



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

Date: May 3, 2011

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

Referral: Honorable Betsy Hodges, Chair Ways & Means Committee

Subject: **Project Approval and Assessment Public Hearing for Riverside Ave Reconstruction Phase I Project No 6746**

Recommendation:

- a. Passage of a Resolution ordering the City Engineer to proceed with and do the work and adopting special assessments in the amount of \$534,173.13 for the Riverside Av Reconstruction Phase I Project No 6746.
- b. Passage of a Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds in the amount of \$534,175 for the Riverside Av Reconstruction Phase I Project No 6746 with the bonds to be paid for from special assessments.

Previous Directives:

- April 15, 2011 Council Resolution 2011R-181 designating the location and streets to be improved in the Riverside Av Lighting Phase I Project No 6746.
- April 1, 2011 Council Resolution 2011R-142 designating the location and streets to be improved in the Riverside Av Reconstruction Phase I Project No 6746.
- January 14, 2011, Council Resolution 2011R-013 Holding Harmless the State of Minnesota from a variance from the parking lane width requirements
- December 10, 2010, Council action approving the layout for Riverside Ave between Cedar Av and Franklin Av.
- November 5, 2010, Council Resolution 2010R-534 directing the City Engineer to proceed with a variance request from the parking lane width requirements.

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Approved by:

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

Presenters: Christopher M. Engemann, 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

Assessments against benefited properties

Community Impact

Neighborhood Notification: Pre-assessment public informational meeting scheduled for April 28th, 2011 and public hearing notices sent out 2 weeks 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.

Comprehensive Plan: Consistent

Zoning Code: Not Applicable

Background/Supporting Information

On April 1, 2011, the City Council designated the location, streets and improvements proposed to be made in the Riverside Phase I area. Riverside Phase I is Franklin Av to 23rd Av S and scheduled for construction in 2011. Construction is scheduled to begin in early July. The remainder of the Riverside corridor (Cedar Av to 23rd Av S) is planned to be reconstructed in Phase II scheduled for the 2012 construction season.

A public hearing on the assessments for the street light portion of the project is scheduled for May 17, 2011.

A cost estimate for Phase I of the project is \$5,210,000. This project will be partially reimbursed by Minnesota State Aid funds. The remaining budget is funded by net debt bonds, assessment bonds, and sewer revenue.

Assessments

The proposed street reconstruction special assessments were determined by applying the 2011 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The 2011 reconstruction assessment rates are as follows:

