



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

Date: February 28, 2006

To: Honorable Sandra Colvin Roy, Chair Transportation and Public Works Committee
Referral To: Honorable Paul Ostrow, Chair Ways and Means/Budget Committee

Subject: 27th Av S Reconstruction Project No 6604: Public Hearing

Recommendation:

- 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 \$901,284.68 for the 27th Avenue S Street Reconstruction Project.
- b) Passage of a Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds in the amount of \$901,280.
- c) Passage of a Resolution ordering the City Engineer to abandon and remove the areaways located in the public street right-of-way in conflict with the 27th Avenue S Reconstruction Project.

These Resolutions may be authorized for summary publication.

Previous Directives:

- City Council Resolution No. 2006R-030, Project Designation (dated January 27, 2006)

Prepared by: Suzette R. Hjermsstad, Public Works, Special Assessments Dept., 673-2401

Approved by:

Klara A. Fabry, P. E., City Engineer, Director of Public Works

Presenter: Kelly Moriarity, P.E., Project Engineer, Engineering Services Division

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| Permanent Review Committee (PRC) | Approval _____ | Not applicable <u> X </u> |
| Policy Review Group | Approval _____ | Not applicable <u> X </u> |

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| <p>Financial Impact (Check those that apply)</p> <p><input checked="" type="checkbox"/> No financial impact - or - Action is within current department budget. (If checked, go directly to Background/Supporting Information)</p> <p><input type="checkbox"/> Action requires an appropriation increase to the Capital Budget</p> <p><input type="checkbox"/> Action requires an appropriation increase to the Operating Budget</p> <p><input type="checkbox"/> Action provides increased revenue for appropriation increase</p> <p><input type="checkbox"/> Action requires use of contingency or reserves</p> <p><input checked="" type="checkbox"/> Other financial impact (Explain): Special assessment against benefited properties</p> <p><input type="checkbox"/> Request provided to the Budget Office when provided to the Committee Coordinator</p> |
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Community Impact

Neighborhood Notification: A series of community meetings was held with Seward and Longfellow neighborhoods and Ward 2 and Ward 9 Council Members. February 21, 2006 is the date of the pre-assessment community meeting.

City Goals: Maintain the physical infrastructure to ensure a healthy, vital and safe city.

Comprehensive Plan: Consistent

Zoning Code: Not Applicable

Background/Supporting Information:

27th Av S Reconstruction Project

On January 27, 2006 the City Council designated the location, streets and improvements proposed to be made in the 27th Av S area.

The location of the street reconstruction project is 27th Avenue S from 9th St S to 29th St E and includes 29th St E from 26th Av S to 27th Av S. At this location 27th Av S is Municipal State Aid Route No 410.

The cost estimate for the 27th Av S Reconstruction Project is \$7,930,000 of which approximately \$3,753,000 will be reimbursed by Municipal State Aid funds. The street reconstruction would be paving with plant mix asphalt with concrete curb and gutter all on a stabilized base and including other street paving related improvements as needed. The project will be constructed by City crews and is scheduled to begin in April 2006 and will be completed in November 2006.

The proposed street reconstruction special assessments were determined by applying the 2006 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The 2006 reconstruction assessment rates are as follows:

\$1.36/sq ft – Other – Non-Residential

\$0.42/sq ft – Other – Residential

The proposed total assessment amount for the 27th Ave S Reconstruction Project is \$901,284.68. Individual assessments of more than \$150 would be collected over 20 years beginning on the 2007 real estate tax statements with the interest charged at the same rate as assessment bonds are sold. Assessments of \$150 or less would be collected in their entirety on the 2007 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.

The City Council has passed Resolutions whereby a deferment of the special assessments 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 permanent and total disability.

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.

Attachment 1 – Project Map

Cc: Council Member Cam Gordon, Ward 2
Council Member Gary Schiff, Ward 9
Jack Qvale, Secretary, Board of Estimate and Taxation



-  Project
-  Phase 2 - Coordinate with Lake St Project
-  Lake St Project (2005 - 2007)