



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

Date: October 12, 2010

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

Subject: Uptown (Hennepin-Lake), Dinkytown, Central Avenue, Stadium Village, Nicollet Avenue South, South Hennepin Avenue, 48th Street East and Chicago Avenue South and 43rd St W, Upton Av S (Linden Hills) Special Service Districts, Proposed Services and Service Charges for 2011: Public Hearings

Recommendation:

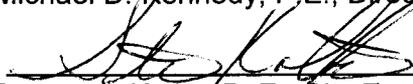
Passage and summary publication of a Resolution for the Uptown, Dinkytown, Central Avenue, Stadium Village, Nicollet Avenue South, South Hennepin Avenue, 48th Street East and Chicago Avenue South, and 43rd St W and Upton Av S (Linden Hills) Special Service Districts:

- A. Approving the special services and the budget cost estimates in the lump sum total amount of \$683,717 for 2011.
- B. Approving service charges and the lists of service charges (assessments) in the lump sum total amount of \$753,904 for 2011.
- C. Directing the City Clerk to transmit certified copies of the lists of service charges to the Hennepin County Auditor.
- D. Directing the City Engineer to proceed with the work.

Previous Directives:

Transportation and Public Works Committee meeting of September 14, 2010 directing staff to give notice of public hearings to be held on October 12, 2010.

Prepared by: Suzette R. Hjermstad, Real Estate Investigator II, 673-2401
Jeffrey A. Johnson, P.E., Transportation Maintenance & Repair
Michael D. Kennedy, P.E., Director, Transportation Maintenance & Repair

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

Presenters: Michael D. Kennedy, P.E., Director, Transportation Maintenance & Repair

Reviews

| | | |
|----------------------------------|-----------------------------------|--|
| Permanent Review Committee (PRC) | Approval <input type="checkbox"/> | Not applicable <input checked="" type="checkbox"/> |
| Civil Rights | Approval <input type="checkbox"/> | Not applicable <input checked="" type="checkbox"/> |
| Policy Review Group | Approval <input type="checkbox"/> | Not applicable <input checked="" type="checkbox"/> |

Financial Impact

Special assessment against benefited properties

Community Impact

Neighborhood Notification: Public hearing notices sent out 2 weeks prior to public hearing

City Goals: The City's infrastructure will be well-maintained; streets will be destinations.

Comprehensive Plan: Consistent

Zoning Code: Not Applicable

Background/Supporting Information Attached

Each year, the Special Service District Advisory Boards recommend the services, estimated budgets and assessment methodology for the coming year for their respective Special Service District. These service charges would be collected on the 2011 real estate taxes in the same manner as special assessments. There is no interest charge applied. Each affected property owner was mailed a notice of public hearing with the service charge amount 10 days in advance of the public hearing.

Riverview Special Service District does not have any services or service charges for 2011, and therefore is not included in these scheduled public hearings.

The Hennepin Theater District Special Service District is no longer included in these public hearing proceedings as it became 'dormant' when the Minneapolis Downtown Improvement District Special Service District started providing services as of mid-year 2009.

1. UPTOWN SPECIAL SERVICE DISTRICT

The Uptown Special Service District Advisory Board has recommended the services for 2011 which along with the estimated costs for 2011 are as follows:

| | | |
|----|---|------------------|
| 1. | Sidewalk Snow Services, Sidewalk Ice Melt Application | \$136,000 |
| 2. | Sidewalk Sweeping & Cleaning | \$ 17,500 |
| 3. | Trash Removal. | \$ 27,000 |
| 4. | Seasonal Lighting | \$ 40,000 |
| 5. | Streetscape Maintenance and Improvements. | <u>\$ 26,000</u> |
| | TOTAL | \$246,500 |

The service charges are set up such that 100% of the cost of these services (\$246,500 estimated for 2011) is recovered from the affected properties. However, the expenditures for services through 2009 were more than the service charges revenues through 2009 by \$24,674. As provided for in Section 438.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2011 is \$271,174 (\$246,500 plus \$24,674).

