



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

**Date:** January 17, 2006  
**To:** The Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Subject:** **27<sup>th</sup> Av S Reconstruction, Project No 6604: Designation, Cost Estimate and Set Public Hearings**

**Recommendation:**

- a.) Passage of a resolution designating certain locations and streets along with the improvements proposed to be made in the 27<sup>th</sup> Avenue S Project No. 6604 Street Reconstruction project. This Resolution may be authorized for summary publication.
- b.) Adoption of a Committee Report receiving the cost estimates of \$7,930,000 for the 27<sup>th</sup> Avenue S 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 2006 Uniform Assessment Rates and directing the City Clerk to give notice of Project Approval and Assessment Public Hearings to be held on February 28, 2006 before the Transportation & Public Works Committee.
- c.) Setting a public hearing to be held on February 28, 2006 before the Transportation & Public Works Committee to consider the abandonment and removal of areaways in conflict with the street renovation project and directing staff to give notice in accordance with the provisions of Section 95.90 of the Minneapolis Code of Ordinances.

**Previous Directives:** none

**Prepared by:** Suzette R. Hjermsstad, R.E. Investigator II 673-2401

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

**Presenters in Committee:** Kelly Moriarity, P.E., Project Engineer, Engineering Services Div.

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

**Financial Impact** (Check those that apply)

- X   No financial impact - or - Action is within current department budget (If checked, go directly to Background/Supporting Information)
- X   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
- X   Business Plan:   X   Action is within the plan. \_\_\_\_\_ Action requires a change to plan.
- X   Other financial impact (Explain): *Special assessments against benefited properties*
- \_\_\_\_\_ Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

## **Community Impact**

**Neighborhood Notification:** A series of community meetings was held with Seward and Longfellow neighborhoods and Ward 2 and Ward 9 Council Members. A pre-assessment community meeting will be held the week of February 20, 2006.

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

**Comprehensive Plan:** Consistent

**Zoning Code:** Not Applicable

## **Background/Supporting Information:**

The purpose of this letter is to establish the special assessment improvement proceedings for the paving of the streets designated in the above referenced project, 27<sup>th</sup> Avenue S Street Reconstruction, Special Improvement of Existing Street No. 6604. The 27<sup>th</sup> Av S reconstruction project is from 9<sup>th</sup> St S to 29<sup>th</sup> St E and includes 29<sup>th</sup> St E from 26<sup>th</sup> Av S to 27<sup>th</sup> Av S.

27<sup>th</sup> Av S at this location is MSA Route No. 410.

As provided in Chapter 10, Section 6 of the City Charter, we have prepared a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the project locations.

Also, submitted is a cost estimate of \$7,930,000 for the 27<sup>th</sup> Av S Street Reconstruction project, of which approximately \$3,753,000 will be reimbursed by Minnesota 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 street reconstruction special assessments would be 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

## 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 27<sup>th</sup> Av S Reconstruction Project public hearing. 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.

Attachment 1 – Map

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

# 27<sup>th</sup> Avenue S Reconstruction



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