



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

**Date:** March 4, 2003  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Referral to:** Honorable Barb Johnson, Chair Ways & Means Committee

**Subject:** **South Linden Hills Street Renovation, Special Improvement of Existing Street Number 2964: Project Approval and Assessment Public Hearing.**

### Recommendation:

1. Passage of a Resolution ordering the City Engineer to proceed and do the work and adopting the special the special assessments in the total amount of \$1,022,319.24 for the South Linden Hills Street Renovation Project.
2. Passage of a Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds in the amount of \$1,022,500.

### Previous Directives:

- Project Designation, Resolution No. 2003R-023

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

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

---

Richard H. Smith, Assistant Director, Public Works

**Presenters:** Jenifer Betcher, Project Engineer and Suzette Hjermstad, RE Investigator II

### 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:**

## **Background/Supporting Information:**

On January 31, 2003, the City Council designated the location, streets and improvements proposed to be made in the South Linden Hills area.

The location of the street renovation project is bounded on the North by 44<sup>th</sup> St W, on the South by 47<sup>th</sup> St W, on the East by W Lake Harriet Parkway and on the West by France Av S.

This renovation project will be a mill and overlay of the street surface with plant mix asphalt and selected curb and gutter improvements as needed. Driveways will be closed, adjusted and reconstructed based on structural and safety concerns. Catch basins will be upgraded to current City Standard by replacing grates and castings wherever possible. The project is proposed to start approximately the 1<sup>st</sup> of April, as soon as crews can begin outside work and will be done by approximately the end of June. City crews will do the work.

West 44<sup>th</sup> St, from Upton Av S to Lake Harriet Parkway, was added to the project due to its' deteriorated state. This portion of the project will not be included in the project assessments because property owners are still paying for its' recent reconstruction in 1991. It has been determined that the most likely cause for the accelerated deterioration was "brittle pavement" due to excessively hot asphalt at the time the street was paved.

The neighborhood was given the opportunity to incorporate signs, striping and tree planting with the project. Because the area has hard-hit with Dutch Elm Disease, they felt that the best thing we can do is to plant trees.

The cost estimate for South Linden Hills Street Renovation is \$2,569,614. The proposed street renovation special assessments were determined by applying the 2003 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:

\$0.55/sq ft – Local – Non-Residential  
\$0.22/sq ft – Local – Residential

The proposed total assessment amount for South Linden Hills Street Renovation Project is \$1,022, 319.24. Individual assessments of more than \$150 would be collected over 10 years beginning on the 2004 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 2004 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 information meeting to discuss the above-mentioned project was held in the evening on February 27, 2003.

Attachment 1 - Map

Attachment 2 – Resolution – Ordering the work to proceed, etc

Attachment 3 – Resolution – Requesting the Board of Estimate & Taxation to issue and sell bonds

Cc: Jack Qvale, Secretary, Board of Estimate and Taxation

**T & PW** – Your Committee recommends passage of the accompanying Resolution ordering the work to proceed and adopting the special assessments for the South Linden Hills Street Renovation Project, Special Improvement of Existing Street No. 2964.

Your committee further recommends summary publication of the above-described Resolution.

**Colvin Roy**

**South Linden Hills Street renovation Project  
Special Improvement of Existing Street No. 2964**

**Ordering the work to proceed and adopting the special assessments for the South Linden Hills Street Renovation Project.**

Whereas, a public hearing was held on March 4, 2003, in accordance with Chapter 10, Section 6 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinances to consider the proposed improvements as designated in Resolution 2003R-023, passed January 31, 2003 to consider the proposed special assessments as on file in the office of the City Clerk and to consider all written and oral objections and statements regarding the proposed improvements and the proposed special assessments;

Now, Therefore, Be It Resolved by the City Council of the City of Minneapolis:

That the City Engineer is hereby ordered to proceed and do the work as designated in said Resolution 2003R-023, passed January 31, 2003.

Be It Further Resolved that the proposed special assessments in the total amount of \$1,022,319.24 for the South Linden Hills Street Renovation Project, as on file in the office of the City Clerk be and hereby are adopted and assessed against the benefited properties.

Be It Further Resolved that for the South Linden Hills Street Renovation Project, the number of successive equal annual principal installments by which the special assessments of more than \$150 may be paid shall be fixed at then (10) and that the interest charged at the same rate as the assessment bonds are sold for with collection of the special assessments to begin on the 2004 real estate tax statements.

Be It Further Resolved that the number of installments by which the special assessments of \$150 or less may be paid shall be fixed at one (1) and that interest be charged at the same rate as the assessment bonds are sold for, with collection of the special assessments on the 2004 real estate tax statements.

**Colvin Roy and Johnson**

**Requesting the Board of Estimate and Taxation to issue and sell City of Minneapolis bonds in the amount of \$1,022,500 for certain purposes other than the purchase of public utilities.**

Resolved by the City Council of the City of Minneapolis:

That the Board of Estimate and Taxation be requested to incur indebtedness and issue and sell City of Minneapolis bonds for the purpose of paying the assessed cost of street improvements in the South Linden Hills Street Renovation Project, Special Improvement of Existing Street No. 2964, to be assessed against benefited properties as estimated by the City Council, which assessments shall be collectible in ten (10) successive annual installments, payable in the same manner as real estate taxes.