



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

**Date:** May 4, 2004  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Referral to:** Honorable Barbara Johnson, Chair Ways & Means Committee  
**Subject:** **Assessment Public Hearing and Project Approval: LaSalle Avenue South, Project 6603**

### Recommendation:

1. Passage of a Resolution ordering the City Engineer to proceed and do the work and adopting the special assessments in the total amount of \$354,281.27 for the LaSalle Avenue South Street Reconstruction Project.
2. Passage of a Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds in the amount of \$354,300.
3. 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 LaSalle Avenue South Street Reconstruction Project.

### Previous Directives:

- Layout Approval for the reconstruction of LaSalle Avenue from Grant Street West to Franklin Avenue West excluding MnDOT Bridge 27836 (January 16, 2004).
- Authorization to negotiate with private property owners to acquire and execute easements and additional right of way (January 16, 2004).
- Council Resolution 2004R-016 (January 16, 2004) - Resolution directing the City Engineer to proceed with a formal request for a variance from State Rule 8820.9936.
- Council Resolution 2004R-017 (January 16, 2004) - Resolution holding the State of Minnesota harmless from actions arising from the reconstruction of LaSalle Avenue from Grant Street West to Franklin Avenue West excluding MnDOT Bridge 27836 at less than State Aid Standards.
- Project Designation, Resolution No.2004-129 (April 2, 2004)

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

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

**Presenters:** Shawn O'Keefe, P.E., 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 to benefited property  
 Request provided to the Budget Office when provided to the Committee Coordinator

**Background/Supporting Information Attached:**

On April 2, 2004, the City Council designated the location, streets and improvements proposed to be made in the LaSalle Avenue South project area.

The location of the street reconstruction project is LaSalle Avenue South from Grant Street West to approximately 250 feet south of Franklin Avenue West. LaSalle Avenue South at this location is Minnesota State Aid Route No. 159.

1. LaSalle Avenue South Street Reconstruction Project

The cost estimate for the LaSalle Avenue South Street Reconstruction Project is \$2,953,000. The street improvement project will include replacing the entire depth of asphalt and all curb and gutter. This project will be done by city forces, is scheduled to start early summer and will take approximately 20 to 24 weeks for construction. LaSalle Avenue South will be closed to through traffic, but access will be maintained to local businesses and residences.

This project is part of a five-year capital program adopted by the City Council and included appropriated amounts for Net Debt Bonds, Assessment Bonds and MSA Funds in various fund agencies that are sufficient to cover the cost of this proposed project.

The proposed street reconstruction special assessments were determined by applying the 2004 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved street. The reconstruction rates are as follows:

\$1.12/sq ft – Other – Non-Residential  
\$0.37/sq ft – Other – Residential

The proposed total assessment amount for LaSalle Avenue South Street Reconstruction Project is \$354,281.27. Individual assessments of more than \$150 would be collected over 20 years beginning on the 2005 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 2005 real estate tax statements with interest charged at the same rate as assessments 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.

A local pre-hearing neighborhood informational meeting to discuss the above mentioned project was held on April 21, 2004.

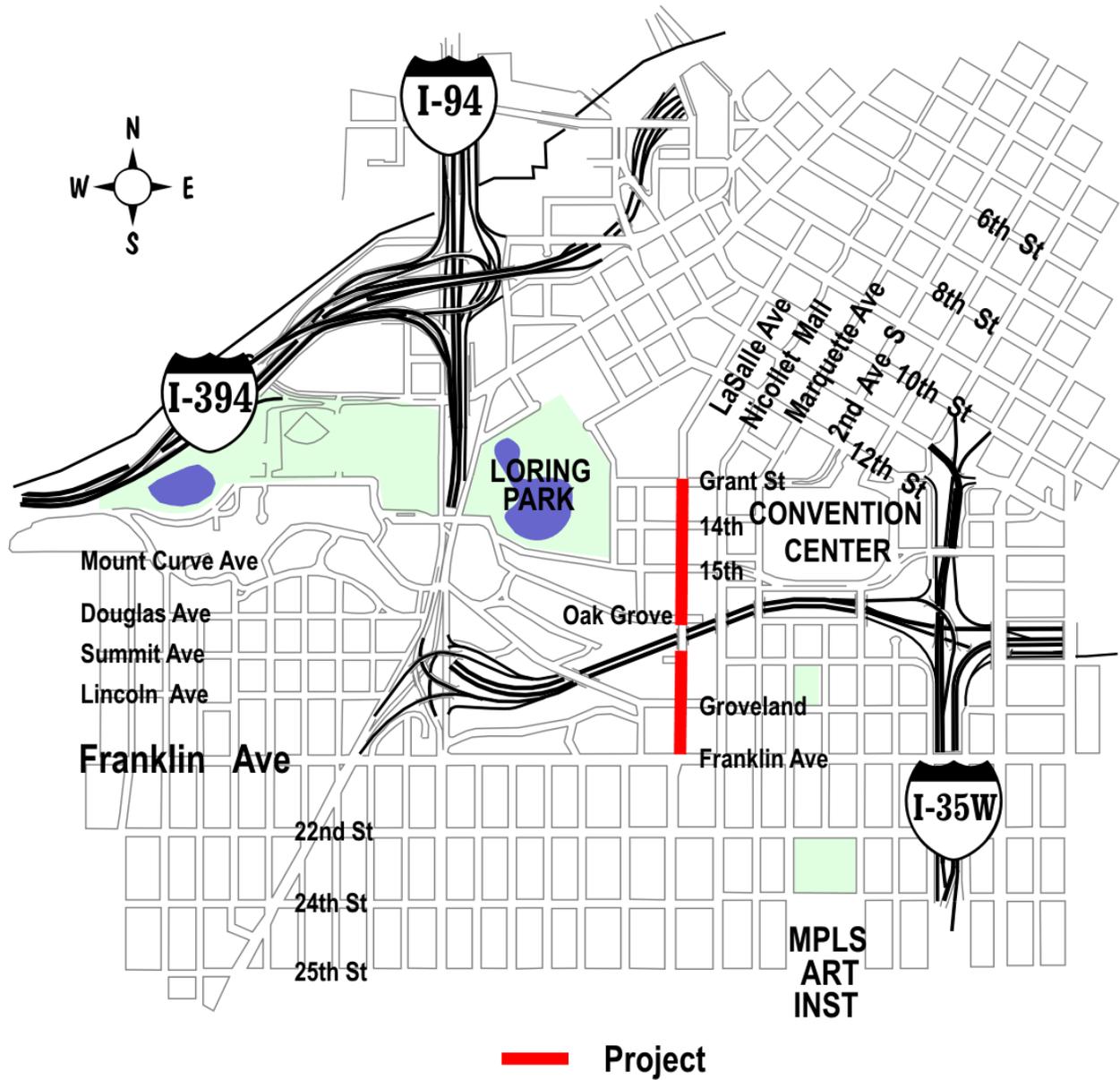
2. Abandonment and Removal of Conflicting Areaways

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.

Attachment 1 – Project Map  
Attachment 2 - Assessment Area Map

Cc: Council Member Lisa Goodman, Ward 7  
Jack Qvale, Secretary, Board of Estimate and Taxation

# LaSalle Ave Paving



# LaSalle Avenue South Reconstruction – Assessment Area Map

