonds are sold. Assessments of \$150 or less would be collected in their entirety on the 2003 real estate tax statements with interest charged at the same rate as assessment bonds are sold. Information has been provided in the Notices as to how persons may prepay the special assessments in full without interest charges if they so choose.

2. 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. Prior to this public hearing, areaway legal public hearing notices were given by the City Engineer that provided the initial notice required in Section 95.90 of the Minneapolis Code of Ordinances.

At the time this letter was prepared, a local pre-hearing neighborhood information meeting to discuss the above-mentioned items is scheduled for February 27. Council Members Ostrow and Biernat are in favor of this project.

Cc: Council Member Joe Biernat
Council Member Paul Ostrow
Jack Qvale, Secretary, Board of Estimate and Taxation

T&PW – Your Committee recommends passage of the accompanying Resolution ordering the work to proceed and adopting the special assessments for the Central Av NE Street Reconstruction Project, Special Improvement of Existing Street Number 2977.

Your Committee further recommends summary publication of the above-described Resolution.

Colvin Roy

**Central Avenue NE Street Reconstruction Project,
Special Improvement of Existing Street Number 2977**

Ordering the work to proceed and adopting the special assessments for the Central Avenue NE Street Reconstruction Project.

Whereas, a public hearing was held on March 7, 2002 in accordance with Chapter 10, Section 6 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinances to consider the proposed improvements as designated in Resolution 2002R-020, passed February 1, 2002 to consider the proposed special assessments as on file in the office of the City clerk and to consider all written and oral objections and statements regarding the proposed improvements and the proposed special assessments;

Now, Therefore, Be It Resolved by the City Council of the City of Minneapolis:

That the City Engineer is hereby ordered to proceed and do the work as designated in said Resolution 2002R-020, passed February 1, 2002.

Be It Further Resolved that the proposed special assessments in the total amount of \$430,186.06 as on file in the office of the City Clerk be and hereby are adopted and assessed against the benefited properties.

Be It Further Resolved that the number of successive equal annual principal installments by which the special assessments of more than \$150 may be paid shall be fixed at twenty (20) and that the interest charged at the same rate as the assessment bonds are sold for with collection of the special assessments to begin on the 2003 real estate tax statements.

Be It Further Resolved that the number of installments by which the special assessments of \$150 or less may be paid shall be fixed at one (1) and that interest be charged at the same rate as the assessment bonds are sold for with collection of the special assessments on the 2003 real estate tax statements.

Colvin Roy and Johnson

Requesting the Board of Estimate and Taxation to issue and sell City of Minneapolis bonds in the amount of \$430,100 for certain purposes other than the purchase of public utilities.

Resolved by the City Council of the City of Minneapolis:

That the Board of Estimate and Taxation be requested to incur indebtedness and issue and sell City of Minneapolis bonds for the purpose of paying the assessed cost of street improvements in the Central Avenue NE Street Reconstruction Project, Special Improvement of Existing Street Number 2977, to be assessed against benefited properties as estimated by the City Council, which assessments shall be collectible in twenty (20) successive annual installments, payable in the same manner as real estate taxes.

T&PW – Your Committee recommends passage of the accompanying Resolution ordering the City Engineer to abandon and remove the areaways located in the public street r/w that are in conflict with the paving project in the Central Av NE Area.

Your Committee further recommends summary publication of the above-described Resolution.

Colvin Roy

Ordering the City Engineer to abandon and remove the areaways located in the public street r/w that are in conflict with the street reconstruction project in the Central Av NE area.

Whereas, the City of Minneapolis has scheduled the reconstruction improvements during 2002 in the Central Av NE area of Minneapolis; and

Whereas, there are areaways located in the public street r/w that are in conflict with said reconstruction; and

Whereas, a public hearing was held on March 7, 2002 in accordance with Chapter 10, Section 6 of the Minneapolis City Charter and Sections 24.180 and 95.90 of the Minneapolis Code of Ordinances to consider the proposed abandonment and removal of the above mentioned areaways and to consider all written and oral objections and statements regarding the proposed areaway abandonment and removal;

Now Therefore, Be It Resolved by the City Council of the City of Minneapolis;

That the City Engineer is hereby ordered and directed to abandon and remove the conflicting areaways located in the public street r/w adjoining the properties along Central Av NE (both sides) from 27th Av NE to 37th Av NE.