



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

Date: June 21, 2011

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

Subject: **22nd Street East (Cedar Ave S to Minnehaha Ave S) Reconstruction and Street Lighting Project No 2998: Designation, Cost Estimate, Set Public Hearing**

Recommendation:

- a. Passage of a Resolution designating the location, streets, and improvements proposed to be made in the 22nd Street East Project No 2998 street improvement project.
- b. Adoption of a Committee Report receiving the cost estimate of \$2,250,000 for the street reconstruction project, 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 2011 Uniform Assessment Rates and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held on August 9, 2011, before the Transportation and Public Works Committee.
- c. Passage of a Resolution designating the location, streets, and improvements proposed to be made in the 22nd Street East Street Lighting Project.
- d. Adoption of a Committee Report receiving the cost estimate of \$130,000 for the street lighting project, 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 Hearing to be held on August 9, 2011, before the Transportation and Public Works Committee.
- e. Setting of a public hearing to be held on August 9, 2011 before the Transportation and Public Works Committee to consider the abandonment and removal of areaways in conflict with the street construction project 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:

July 2005- Authorization to submit TEA-21 (TIPEDD) grant applications
June 2008- Authorization of LCDA grant application to Metropolitan Council
February 2009- Acceptance and appropriation of the LCDA grant
May 2009- Authorized executing redevelopment agreement with Seward Redesign

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Approved by:

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

Presenters: Beverly Jo Warmka, P.E., Project Engineer

Reviews

Permanent Review Committee (PRC):	Approval	NA	Date
Civil Rights Affirmative Action Plan	Approval	NA	Date
Policy Review Group (PRG):	Approval	NA	Date

Financial Impact

Special Assessments against benefited properties

Community Impact

Neighborhood Notification: Public hearing notices to be mailed prior to public hearing
City Goals: A SAFE PLACE TO CALL HOME: the city's infrastructure will be well-maintained, people will feel safe in the city.
Comprehensive Plan: Not Applicable
Zoning Code: Not Applicable

Background/Supporting Information

This reconstruction project realigns E 22nd St between Minnehaha Ave and Cedar Ave to improve the condition of the existing roadway surface. With the alignment and reconstruction, 22nd St will now be connected to Cedar Ave with a right-in/right-out connection. This project is included in the City's 2011 Capital Improvement Program (CIP).

This area is bolstered by the growing use of the Light Rail Transit line and planned Transit Oriented Development located directly adjacent to the project area, which makes implementing the project's goals with respect to pedestrian and vehicular safety and multi-modal use especially important.

The proposed roadway is 40 feet and has one moving lane in each direction and parking on both sides. The 22nd St E project will consist of asphalt road surface, relocated underground utilities, curb, gutter, boulevard, trees, signage, storm drains, concrete drives, and sidewalks.

Schedule and Funding

The project is scheduled for construction to start in 2011 with completion by fall of 2012. The project will be constructed by a contractor through a competitive bid process.

A cost estimate for the project is \$2,250,000. The project will be partially reimbursed by a Federal TIPEDD Grant, an LCDA grant and, Minnesota State Aid funds. The remaining budget is funded by net debt bonds and assessment bonds.

Street Reconstruction Assessments

As provided in Chapter 10, Section 8 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 22nd St E Reconstruction Project. The street construction special assessments would be determined by applying the 2011 Uniform Assessment Rates to the land area of

benefited parcels located within the street influence zone along the improved streets. The 2011 construction assessment rates are as follows:

\$2.05/sq ft – Non-Residential
\$0.77/sq ft – Residential

Street Lighting

Street Lighting would also be installed with the support of the benefiting properties. The total estimated cost of the street lighting is \$130,000. Some or all of this cost may be bought down with the available TIPPED Grant funds the remainder would be assessed to the benefiting properties

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 22nd St E 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.

The lighting levels for this proposed project are classified as standard. The annual maintenance and operation costs are to be paid by property tax revenue and the city-wide street lighting fee which is assessed to non-property tax paying properties.

