



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

Date: April 20, 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: University West Street Renovation, Project 2251 & 9th Avenue SE Reconstruction, Project 2995

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 \$447,798.93 for the University W Street Renovation Project.
2. Passage of a Resolution ordering the City Engineer to proceed and do the work and adopting the special assessments in the total amount of \$43,105.58 for the 9th Avenue SE Reconstruction Project.
3. Passage of a Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds in the amount of \$447,800 for the University W Street Renovation Project.
4. Passage of a Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds in the amount of \$43,100 for the 9th Avenue SE Reconstruction Project.

Previous Directives: Project Designation, Resolution No. 2004R-100

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

Presenters: Jenifer Loritz, 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:

On March 19, 2004, the City Council designated the location, streets and improvements proposed to be made in the University West and 9th Avenue SE areas.

The location of the University West street renovation project is bounded on the North by 8th Street SE on the South by University Avenue, on the East by 9th Avenue SE and on the West by 4th Avenue SE. Also included is 2nd Avenue SE from 2nd Street SE to University Avenue SE.

The location of the 9th Av SE street reconstruction project from 8th Street SE to 9th Street SE.

1. University W Street Renovation Project

The cost estimate for the University W Street Renovation Project is \$2,020,000. The street improvement project will include mill and overlay of the street surface with plant mix asphalt, select curb and gutter replacement, select driveway closures and replacements, the upgrading of deficient catch basins and other paving related improvements as needed. This project will be done by city forces, is scheduled to start early May and will take approximately 12 weeks for construction. Seal coating and tree planting will follow in the spring/summer of 2005.

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

The proposed street renovation 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 renovation rates are as follows:

\$0.56/sq ft – Local – Non-Residential
\$0.23/sq ft – Local – Residential

The proposed total assessment amount for the University West Street Renovation Project is \$447,798.93. Individual assessments of more than \$150 would be collected over 10 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.

2. 9th Av SE Street Reconstruction Project

The cost estimate for the 9th Avenue SE Street Reconstruction Project is \$326,000. This street is currently an oiled dirt street. This project will bring the street up to current City standard by paving with plant mix asphalt with concrete curb and gutter all on a stabilized base and including other street paving related improvements as needed. Also included will be sidewalk (west side), and trees (west side). This project will be done in conjunction with the University West street renovation project that is scheduled to start early May.

This project is also part of a five-year capital program adopted by the City Council and included appropriated amounts for Net Debt Bonds and Assessment Bonds 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 – Local – Non-Residential

\$0.46/sq ft – Local – Residential

The proposed total assessment amount for the 9th Avenue SE Reconstruction Project is \$43,105.58. 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.

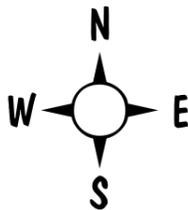
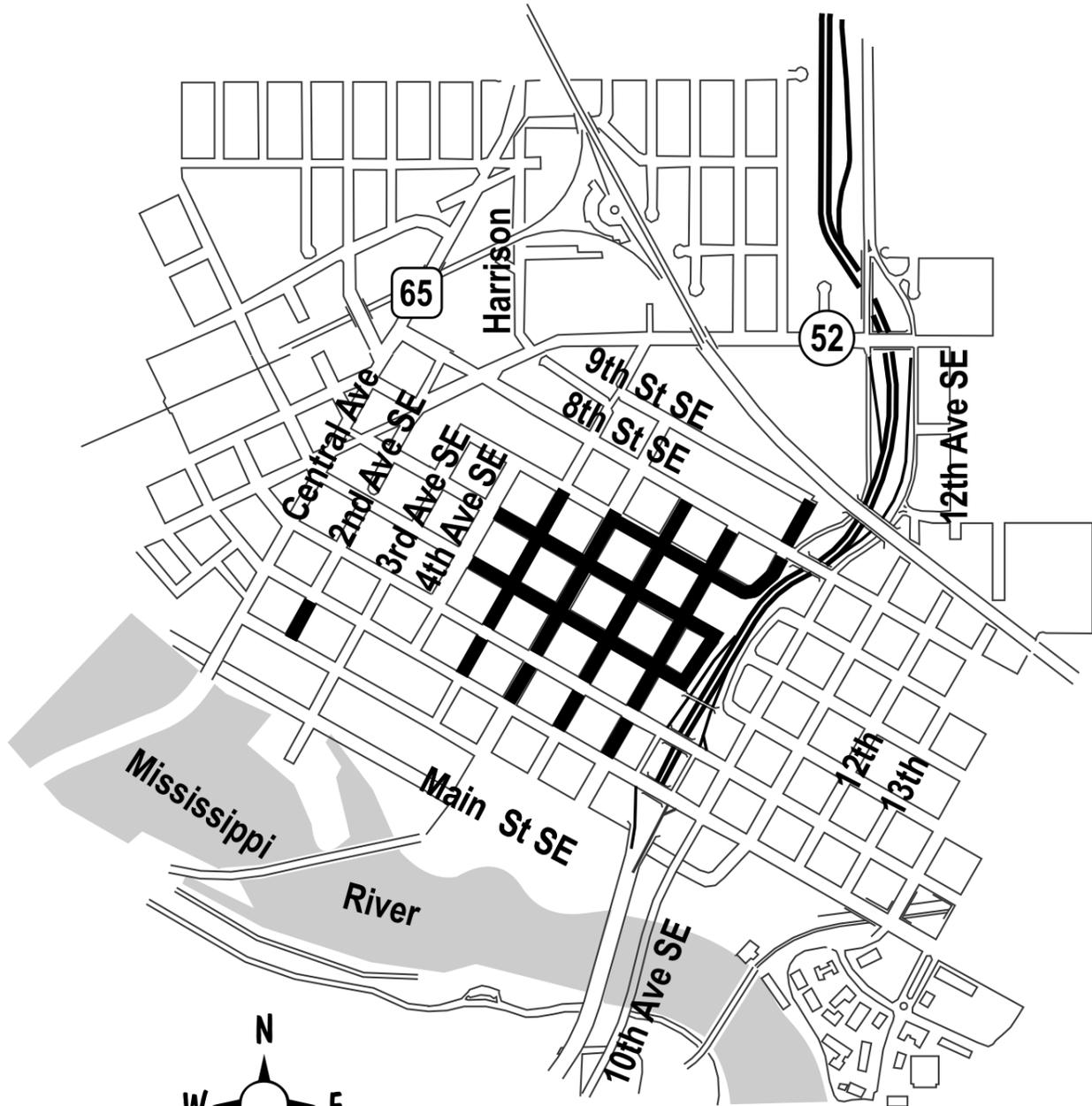
The City Council has passed Resolutions whereby a deferment of the special assessments may be obtained by showing hardship for any homestead property owned by a person 65 years of age or older or retired by virtue of permanent and total disability.

At the time this letter was prepared, a local pre-hearing neighborhood information meeting to discuss the above mentioned project is to be held in the evening of April 12, 2004.

Attachment 1 - Map

Cc: Council Member Paul Zerby, Ward 2
Jack Qvale, Secretary, Board of Estimate and Taxation

University West Renovation Project & 9th Ave SE Reconstruction



UNIVERSITY
OF MINNESOTA

— Streets in Project