



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

Date: September 25, 2007
To: Honorable Sandra Colvin Roy, Chair, Transportation and Public Works Committee
Subject: **Public Sidewalk Repair and Construction: Assessment Public Hearing**

Recommendation: 1. Passage of a Resolution adopting the assessments in the total amount of \$814,056.04, levying the assessments, adopting the assessment rolls and directing the City Clerk to transmit certified copies of the assessment rolls to the Hennepin County Auditor.

This Resolution may be authorized for summary publication.

Previous Directives: None

Prepared by: Suzette R. Hjermsstad, Real Estate Investigator II, 673-2401
Mike Kennedy, P.E., Director, Transportation Maintenance & Repair

Approved: _____
Steve A. Kotke, P.E., City Engineer, Director of Public Works

Presenters: Dan Bauer, Supervisor, Sidewalk Inspections

Permanent Review Committee (PRC) Approval _____ Not applicable X
Policy Review Group 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)
 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 against benefited properties
 Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact

Neighborhood Notification Public hearing notices sent out.
City Goals: The city's infrastructure will be well-maintained.
Comprehensive Plan: Consistent
Zoning Code: Not Applicable

Background/Supporting Information Attached:

The properties on the list dated August 22, 2007 to be assessed, had the sidewalk repair and construction work done during 2006 and 2007, by the City's sidewalk contractors and have been notified that a special assessment for the new sidewalk, plus interest, would be added to the real estate taxes if the charges are not paid through the billing process.

The amount to be assessed as special assessment principal is the cost of the work plus the sidewalk overhead charge. The sidewalk overhead charge is 10% of the cost of the work with a cap of \$50. The total principal amount of the proposed assessments on the list of properties dated August 22, 2007, less prepayments received, is \$814,056.04. Assessments of more than \$1500 would be collected over 10 years beginning on the 2008 real estate tax statements with interest. This policy change to extend collection of assessments over \$1500 to 10 years instead of 5 years was adopted by the City Council on August 24, 2001. Assessments of more than \$150 up to \$1500 would be collected over 5 years beginning on the 2008 real estate tax statements with interest. The interest rate will be determined by the assessment bond sale. Assessments of \$150 or less would be collected in their entirety on the 2008 real estate tax statements with interest.

The amount of assessments proposed to be collected over 1, 5 and 10 years are:

1 year	\$ 11,102.48
5 years	\$560,483.11
10 years	\$242,470.45

Information has been provided in the Notices mailed to property owners/taxpayers, as to how persons may prepay the assessments in full without interest charges if they so choose.

The Minneapolis City Council has passed Resolutions whereby a deferment of special assessment 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 a permanent and total disability.

Notice translations were included with each mailing to accommodate non-English speaking residents and provided them with a phone number for a translator they could call for more information.

Attachment 1: Sidewalk Assessment List dtd 8/22/07

T&PW – Your Committee recommends passage and summary publication of the accompanying Resolution adopting the assessments, levying the assessments and adopting the assessment rolls for the repair and construction of public sidewalks on the list of properties set forth in Petn No _____.

Colvin Roy

Adopting the assessments, levying the assessments and adopting the assessment rolls for the repair and construction of public sidewalks on the list of properties set forth in Petn No _____.

Whereas, a public hearing was held on September 25, 2007 in accordance with Chapter 8, Sections 12 and 13 of the Minneapolis City Charter to consider the proposed assessments as shown on the proposed assessment rolls on file in the Office of the City Clerk and to consider all written and oral objections and statements regarding this matter;

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

That the proposed assessments against the affected properties on the list dated August 22, 2007 set forth in Petn No _____, less prepayments received, in the total amount of \$814,056.04 and as shown on the proposed assessment rolls on file in the Office of the City Clerk, hereby are adopted and levied.

Be It Further Resolved that the assessments of more than \$1500 be collected in ten (10) successive equal annual principal installments beginning on the 2008 real estate tax statements with interest.

Be It Further Resolved that the assessments of more than \$150 up to \$1500 be collected in five (5) successive equal annual principal installments beginning on the 2008 real estate tax statements with interest.

Be It Further Resolved that the assessments of \$150 or less be collected in one (1) installment on the 2008 real estate tax statements with interest.

Be It Further Resolved that the assessment rolls as prepared by the City Engineer be and hereby are adopted and that the City Clerk is hereby directed to transmit certified copies of the assessment rolls to the Hennepin County Auditor.