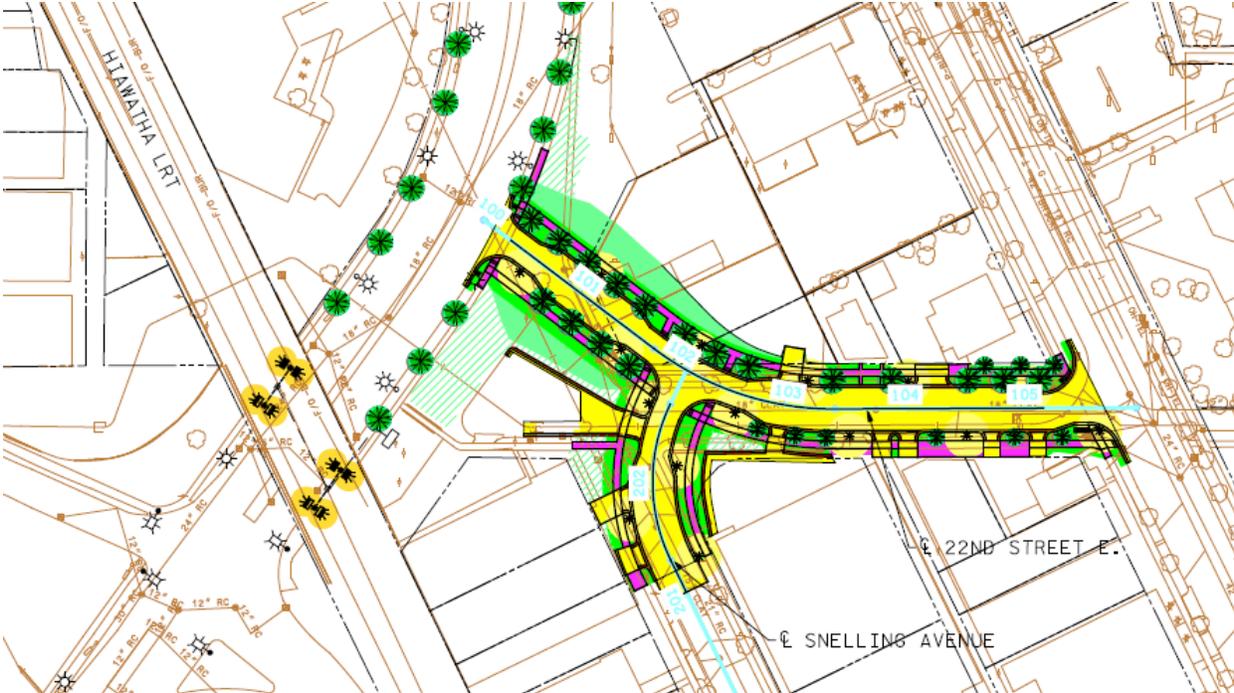
Abandonment and Removal of Conflicting Areaways

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 22nd St E 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.

Attachments: *Project Map*

Cc: Council Member Cam Gordon, Ward 2
Council Member Robert Lilligren, Ward 6
Council Member Gary Schiff, Ward 9
Jack Qvale, Secretary, Board of Estimation and Taxation
Craig Troutman, Finance

22nd Street East Reconstruction Project Map



T&PW – Your Committee recommends passage and summary publication of the accompanying Resolution and its accompanying Committee Report designating the locations and streets to be improved in the 22nd St E Reconstruction Project, Special Improvement of Existing Street No 2998.

Colvin Roy

**22nd STREET EAST RECONSTRUCTION PROJECT
SPECIAL IMPROVEMENT OF EXISTING STREET NO. 2998**

Designating the improvement of certain existing streets at the locations described hereinafter.

Resolved by the City Council of the City of Minneapolis:

That the following existing streets within the City of Minneapolis are hereby designated to be improved, pursuant to the provisions of Chapter 10, Section 6 of the Minneapolis City Charter, by paving with plant mix asphalt and concrete, with concrete curb and gutter all on a stabilized base and including other street paving related improvements as needed.

22nd St E from approximately Cedar Ave S to Minnehaha Ave S.

Snelling Ave from approximately 22nd St E to 150 feet south of the south ROW line of 22nd St E

T&PW – Your Committee, having received a cost estimate of \$2,250,000 for street construction improvements and a list of benefited properties for certain locations in the 22nd St E Reconstruction Project, Special Improvement of Existing Street No. 2998, as designated by Resolution 2011R-_____, passed July 1, 2011, now recommends that the City Engineer be directed to prepare a proposed Street

Construction Special Improvement Assessment against the list of benefited properties by applying the 2011 Uniform Assessment Rates as per Resolution 2011R-036, passed January 28, 2011.

Your Committee further recommends that the City Clerk be directed to give notice of a public hearing to be held by the Transportation and Public Works Committee on August 9, 2011, in accordance with Chapter 10, Section 8 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinances, to consider approving the construction of the above designated street location, and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.

T&PW – Your Committee recommends passage and summary publication of the accompanying Resolution and its accompanying Committee Report designating the locations and streets to be improved in the 22nd St E Street Lighting Project, Special Improvement of Existing Street No 2998L.

Colvin Roy

**22nd STREET EAST STREET LIGHTING PROJECT
SPECIAL IMPROVEMENT OF EXISTING STREET NO. 2998L**

Designating the improvement of certain existing streets at the locations described hereinafter.

Resolved by the City Council of the City of Minneapolis:

That the following existing streets within the City of Minneapolis are hereby designated to be improved, pursuant to the provisions of Chapter 10, Section 6 of the Minneapolis City Charter, by installing a lighting system consisting of fifteen-foot-tall

lights along with all the necessary appurtenances and work related to the above-described improvements.

22nd St E from approximately Cedar Ave S to Minnehaha Ave S.

Snelling Ave from approximately 22nd St E to 150 feet south of the south ROW line of 22nd St E

T&PW – Your Committee, having received a cost estimate of \$130,000 for street construction improvements and a list of benefited properties for certain locations in the 22nd St E Street Lighting Project, Special Improvement of Existing Street No. 2998L, as designated by Resolution 2011R-_____, passed July 1, 2011, now recommends that the City Engineer be directed to prepare a proposed assessments against the list of benefited properties.

Your Committee further recommends that the City Clerk be directed to give notice of a public hearing to be held by the Transportation and Public Works Committee on August 9, 2011, in accordance with Chapter 10, Section 6 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinances, to consider approving the construction of the above designated street lighting project and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.