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

Date: May 2, 2006
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee
Referral to: Honorable Paul Ostrow, Chair Ways & Means/Budget Committee

Subject: **Flood Area 27 Flood Mitigation Project and 28th Av S Reconstruction, 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 $103,019.09 for the 28th Ave S (from 38th St E to 40th St E) Street Reconstruction Project in conjunction with the Flood Area 27 flood mitigation project.
b) Passage of a Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds in the amount of $103,000.

These Resolutions may be authorized for summary publication.

Previous Directives:
City Council Resolution No 2006R-056, Project Designation (dated February 10, 2006)
The Flood Area 27 flood mitigation project was funded by the following council appropriations:

- Dec. 11, 1997 $375,000 97R-392 5 year capital projects
- Dec. 14, 2000 $1,375,000 2000R-536 SWSFM Bonds
- Apr. 18, 2003 $190,504 2003R-162 Adjustment made in 2002
- Dec. 15, 2003 $2,769,000 2003R-612 Sewer Bonds
- Dec. 13, 2004 $540,000 2004R-580 Sewer Bonds

Prepared by: Mitchell Sawh, P.E, Engineer II, 673-2360 and Suzette Hjermstad, R.E. Investigator II, 673-2401
Approved by:

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

Presenter: Mitchell Sawh, P.E., Engineer II, Engineering Services

Permanent Review Committee (PRC) Approval _____ Not applicable ____X____

Policy review Group (PRG) Approval _____ Not applicable ____X____

Financial Impact (Check those that apply)

___ 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

___ Business Plan: ___ 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:

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

Comprehensive Plan: Not Applicable

Zoning Code: Not Applicable

Background/Supporting Information

A current flood project (FLA 27) is underway in this project area to mitigate flooding in the neighborhood. The flood project includes the installation of large 10'x6' in-street box culverts in 28th Ave S from 38th St E to 40th St E. The FLA 27 construction will result in excavation of over half of the street for box culvert installation and private utility relocations. Normally for a project of this type, excavated areas only would be restored to the existing pavement design. The upgrade and reconstruction of the entire width of the street will benefit the city as it will extend the useful life of the street and allow for correction of poor drainage along curb lines. The street pavement condition with PCI of 74 is in poor shape and reconstruction of the entire width of the street better meets City goals pertaining to the maintenance of physical infrastructure and delivering better value to the taxpayers of the City of Minneapolis.

On February 10, 2006, the City Council designated the location, streets and improvements proposed to be made in the 28th Av S area. The 28th Av S reconstruction project is from 38th St E to 40th St E. 28th Av S at this location is MSA Route No 431.

Total estimated project cost is $933,000, of which approximately $406,000 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 project will be constructed by City crews and will be completed in 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 street. The 2006 reconstruction assessment rates are as follows:

$1.36 – Other - Non-Residential

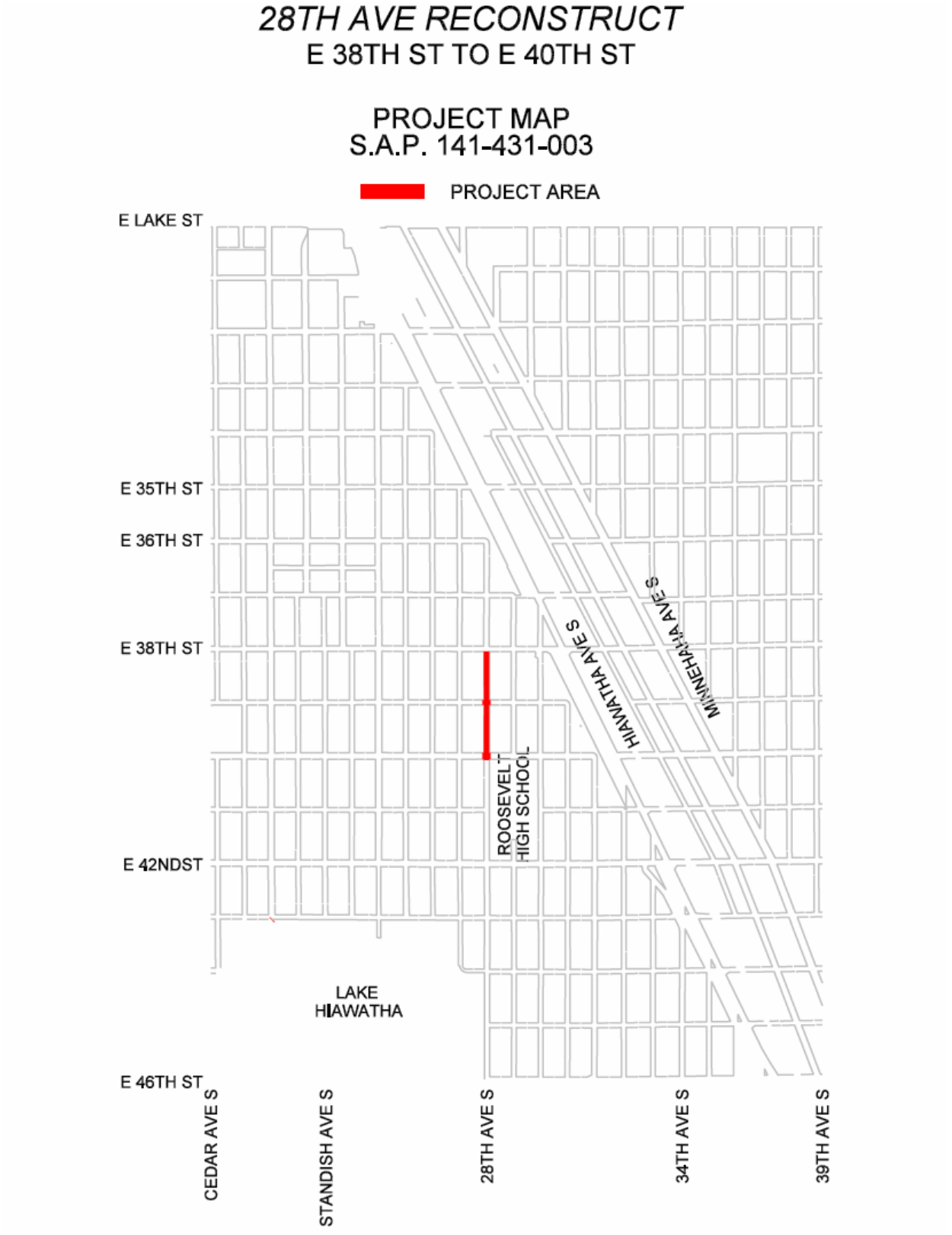
$0.42 – Other – Residential

The proposed total assessment amount for the 28th Av S Reconstruction Project is $103,019.09. 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.

Attachment A: Project Map

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

Attachment A: Project Location Map.