The service charges for 2011 have been calculated according to the methods recommended by the Advisory Board which are: (1) a combination of abutting property frontage (lineal) method and land and building value method for the Snow and Ice, Trash, Lighting, and Streetscape services.

If approved, the 2011 service charges of \$271,174 would be collected on the 2011 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$271,174 to be collected in 2011 is \$57,636 less than the amount of \$328,810 collected in 2010.

Staff recommends approval of the services and service charges for 2011 in the Uptown Special Service District.

2. DINKYTOWN SPECIAL SERVICE DISTRICT

The Dinkytown Special Service District Advisory Board has recommended the services for 2011 which along with the estimated costs for 2011 are as follows:

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|---|-----------------|
| 1. Sidewalk Snow Removal, Ice Control, Sweeping, Cleaning | \$54,000 |
| 2. Decorative Lighting. | \$11,000 |
| 3. Streetscape Maintenance & Repair | <u>\$10,000</u> |
| TOTAL | \$75,000 |

The service charges are set up such that 100% of the cost of these services (\$75,000 estimated for 2011) is recovered from the affected properties. However, the expenditures for services through 2009 were more than the service charges revenues through 2009 by \$14,201. As provided for in Section 444.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2011 is \$89,201 (\$75,000 plus \$14,201).

The service charges for 2011 have been calculated according to the methods recommended by the Advisory Board which are: (1) There is a \$200 charge to each tax parcel receiving Snow and Ice, Cleaning, Trash and Landscape Services. The remaining costs for Snow & Ice, Cleaning, Trash and Landscape Services are charged to these tax parcels using an abutting property frontage (lineal) method. (2) The Dinkytown Area Promotional Services, Tree Lighting and Banners are charged on a lineal method to all parcels receiving Snow and Ice, Cleaning, Trash and Landscape Services plus two additional parcels (UTEC and Chateau Cooperative for the commercial unit in the cooperative).

If approved, the 2011 service charges of \$89,201 would be collected on the 2011 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$89,201 to be collected in 2011 is \$59 more than the amount of \$89,260 collected in 2010.

Staff recommends approval of the services and service charges for 2011 in the Dinkytown Special Service District.

3. CENTRAL AVENUE SPECIAL SERVICE DISTRICT

The Central Avenue Special Service District Advisory Board has recommended the services for 2011 which along with the estimated costs for 2011 are as follows:

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|---|-----------------|
| 1. Sidewalk Snow Shoveling, Sidewalk Ice Melt Application, Snow Removal, Sweeping, Cleaning and Poster Removal. | \$50,000 |
| 2. Miscellaneous Landscape, Maintenance, Repair and Beautification. | \$ 7,000 |
| 3. Miscellaneous Streetscape Improvements | \$ 7,000 |
| 4. Decorative Lighting Installation/Repair/Removal | <u>\$17,400</u> |
| TOTAL | \$81,400 |

The service charges are set up such that 100% of the cost of these services (\$81,400 estimated for 2011) is recovered from the affected properties. However, the expenditures for services through 2009 were more than the service charges revenues through 2009 by \$17,200. As provided for in Section 446.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2011 is \$98,600 (\$81,400 plus \$17,200).

The service charges for 2011 have been calculated according to the method recommended by the Advisory Board which is an abutting property frontage (lineal) method.

Minneapolis Police Department Precinct Number 2 at 1911 Central Avenue Northeast is located within the Central Avenue Special Service District. This property's allocated share of the service charges for 2011 is \$6,919.95.

If approved, the 2011 service charges of \$98,600 would be collected on the 2011 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$98,600 to be collected in 2011 is \$9,629 more than the amount of \$88,971 collected in 2010.

Staff recommends approval of the services and service charges for 2011 in the Central Avenue Special Service District.