\$2.05/sq ft – Non-Residential

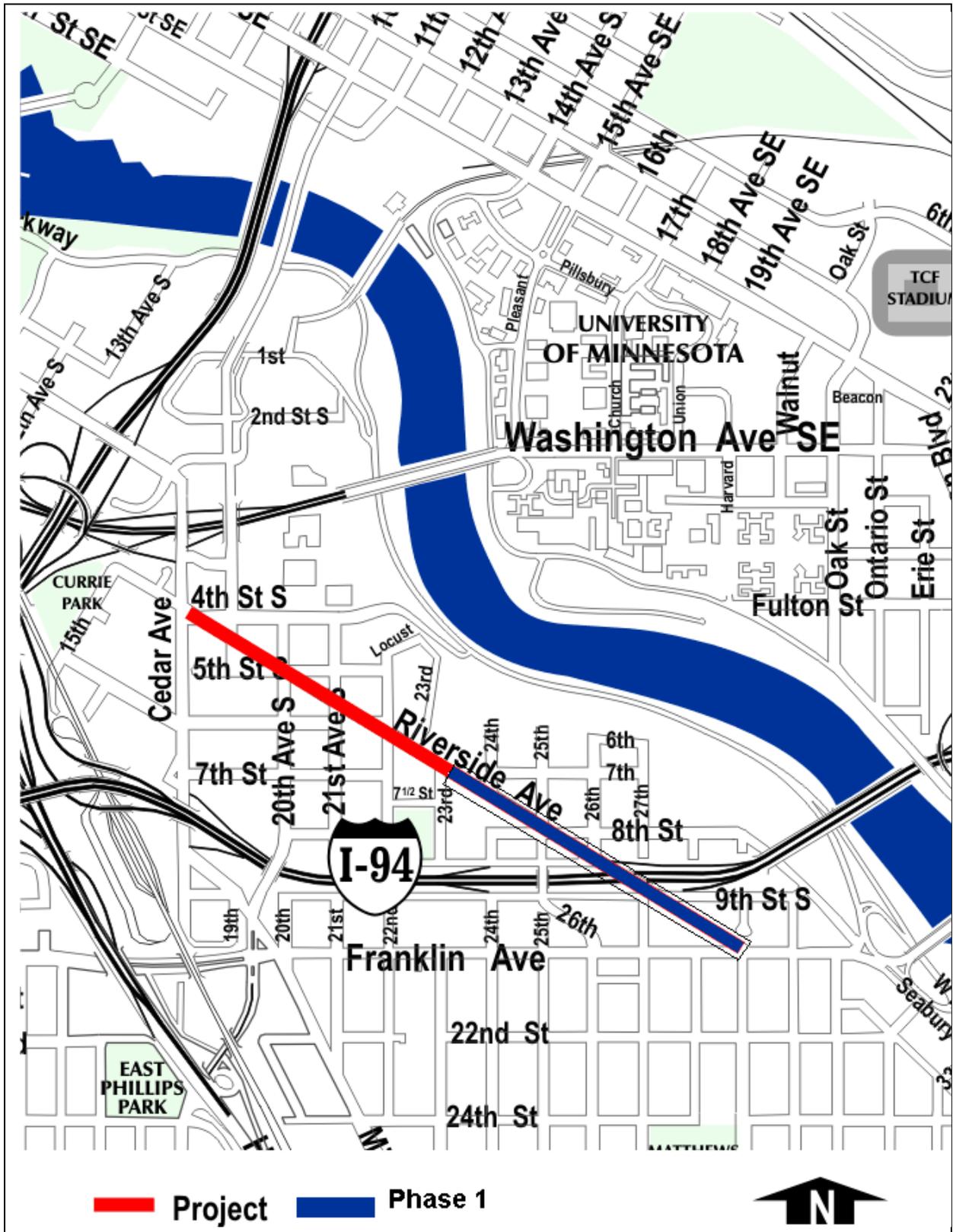
\$0.77/sq ft - Residential

The proposed total assessment amount for the Riverside Av Reconstruction Phase I Project is \$534,173.13. Assessments of more than \$150 are to be collected in 20 annual principal installments on the real estate tax statements beginning in 2012 with interest charged at the same rate as the City pays in interest for selling assessment bonds. Assessments of \$150 or less are to be collected in their entirety on the 2012 real estate tax statements with interest charged at the same rate as the City pays in interest for selling assessment bonds.

Information has been provided in the notices as to how persons may prepay the special assessments in full without interest if they so choose.

Cc: Council Member Cam Gordon, Ward 2
Jack Qvale, Board of Estimation and Taxation
Craig Troutman, Finance

Riverside Av Reconstruction Phase 1
Project Map



T&PW – Your Committee recommends passage and summary publication of the accompanying

Resolutions:

1. Ordering the work to proceed and adopting the special assessments for the Riverside Phase I Street Reconstruction Project, Special Improvement of Existing Street No. 6746.
2. Requesting the Board of Estimate and Taxation to issue and sell City of Minneapolis bonds for the purpose of paying the assessed cost of street improvements in the Riverside Phase I Street Reconstruction Project.

Colvin Roy

**RIVERSIDE AV PHASE I STREET RECONSTRUCTION PROJECT
SPECIAL IMPROVEMENT OF EXISTING STREET NO 6746**

**Ordering the work to proceed and adopting the special assessments for the
Riverside Av Phase I Street Reconstruction Project.**

Whereas, a public hearing was held on May 3, 2011 in accordance with Chapter 10, Section 8 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinances to consider the proposed improvements as designated in Resolution 2011R-142, passed April 1, 2011 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 2011R-142, passed April 1, 2011.

Be It Further Resolved that the proposed special assessments in the total amount of \$534,173.13 for the Riverside Phase I Street Reconstruction 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 the number of successive equal annual principal installments by which the special assessments of more than \$150 may be paid shall be fixed at twenty (20) and that the interest be charged at the same rate as the City pays in interest for selling assessment bonds with collection of the special assessments to begin on the 2012 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 the interest be charged at the same rate as the City pays in interest for selling assessment bonds with collection of the special assessments to begin on the 2012 real estate tax statements.

Be It Further Resolved that the assessment roll as prepared by the City Engineer be and hereby is adopted and that the City Clerk is hereby directed to transmit a certified copy of said assessment roll to the Hennepin County Auditor

Colvin Roy and Hodges

Requesting the Board of Estimate and Taxation to issue and sell City of Minneapolis bonds in the amount of \$534,175 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 Riverside Phase I Street Reconstruction Project, Special Improvement of Existing Street No 6746, to be assessed against benefitted properties as estimated by the City Council, which assessments shall be collectible in twenty (20) successive annual installments, payable in the same manner as real estate taxes.