

City of Minneapolis

Request for Committee Action

To: Transportation & Public Works
Date: 5/3/2016
Referral: Ways & Means
From: Public Works Department
Lead Staff: Beverly Warmka P.E. Project Engineer, Transportation Engineering and Design
Presented by: Beverly Warmka P.E. Project Engineer, Transportation Engineering and Design
File Type: Resolution
Subcategory: Assessment

Subject:

Washington Avenue (CSAH 152) (Hennepin Ave to 5th Ave S) Reconstruction Project 6727 (CPV074): Public Hearing and Areaway Abandonment

Description:

1. Passage of Resolution ordering the City Engineer to proceed and do the work and adopt special assessments in the amount of \$794,273.40 for the Washington Ave Reconstruction Project No. 6727C.
2. Passage of Resolution requesting the Board of Estimate and Taxation to authorize the City to issue and sell assessment bonds in the amount of \$794,275 for the Washington Ave Reconstruction Project No 6727C with the bonds to be paid for from special assessments.
3. Passage of Resolution ordering the City Engineer to proceed and do the work and adopt special assessments in the amount of \$270,004.14 for the Washington Ave Streetscape Project No. 6727S.
4. Passage of Resolution requesting the Board of Estimate and Taxation to authorize the City to issue and sell assessment bonds in the amount of \$270,005 for the Washington Av e Streetscape Project No 6727S with the bonds to be paid for from special assessments.
5. Passage of Resolution ordering the City Engineer to abandon and remove the areaways located in the public right-of-way that are in conflict with the Washington Ave Reconstruction Project.

Previous Actions:

April 1, 2016- Designation, Cost Estimates, and Set Public Hearings

September 25, 2015-Resolution 2015R-388 Designating Washington Ave (CSAH 152) Street Reconstruction, Resolution 2015R-389 Directing Establishment of Parking Restrictions on Washington Ave (CSAH 152), Cooperative Agreement Negotiation Authorization

February 21, 2014-Reconstruction Layout Approval and statement of support for Hennepin County variance request

Ward/Address:

Ward 3

Downtown West Neighborhood- Washington Ave (Hennepin Ave to 5th Ave S)

Background/Analysis:

Scope

The proposed project is a reconstruction of County State Aid Highway (CSAH) 152, Washington Avenue. The County is the lead agency on the project and has requested the financial participation of the City. The proposed project consists of reconstructing Washington Ave from Hennepin Ave to 5th Ave S. The project will include full removal of the existing road, and

replacement of the paving, base, curb, gutter, signage and striping, storm drains, driveways, street lighting, sidewalks, trees, landscaping and addition of protected bikeways. The proposed project is planned for construction in 2016 and 2017.

Schedule and Funding

The project is planned to be constructed in the 2016 and 2017 construction seasons. This project is part of the CSAH & MnDOT Cooperative Projects program. The Washington Ave cost estimate is \$13,540,000 of which approximately \$3,380,000 is the City's share. The City's funding breakdown is estimated as follows:

- \$1,800,000 in net debt bonds and Municipal State Aid Funds;
- \$794,000 in special assessment bonds for street construction;
- \$270,000 in special assessment bonds for streetscape;
- \$225,000 in sanitary revenue and
- \$350,000 in storm water revenue.

Street Reconstruction Assessments

As provided in Article IX, Section 9.6(c) of the City Charter, a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by the assessed for the Washington Ave Reconstruction Project, is on file with the City Engineer's Special Assessment Office. The street construction special assessments would be determined by applying the 2016 Uniform Assessment Rates to the land area of the benefited parcels located within the street influence area along the improved streets. The 2016 reconstruction rates are as follows:

\$2.52/ sq. ft. – Non-Residential
\$0.84/ sq. ft. - Residential

The proposed total street reconstruction assessment for the Washington Ave Street Reconstruction project is \$794,273.40. Individual assessments over \$150 would begin collection on the 2018 real estate tax statements, and assessments of \$150 or less would be collected in their entirety on the 2018 real estate statements with the 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.

Streetscape

The project area is within the Downtown Improvement District. The street reconstruction project also includes streetscape enhancements. During the planning and design stages of the project, discussions were held with stakeholders regarding enhancements to the streetscape. Streetscape enhancements include items such as pavers, benches, bike racks, perennial plantings, irrigation systems, etc. MnDOT Turn-back and Hennepin County Roadside Enhancement Partnership Program (REPP) funding is able to reduce the amount of the enhancements to be assessed to the adjacent property owners. The total cost of the streetscape enhancements is \$825,000. The estimated not to exceed cost of these enhancements to be assessed is \$270,005. The streetscape assessment rate for the Washington Ave Streetscape project is: \$76.99/ lineal ft.

The proposed not to exceed total streetscape assessment for the Washington Ave Street Reconstruction project is \$270,005. Individual assessments over \$150 would begin collection on the 2018 real estate tax statements, and assessments of \$150 or less would be collected in their entirety on the 2018 real estate statements with the interest charged at the rate determined by the City Council for the appropriate assessment collection period.

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 Washington Ave Reconstruction Project Approval and Public Hearing. 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. 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 the areaway abandonment and removals.

CC: CM Frey
Jack Qvale, Secretary, Board of Estimation and Taxation

Financial Review:

No financial impact.

Attachments:

1. Project Map

Project Map

