



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

Date: March 1, 2011

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

Subject: **25th Avenue SE (4th St SE to Cul-de-Sac / Proposed Granary Road) Street Construction, Street Lighting, Sanitary Sewer and Water Main Project No 6734: Designation, Cost Estimate, and Set Public Hearings**

Recommendation:

- A. Passage of a Resolution designating the location, streets and improvements proposed to be made in the 25th Avenue SE Construction Project.
- B. Adoption of a Committee Report receiving the cost estimate of \$1,800,000 and 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 2011 Uniform Assessment Rates and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held on April 19, 2011 before the Transportation and Public Works Committee.
- C. Passage of a Resolution designating the location, streets and improvements proposed to be made in the 25th Avenue SE Street Lighting Project.
- D. Adoption of a Committee Report receiving the cost estimate of \$125,000 for street lighting improvements and the list of benefited properties, directing the City Engineer to prepare a proposed Street Lighting Special Improvement Assessment against the list of benefited properties and directing the City Clerk to give notice of a Project Approval and Public Hearing to be held on April 19, 2011 before the Transportation and Public Works Committee
- E. Passage of a Resolution designating the location, streets and improvements proposed to be made in the 25th Avenue SE Sanitary Sewer Project.
- F. Adoption of a Committee Report receiving the cost estimate of \$500,000 for sanitary sewer improvements and the list of benefited properties, and directing the City Clerk to give notice of a Project Approval and Public Hearing to be held on April 19, 2011 before the Transportation and Public Works Committee
- G. Passage of a Resolution designating the location, streets and improvements proposed to be made in the 25th Avenue SE Water Main Project.
- H. Adoption of a Committee Report receiving the cost estimate of \$150,000 for water main improvements and the list of benefited properties, and directing the City Clerk to give notice of a Project Approval and Public Hearing to be held on April 19, 2011 before the Transportation and Public Works Committee

- I. Setting of a public hearing to be held on April 19, 2011 before the Transportation and Public Works Committee to consider the abandonment and removal of areaways in conflict with the street construction project and directing staff to give notice in accordance with the provisions of Section 95.90 of the Minneapolis Code of Ordinances

These Resolutions may be authorized for summary publication.

Previous Directives:

- February 6, 2009: Resolution 2009R-038, authorizing City officers to pursue portions of properties to be used for the 25th Avenue portions of the SEMI/University Research Park infrastructure
- April 30, 2010 Council adoption of the T&PW Committee report approving the layout for 25th Avenue SE (4th Street to cul-de-sac / Proposed Granary Road)

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Approved by:

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

Presenters: Jeff Handeland, Project Engineer, Transportation Planning & Engineering

Reviews

Permanent Review Committee (PRC)	Approval <input type="checkbox"/>	Not applicable <input checked="" type="checkbox"/>
Civil Rights	Approval <input type="checkbox"/>	Not applicable <input checked="" type="checkbox"/>
Policy review Group (PRG)	Approval <input type="checkbox"/>	Not applicable <input checked="" type="checkbox"/>

Financial Impact

Special Assessments to Benefited Properties

Community Impact

Neighborhood Notification:

City Goals: The City's infrastructure will be well-maintained; streets will be destinations.

Comprehensive Plan: Consistent

Zoning Code: Not Applicable

Background/Supporting Information:

The purpose of this letter is to designate the location, streets and improvements and establish the special assessment improvement proceedings for street construction, lighting, sanitary sewer and watermain improvements.

25th Avenue SE from 4th Street SE to cul-de-sac / Proposed Granary Road Construction Project

The location of the street construction project is 25th Avenue SE between 4th Street SE and cul-de-sac / Proposed Granary Road. The proposed street construction plan includes pavement, curb and gutter, sidewalk, storm drain, signing, and related items and work. The Central Corridor Light Rail Transit (CCLRT) plan includes reconstruction of 25th Avenue between 4th Street SE and a point approximately 400 feet north of 4th Street SE (Station 17+29.56) with CCLRT project contractors and funding. The City and its contractors will construct the portion of 25th Avenue from Station 17+29.56 to the cul-de-sac. The project is being coordinated by Public Works staff and Central Corridor Project Office staff to be constructed in 2011.