4. NICOLLET AVENUE SOUTH SPECIAL SERVICE DISTRICT

The Nicollet Avenue South Special Service District Advisory Board has recommended the services for 2011 which along with the estimated costs for 2011 are as follows:

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|---|-----------------|
| 1. Decorative Tree Lighting | \$39,000 |
| 2. Landscape & Streetscape Repair & Maintenance | \$23,000 |
| 3. Spring/Fall Clean-up | \$13,000 |
| 4. Banner Replacement & Maintenance | \$ 1,000 |
| 5. Curbside Trash Container Pick-up | <u>\$12,000</u> |
| TOTAL | \$88,000 |

The service charges are set up such that 100% of the cost of these services (\$88,000 estimated for 2011) is recovered from the affected properties. However, the expenditures for services through 2009 were more than the service charges revenues through 2009 by \$16,425. As provided for in Section 448.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2011 is \$104,425 (\$88,000 plus \$16,425).

The service charges for 2011 have been calculated according to the method recommended by the Advisory Board that is a land area strip method (50 foot strip along the streets receiving the services).

If approved, the 2011 service charges of \$104,425 would be collected on the 2011 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$104,425 to be collected in 2011 is \$8,764 more than the amount of \$95,661 collected in 2010.

Staff recommends approval of the services and service charges for 2011 in the Nicollet Avenue South Special Service District.

5. STADIUM VILLAGE SPECIAL SERVICE DISTRICT

The Stadium Village Special Service District Advisory Board has recommended the services for 2011 which along with the estimated costs for 2011 are as follows:

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|---|-----------------|
| 1, Sidewalk Snow Shoveling, Sidewalk Ice Melt Application and Snow Removal. | \$47,967 |
| 2. Trash Removal. | \$12,000 |
| 3. Miscellaneous Streetscape, and Landscape Maintenance & Repair | <u>\$ 1,500</u> |
| TOTAL | \$61,467 |

The service charges are set up such that 100% of the cost of these services (\$61,467 estimated for 2011) is recovered from the affected properties. However, the expenditures for services through 2009 are less than the service charges revenues through 2009 by \$1,467. As provided for in Section 450.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2011 is \$60,000 (\$61,467 minus \$1,467).

The service charges for 2011 have been calculated according to the methods recommended by the Advisory Board which are: Each tax parcel is charged \$250 with the remaining costs being charged by using an abutting property frontage (lineal) method. Lineal dimensions for driveways and bus shelters along a property are excluded from the calculation of service charges for the property. The lineal dimensions to use for the exclusions were provided to us by the Advisory Board.

Minneapolis Fire Department Station Number 19 at 200 Ontario Street Southeast is located within the Stadium Village Special Service District. This property's allocated share of the service charges for 2011 is \$1,972.04.

If approved, the 2011 service charges of \$60,000 would be collected on the 2011 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$60,000 to be collected in 2011 is \$9,168 more than the amount of \$50,832 collected in 2010.

Staff recommends approval of the services and service charges for 2011 in the Stadium Village Special Service District.

6. SOUTH HENNEPIN AVENUE SPECIAL SERVICE DISTRICT

The South Hennepin Avenue Special Service District Advisory Board has recommended the services for 2011 which along with the estimated costs for 2011 are as follows:

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|---|-----------------|
| 1. Sidewalk Snow Shoveling | \$ 30,500 |
| 2. Holiday Lighting Decorations, Installation and Removal | \$ 3,950 |
| 3. Miscellaneous Landscape, Maintenance and Repair. | \$ 56,200 |
| 4. Streetscape Maintenance and Repair | \$ 5,500 |
| 5. District Identity Signage and Branding | \$ 5,000 |
| 6. Trash Receptacle Servicing | <u>\$ 1,500</u> |
| TOTAL | \$102,650 |

The service charges are set up such that 100% of the cost of these services (\$102,650 estimated for 2011) is recovered from the affected properties. However, the expenditures for services through 2009 were more than the service charges revenues through 2009 by \$2,854. As provided for in Section 454.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2011 is \$105,504 (\$102,650 plus \$2,854).

The service charges for 2011 have been calculated according to the method recommended by the Advisory Board that are: Each tax parcel is charged equally for Holiday Lighting, Planter Maintenance, Retaining Wall Maintenance, Tree and Shrub Replacement, and Trash Removal, with the remaining costs being charged by using an abutting property frontage (lineal) method. The services are along Hennepin Avenue South from approximately Franklin Avenue West to 28th Street West.

