



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

Date: November 15, 2011

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

Subject: **2011 Levy of Various Public Works Department Special Assessments and Adoption of Assessment Rolls**

Recommendation:

Adoption of a Committee Report levying the special assessments upon the benefited properties, adopting the assessment rolls and directing the City Clerk to transmit certified copies of the assessment rolls to the Hennepin County Auditor with collection to begin on the 2012 real estate tax statements.

Previous Directives: n/a

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Approved by: _____
Steven A. Kotke, P.E., City Engineer, Public Works Director

Presenters: Suzette R. Hjermstad, Real Estate Investigator II

Reviews:

Permanent Review Committee (PRC)	Not applicable
Policy review Group (PRG)	Not applicable

Financial Impact:

Special assessments against benefited properties

Background/Supporting Information Attached

The purpose of this letter is to recommend the 2011, payable 2012, levy of various special assessments and to adopt the assessment rolls.

The assessments involve the following projects or charges:

1. Uptown (Hennepin-Lake Area) Streetscape Revitalization Project (including Supplemental), Special Improvement of Existing Street No. 2897. The project and assessment approvals in 1995 provided for 15% of the assessment total to be charged on the basis of land and building valuation, collected over 20 years with interest at 5.3% and recalculated for the properties each of the 20 years to reflect changes in valuation. This requires an annual certification to the County Auditor. The total amount of principal and interest for payable 2012 is \$13,508.46.
2. Chicago Avenue Street Lighting Project (8th St S to 28th St E), Special Improvement of Existing Street No. 6382. The total principal amount of the special assessments approved by the City Council on May 28, 2010 is \$425,488.68. The final cost was less than the cost estimate resulting in a reduction to \$419,905.18. Assessments more than \$150 are to be collected over 20 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
3. Riverside (23rd Av S to 27th Av S) Phase I Reconstruction Project, Special Improvement of Existing Street No. 6746. The total principal amount of the special assessments approved by the City Council on May 27, 2011 is \$534,173.13. Assessments of more than \$150 are to be collected over 20 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
4. Fourteenth Avenue N Cul-de-Sac Construction Project, Special Improvement of Existing Street No. 9895. The total principal amount of the special assessments approved by the City Council on August 27, 2010 is \$110,742.55. Assessments are to be collected over 20 years beginning on the 2012 real estate tax statements.
5.
 - a. Twenty-fifth Avenue SE Street Construction Project, Special Improvement of Existing Street No. 6734. The total principal amount of the special assessments approved by the City Council on May 27, 2011 is \$145,748.75. Assessments are to be collected over 20 years beginning on the 2012 real estate tax statements.
 - b. Twenty-fifth Avenue SE Water Main Construction Project (in connection with the 25th Av Street Construction Project), Project No. 6734. The total principal amount of the special assessments approved by the City Council on May 27, 2011 is \$32,201. Assessments are to be collected over 20 years beginning on the 2012 real estate tax statements.

- c. Twenty-fifth Avenue SE Sanitary Sewer Construction Project (in connection with the 25th Av Street Construction Project), Project No. 6734. The total principal amount of the special assessments approved by the City Council on May 27, 2011 is \$101,308. Assessments are to be collected over 20 years beginning on the 2012 real estate tax statements.
6. Chicago Av S (38th to 46th) Street Resurfacing, Special Improvement of Existing Street No 5209. The total principal amount of the special assessments approved by the City Council on June 17, 2011 is \$196,686.09. Assessments of more than \$150 are to be collected over 5 years with the exception of an assessment in the amount of \$7,700.16 that is to be collected over 7 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
 7. Chicago Av S (49th to 60th) Street Resurfacing Project, Special Improvement of Existing Street No. 5208. The total principal amount of the special assessments approved by the City Council on June 17, 2011 is \$277,223.99. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
 8. Broadway St NE Phase II Street Resurfacing Project, Special Improvement of Existing Street No. 5214. The total principal amount of the special assessments approved by the City Council on March 10, 2011 is \$135,874.70. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
 9. Prospect Park Phase II and Phase III Street Resurfacing Project, Special Improvement of Existing Street No. 5207. The total principal amount of the special assessments approved by the City Council on March 10, 2011 is \$64,935.24 and on May 27, 2011 is \$220,572.13. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
 10. Hale and Hale East area Street Resurfacing Project, Special Improvement of Existing Street No. 5215. The total principal amount of the special assessments approved by the City Council on May 13, 2011 is \$1,161, 125.29. Due to removal of non-assessable parcels, the assessments are reduced to \$1,159,153.89. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
 11. Ventura Village area Street Resurfacing Project, Special Improvement of Existing Street No. 5216. The total principal amount of the special assessments approved by the City Council on June 17, 2011 is \$773,427.18. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
 12. Wenonah West area Street Resurfacing Project, Special Improvement of Existing Street No. 5217. The total principal amount of the special assessments approved by the City Council on April 15, 2011 is \$1,017,502.50. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.