As provided in Chapter 10, Section 6 of the City Charter, submitted herewith is a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the 25th Avenue SE Street Construction Project.

Also submitted is a cost estimate of \$1,800,000 for the 25th Avenue SE Street Construction Project. Funding for the street construction project is comprised of Municipal State Aid funds, State DEED grant funds, tax increment financing and assessment bonds.

The street reconstruction special assessments would be determined by applying the 2011 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved public streets.

25th Avenue SE from 4th Street SE to cul-de-sac / Proposed Granary Road Street Lighting Project

This proposed project would install street lights along 25th Avenue SE from 4th Street SE to proposed Granary Road. The City of Minneapolis Street Lighting Policy indicates that all reconstruction projects include a metal pole pedestrian level street lighting system, unless 50% of the affected properties petition out of the lighting improvement (in non-Central Business District or pedestrian areas, which is how this project is classified). The resulting lighting projects are to be funded from special assessments to the adjacent properties.

More than 50% of the adjacent properties are owned by the University of Minnesota or by the City or by railroad companies and cannot be assessed. These properties will be given the opportunity to commit to paying an equivalent contribution. The cost estimate for the lighting project is \$125,000. We recommend passage of a Resolution designating the location, streets, and improvements to be made for the 25th Avenue SE Lighting Project.

As provided in Chapter 10, Section 8 of the City Charter, submitted herewith is a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the 25th Avenue SE Street Lighting Project.

25th Avenue SE from 4th Street SE to cul-de-sac / Proposed Granary Road Sanitary Sewer Project

This proposed project would construct sanitary sewer main along 25th Avenue SE from 4th Street SE to Proposed Granary Road. This sanitary sewer project is estimated to cost \$500,000. The sanitary sewer project will be funded from special assessments, State DEED grant funds and tax increment financing. The primary special assessment rate for sanitary sewer construction would be determined by using the lineal front footage method as if 100% of the costs would be assessed to all of the adjacent properties. Many of the adjacent properties are owned by the University of Minnesota or by the City or by railroad companies and would not be assessed. However, these property owners will be given the opportunity to make an equivalent contribution. Properties adjacent to the project but already being served by a separate existing sanitary sewer main will be assessed at a secondary special assessment rate. The balance of costs not assessed will be funded by State DEED grant funds and tax increment financing.

As provided in Chapter 10, Section 8 of the City Charter, submitted herewith is a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the 25th Avenue SE Sanitary Sewer Project.

25th Avenue SE from University of Minnesota Transit Way to cul-de-sac / Proposed Granary Road Water Main Project

This proposed project would construct water main along 25th Avenue SE from the University of Minnesota Transit Way to Proposed Granary Road. This sanitary sewer project is estimated to cost \$150,000. The water main project will be funded from special assessments, State DEED grant funds and tax increment financing. The primary special assessment rate for water main construction would be determined by using the lineal front footage method as if 100% of the costs would be assessed to all of the adjacent properties. Many of the adjacent properties are owned by the University of Minnesota or by the City or by railroad companies and would not be assessed. However, these property owners will be given the opportunity to make an equivalent contribution. Properties adjacent to the project but already being served by a separate existing water main will be assessed at a secondary special assessment rate. The balance of costs not assessed will be funded by State DEED grant funds and tax increment financing.

As provided in Chapter 10, Section 8 of the City Charter, submitted herewith is a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the 25th Avenue SE Water Main Project.

