

City of Minneapolis
Request for Committee Action

To: Transportation & Public Works
Date: 2/2/2016
Referral: Ways & Means
From: Public Works Department
Prepared by: Jeff Handeland, P.E., Principal Professional Engineer, PW TED
Presented by: Jeff Handeland, P.E., Principal Professional Engineer, PW TED
File type: Resolution
Subcategory: Assessment

Subject:

Project Approval and Assessment Public Hearing for 6th Avenue North (5th Street North to 200-foot north of Washington Avenue North) Paving Project No. 6699 (PV019); Areaway Abandonment Public Hearing.

Description:

1. Passing a Resolution ordering the City Engineer to proceed and do the work and adopt special assessments in the amount of \$302,913.95 for the 6th Avenue North Paving Project No. 6699 and reducing the current assessment appropriation from \$625,000 to \$302,915.
2. Passing a resolution requesting the Board of Estimate and Taxation to authorize the City to issue and sell assessment bonds in the amount of \$302,913.94 for the 6th Avenue North Paving Project No. 6699, with the bonds to be paid for from special assessments.
3. Passing a resolution ordering the City Engineer to abandon and remove the areaways located in the public right-of-way that are in conflict with the 6th Avenue North Paving Project.

Previous Actions:

December 11th 2015 – City Council Resolution 2015R-509 designating the 6th Avenue North Paving Project, adopting the report receiving the cost estimate and list of benefited properties, directing the City Engineer to prepare the proposed the Street Construction Special Improvement Assessment; and scheduling the public hearing to consider approving the project, abandonment and removal of areaways, and consider the amount proposed to be assessed to each benefited property.

October 23rd 2015 – City Council Resolution 2015R-431 directing the City Engineer to proceed with a formal request for a variance from MnDOT State Aid for the vertical profile on 6th Avenue North from 5th Street North to Washington Avenue North.

July 24th 2015 – City Council Resolution 2015R-304 directing the City Engineer to install parking restrictions on 6th Avenue North between 3rd Street and Washington Avenue.

March 20, 2015 – Council adoption of T&PW report approving the project layout and authorizing negotiation with private property owners to acquire and execute easements and additional right-of-way if necessary.

July 1, 2011 – Council adoption of T&PW report authorizing proper city officers to submit a series of applications for Federal SAFETEA-LU (Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users) funds passed through the state.

Ward/Neighborhood/Address:

Ward 3

Ward 5

Background/Analysis:

The purpose of this letter is to approve the project, adopt the special assessments for the project and order the abandonment and removal of areaways as necessary for the project. Construction is anticipated to occur in 2016.

Scope

This project will reconstruct 6th Avenue North from 5th Street North to 200-feet north of Washington Avenue. The project will include preserving the historic vitrified clay paver brick surface from 4th Street North to Washington Avenue and protecting the loading docks within the historic district. The project will also include new ADA compliant sidewalks and curb ramps, new curb and gutter, new asphalt pavement (outside of the historic district), signing, traffic signal modifications, landscaping, and storm drain inlets.

Schedule and Funding

The project is planned to be constructed in the 2016 construction season. The project cost estimate is \$2,940,000. The budget consists of the following sources:

- \$50,000 in net debt bonds;
- \$2,735,000 in Municipal State Aid funds;
- \$1,120,000 in Federal Transportation Funds
- \$302,915 in special assessment bonds; and
- \$85,000 in stormwater revenue.

After the adjustment for assessments from \$625,000 to \$302,915, the balance of funding for the project will be adjusted as part of the 2017 capital budget request based on current cost estimates.

Street Reconstruction Assessments

The proposed street reconstruction special assessments were determined by applying the 2016 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The 2016 reconstruction assessment rates are as follows:

\$2.52/sq ft – Non-Residential

\$0.84/sq ft - Residential

The proposed total assessment amount for the 6th Avenue North Paving project is \$302,913.94. Individual assessments over \$150 would begin collection on 2017 real estate tax statements, and assessments of \$150 or less would be collected in their entirety on the 2017 real estate tax statements with interest charged at the rate determined by the City Council for the appropriate assessment collection period.

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

City Council has passed resolutions whereby a deferment of special assessments 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.

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. A second public hearing will be held at a later date to consider the proposed special assessments against any affected properties for the cost of areaway abandonment and removals.

Financial Review:

No financial impact.

Attachments:

1. Project Map

ATTACHMENT 1

PROJECT MAP

