



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

Date: July 13, 2010

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

Subject: **14th Ave N Cul-de-sac Construction Project No 9895: Designation, Cost Estimate, Set Public Hearing**

Recommendation:

- a. Passage of a Resolution designating the location, streets, and improvements proposed to be made in the 14th Ave N Cul-de-sac Construction Project No 9895 street improvement project.
- b. Adoption of a Committee Report receiving the cost estimate of \$430,000 for the street resurfacing project, the list of benefited properties, directing the City Engineer to prepare a proposed Street Construction Special Improvement Assessment against the list of benefited properties by applying the 2010 Uniform Assessment Rates and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held on August 17, 2010, before the Transportation and Public Works Committee.

Previous Directives:

N/A

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Approved by:

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

Presenters: Christopher M. Engelmann, 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.

Background/Supporting Information

14th Ave N is a dead-end block that extends approximately 300 feet east from 2nd St N to railroad property. The street is oiled dirt construction of an indeterminate age and effectively operates as a dirt road.

In 2009, Standard Heating and Air Conditioning redeveloped a four-parcel site that included two parcels adjacent to 14th Ave N. The property redevelopment included two egresses to 14th Ave N. 14th Ave N will be utilized by the business as the primary entrance for its employees and its fleet of service/delivery vehicles.

The construction project will consist of approximately 300 feet of asphalt road surface ending in a cul-de-sac, curb, gutter, signage, lighting, storm drains, a storm water infiltration system, concrete drives, sidewalks, turf establishment and trees. A cost estimate for the project is \$430,000.

The Standard Heating and Air Conditioning property was redeveloped in cooperation with Community Planning and Economic Development (CPED). CPED approached the Department of Public Works to determine if construction of this project could be managed through the Five Year Capital Improvement Program (CIP). Due to the number of existing projects on the CIP, the timing for the project did not meeting the timing desired for effective use of the property. Therefore, alternative funding sources were pursued. CPED applied for and was awarded a Minnesota Department of Employment and Economic Development (DEED) grant to fund a portion of the project.

The Surface Water & Sewers Division (SWS) reviewed the project and determined it was an appropriate location for use as pilot storm water infiltration project. SWS is able to provide funding for a portion of the project as a pilot storm water infiltration project.

Current Project Funding	
Assessments	\$100,000
SWS Funds	\$160,000
DEED Grant through CPED	\$170,000
Total	\$430,000

Assessments

As provided in Chapter 10, Section 8 of the City Charter, a list of parcels with owner’s names, as nearly as can be readily ascertained, which would be benefited by and assessed for the 14th Ave N Cul-de-sac Construction Project is being prepared. Only properties abutting the street to be constructed will be assessed.

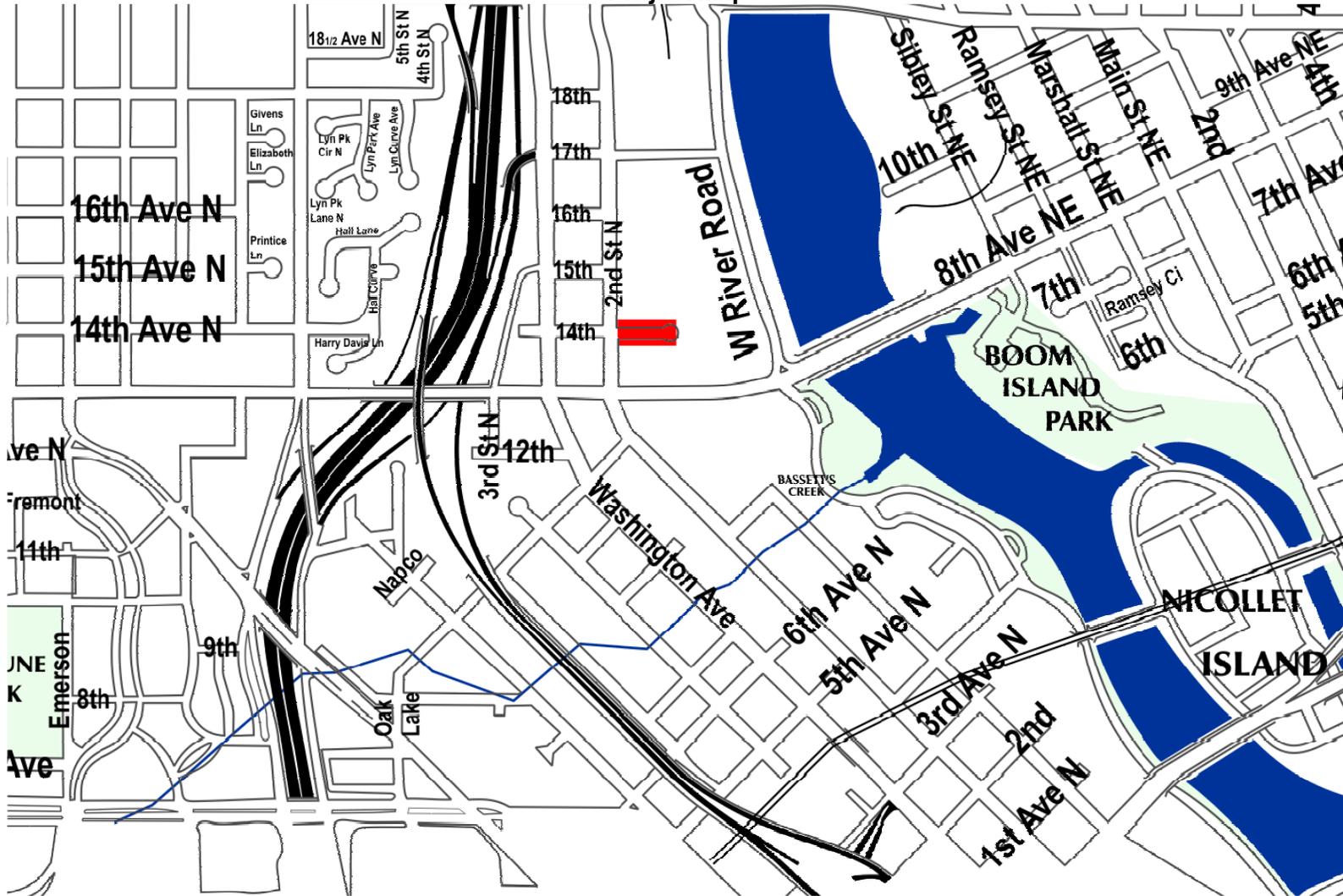
The street construction special assessments would be determined by applying the 2010 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The 2010 construction assessment rates are as follows:

- \$1.96/sq ft – Non-Residential
- \$0.75/sq ft - Residential

Attachments: *Project Map*

Cc: Council Member Don Samuels, Ward 5
Jack Qvale, Board of Estimation and Taxation
Craig Troutman, Finance

14th Ave N Cul-de-sac
Project Map



 Project