Abandonment and Removal of Conflicting Areaways

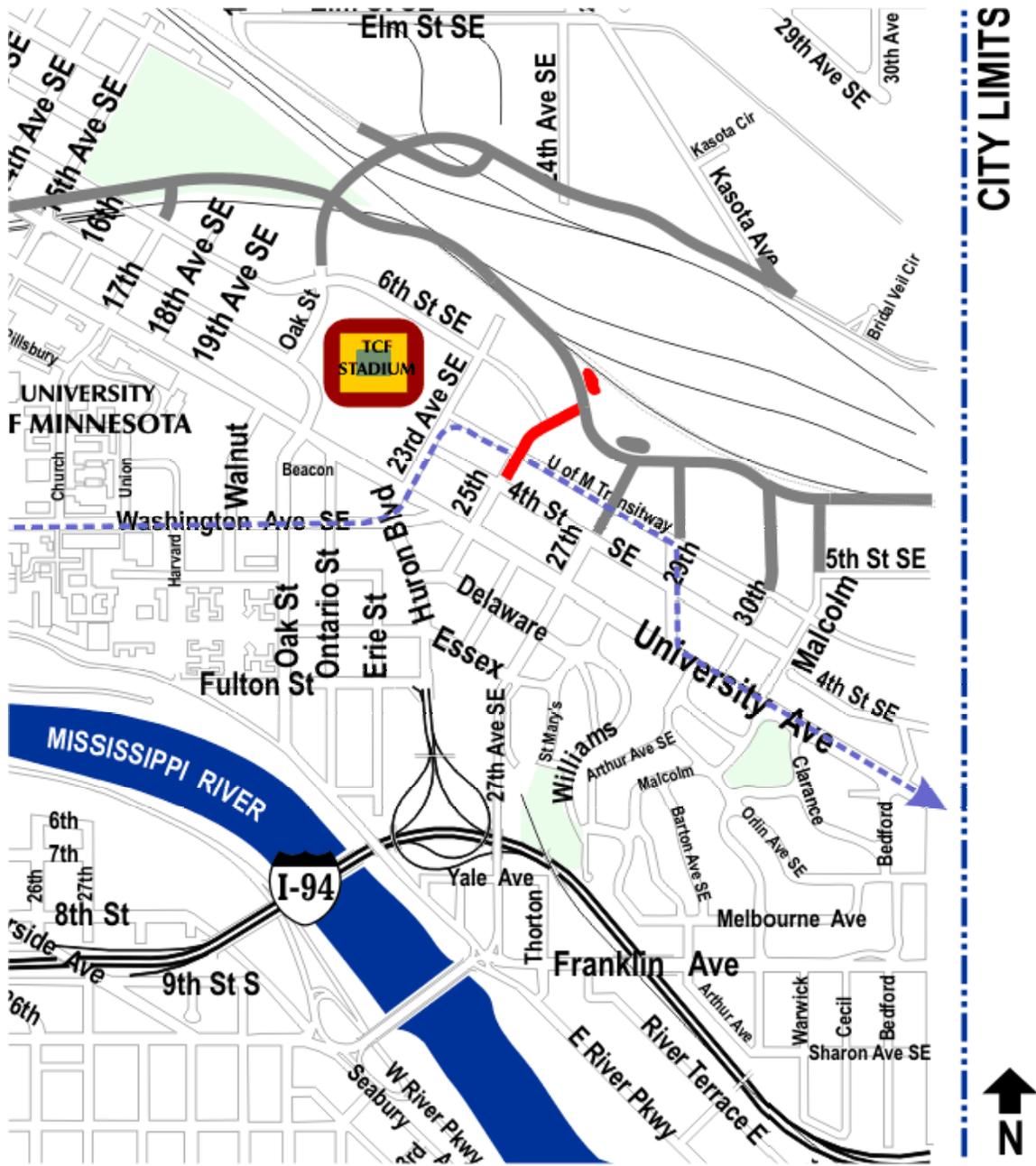
Section 95.90 of the Minneapolis Code of Ordinances provides a procedure for dealing with areaway encroachments that would interfere with public improvements being made in the public right-of-way such as street construction. Before the City may abandon and remove conflicting areaways (upon the failure 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 25th Avenue SE Project. 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 – Project Map

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

ATTACHMENT 1

PROJECT MAP



-  Project
-  Future LRT
-  Future SEMI (University Research Park) Projects