13. Forty-ninth Avenue N (Humboldt to Xerxes Av N) Street Resurfacing Project, Special Improvement of Existing Street No. 5218. The total principal amount of the special assessments approved by the City Council on July 1, 2011 is \$383,321.81. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
14. Second Avenue S (32nd to 42nd St E) Street Resurfacing Project, Special Improvement of Existing Street No. 5219. The total principal amount of the special assessments approved by the City Council on May 27, 2011 is \$80,458.35. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
15. Stevens Avenue S (32nd to 40th St E) Street Resurfacing Project, Special Improvement of Existing Street No. 5220. The total principal amount of the special assessments approved by the City Council on May 27, 2011 is \$80,962.66. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
16. Butler Place Street Resurfacing Project, Special Improvement of Existing Street No. 5221. The total principal amount of the special assessments approved by the City Council on May 27, 2011 is \$19,261.57. Assessments of more than \$150 are to be collected over 5 years beginning on the 2012 real estate tax statements. There are no assessments of \$150 or less.
17. Ninth Street S (25th to 27th Av S) Street Resurfacing Project, Special Improvement of Existing Street No. 5222. The total principal amount of the special assessments approved by the City Council on May 27, 2011 is \$49,456.67. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
18. Sixth Street S (5th to 13th Av S) Street Resurfacing Project, Special Improvement of Existing Street No. 5223. The total principal amount of the special assessments approved by the City Council on May 13, 2011 is \$134,301.81. Assessments of more than \$150 are to be collected over 5 years beginning on the 2012 real estate tax statements. There are no assessments of \$150 or less.
19. Seventh Street S (5th to Chicago Av) Street Resurfacing Project, Special Improvement of Existing Street No. 5224. The total principal amount of the special assessments approved by the City Council on May 13, 2011 is \$38,420.62. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
20. Fifth Street S (11th to 13th Av S) Street Resurfacing Project, Special Improvement of Existing Street No. 5225. The total principal amount of the special assessments approved by the City Council on July 22, 2011 is \$79,702.06. Assessments of more than \$150 are to be collected over 5 years beginning on the 2012 real estate tax statements. There are no assessments of \$150 or less.
21. 35W Detour Route Rehabilitation Project, Special Improvement of Existing Street No 9889. The total principal amount of the special assessments approved by the City Council on April 20, 2010 is \$1,852,395.09. Due to clerical error, the correct amount to be assessed is \$1,852,398.54. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.

22. 2011 Alley Resurfacing Program, Special Improvement of Existing Alleys No FS12#1. The total amount of the special assessments approved by City Council on July 1, 2011 is \$82,642.79. Due to the removal of a non-assessable parcel, the assessments are reduced to \$82,116.55. Assessments of more than \$150 are to be collected over 5 years. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
23. Project No. 2012, Snow and Ice Removals from Public Sidewalks. The total amount of the special assessments approved by City Council on November 4, 2011 is \$52,468.39. Prepayments have been received to further reduce the assessment rolls to \$50,704.54. Assessments are to be collected in their entirety on the 2012 real estate tax statements.
24. Project No. 2012, Public Sidewalk Repair and Construction. The total amount of the special assessments approved by City Council on October 21, 2011 is \$1,288,618.70. Prepayments have been received to further reduce the assessment rolls to \$1,274,209.93. Assessments of more than \$1500 are to be collected over 10 years. Assessments of more than \$150 up to \$1500 are to be collected over 5 years and assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements.
25. Project No. 2012, Water Service Line Repairs. The total amount of the special assessments approved by City Council on October 7, 2011, is \$442,925 for water service line repairs. Prepayments have been received to further reduce the assessment rolls to \$429,665. Assessments are to be collected in equal annual principal installments over 5 years at an interest rate of 5% starting on the 2012 real estate tax statements.
26. Project No. 2012, Sewer Service Line Repairs. The total amount of the special assessments approved by City Council on October 7, 2011 is \$103,967.50. Prepayments have been received to further reduce the assessment rolls to \$97,717.50. Assessments are to be collected in equal annual principal installments over 5 years at an interest rate of 5% starting on the 2012 real estate tax statements.
27. Street Maintenance annual assessments against non-governmental real property exempt from real estate taxes at approved rate of \$0.01957 per square foot. There is no interest charge applied.

28. Street Lighting Operation and Maintenance annual assessment against non-governmental real property exempt from real estate taxes at approved rate of \$0.00392 per square foot. There is no interest charge applied.

There is an Assessment Bond Sale scheduled for November 8, 2011 and the proposed total amount of the assessment bonds (Public Works Improvement Bonds) to be sold is approximately \$8,495,000. An analysis will be made from the interest rates from the Bond Sale. The extracted rates from the Bond Sale, as reported by the Director, Capital & Debt Management, will be used to set the interest rates for the 20-year, 10-year, 5-year and 1-year assessments.

State Law requires that special assessments be levied and certified to the County Auditor on or before November 30, 2011 for collection on the 2012 real estate tax statements.

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