If approved, the 2011 service charges of \$105,504 would be collected on the 2011 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$105,504 to be collected in 2011 is \$23,541 more than the amount of \$81,963 collected in 2010.

Staff recommends approval of the services and service charges for 2011 in the South Hennepin Avenue Special Service District.

7. 48th STREET EAST AND CHICAGO AVENUE SOUTH SPECIAL SERVICE DISTRICT

The 48th Street East and Chicago Avenue South Special Service District Advisory Board has recommended the services for 2011 which along with the estimated costs for 2011 are as follows:

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|--|----------|
| 1. Sidewalk Snow Removal | \$ 6,000 |
| 2. Streetscape Maintenance and Repair. | \$ 8,000 |
| 3. Parking | \$ 500 |
| 4. Trash Removal. | \$ 2,000 |
| 5. Decorative Lighting | \$ 500 |
| 6. Security | \$ 2,500 |
| TOTAL | \$19,500 |

The service charges are set up such that 100% of the cost of these services (\$19,500 estimated for 2011) is recovered from the affected properties. However, the expenditures for services through 2009 were less than the service charges revenues through 2009 by \$8,700. As provided for in Section 457.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2011 is \$10,800 (\$19,500 minus \$8,700).

The service charges for 2011 have been calculated according to the method recommended by the Advisory Board that is the street frontage (lineal) method for the streets receiving services. The services are along Chicago Avenue South from 47th Street East to approximately mid-block between 48th and 49th Streets East.

If approved, the 2011 service charges of \$10,800 would be collected on the 2011 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$10,800 to be collected in 2011 is \$6,878 more than the amount of \$3,922 collected in 2010.

Staff recommends approval of the services and service charges for 2011 in the 48th Street East and Chicago Avenue South Special Service District.

8. 43rd STREET WEST AND UPTON AVENUE SOUTH (LINDEN HILLS) SPECIAL SERVICE DISTRICT

The 43rd Street West and Upton Avenue South Special Service District Advisory Board has recommended the services for 2011 which along with the estimated costs for 2011 are as follows:

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|--|----------------|
| 1. Sidewalk Snow Removal | \$ 100 |
| 2. Streetscape Maintenance and Repair. | \$ 100 |
| 4. Landscape Maintenance & Repair | \$4,000 |
| 5. Decorative Lighting | <u>\$5,000</u> |
| TOTAL | \$9,200 |

The service charges are set up such that 100% of the cost of these services (\$9,200 estimated for 2011) is recovered from the affected properties. However, the expenditures for services through 2009 are more than the service charges revenues by \$5,000. As provided for in Section 452.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2011 is \$14,200 (\$9,200 plus \$5,000).

The service charges for 2011 have been calculated according to the same method as the original streetscape assessments that is: the street frontage (lineal) method for 33.33% of the cost, parcel area (square foot) method for 33.33% of the cost and land and building market value method for 33.33% of the costs for the streets receiving services. The services are along Upton and Sheridan Avenues S from approximately mid-block between 42nd St W and 43rd St W to approximately 170 feet South of 44th St W, 43rd St W from Vincent Ave S to approximately 300 feet east of Sheridan Ave S and 44th St W from Sheridan Ave S to approximately 135 feet West of Sheridan Ave S.

If approved, the 2011 service charges of \$14,200 would be collected on the 2011 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$14,200 to be collected in 2011 is \$4,853 more than the amount of \$9,347 collected in 2010.

Staff recommends approval of the services and service charges for 2011 in the 43rd Street West and Upton Avenue South Special Service District.

Cc: Council Member Kevin Reich
Council Member Cam Gordon
Council Member Diane Hofstede
Council Member Robert Lilligren
Council Member Lisa Goodman
Council Member Elizabeth Glidden
Council Member Meg Tuthill
Heather Johnston, Budget Director
Timothy Dolan, Minneapolis Police Chief
Alex Jackson, Minneapolis Fire Chief

T&PW - Your Committee, having under consideration the Uptown, Dinkytown, Central Av, Nicollet Av S, Stadium Village, S Hennepin Av, 48th St E and Chicago Av S and 43rd St W and Upton Av S (Linden Hills) Special Service Districts, now recommends passage and summary publication of the accompanying Resolution approving special services, the cost estimates, service charges and the lists of service charges for 2011 in the Uptown, Dinkytown, Central Av, Nicollet Av S, Stadium Village, S Hennepin Av, 48th St E and Chicago Av S and 43rd St W and Upton Av S (Linden Hills) Service Districts and directing the City Engineer to proceed with the work.

Colvin Roy

Approving special services, the cost estimates, service charges and the lists of service charges for 2011 in the Uptown, Dinkytown, Central Av, Nicollet Av S, Stadium Village, S Hennepin Av, 48th St E and Chicago Av S and 43rd St W and Upton Av S Special Service Districts and directing the City Engineer to proceed with the work.

Whereas, public hearings were held on October 12, 2010 in accordance with Laws of Minnesota, 1985, Chapter 302, Laws of Minnesota, 1993, Chapter 375, Article 5, Sections 35 through 38, Laws of Minnesota, 1995, Chapter 264, Article 3, Section 28, Laws of Minnesota, 1996, Chapter 471, Article 8, Section 44 and Chapters 438, 444, 446, 450, 452, 454, and 457 of the Minneapolis Code of Ordinances to consider the proposed special services, the proposed service charges and the proposed lists of service charges as more particularly described in Petn No _____ 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 special services, the proposed cost estimate in the total amount of \$246,500 for 2011 and the proposed service charges and the proposed list of service charges for 2011 in the total amount of \$271,174 (amount remaining after adjusting the cost estimate of \$246,500 for previous years' unexpended balances and additional costs as provided for in Section 438.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the Uptown Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$75,000 for 2011 and the proposed service charges and the proposed list of service charges for 2011 in the total amount of \$89,201 (amount remaining after adjusting the cost estimate of \$75,000 for previous years' unexpended balances and additional costs as provided for in Section 444.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the Dinkytown Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$81,400 for 2011 and the proposed service charges and the proposed list of service charges for 2011 in the total amount of \$98,600 (amount remaining after adjusting the cost estimate of \$81,400 for previous years' unexpended balances and additional costs as provided for in Section 446.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the Central Avenue Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$88,000 for 2011 and the proposed service charges and the proposed list of service charges for 2011 in the total amount of \$104,425 (amount remaining after adjusting the cost estimate of \$88,000 for previous years' unexpended balances and additional costs as provided for in Section 448.70 of the Minneapolis Code of Ordinances) as prepared by the City

Engineer and on file in the Office of the City Clerk be and hereby are approved for the Nicollet Avenue South Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$61,467 for 2011 and the proposed service charges and the proposed list of service charges for 2011 in the total amount of \$60,000 (amount remaining after adjusting the cost estimate of \$61,467 for previous years' unexpended balances and additional costs as provided for in Section 450.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the Stadium Village Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$102,650 for 2011 and that the proposed service charges and the proposed list of service charges for 2011 in the total amount of \$105,504 (amount remaining after adjusting the cost estimate of \$102,650 for previous years' unexpended balances and additional costs as provided for in Section 454.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the South Hennepin Avenue Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$19,500 for 2011 and that the proposed service charges and the proposed list of service charges for 2011 in the total amount of \$10,800 (amount remaining after adjusting the cost estimate of \$19,500 for previous years' unexpended balances and additional costs as

provided for in Section 457.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the 48th Street East and Chicago Avenue South Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$9,200 for 2011 and that the proposed service charges and the proposed list of service charges for 2011 in the total amount of \$14,200 (amount remaining after adjusting the cost estimate of \$9,200 for previous years' unexpended balances and additional costs as provided for in Section 452.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the 43rd Street West and Upton Avenue South Special Service District.

Be It Further Resolved that the City Engineer is hereby directed to proceed with the work.

Be It Further Resolved that the service charges be collected in one (1) installment on the 2011 real estate tax statements in the same manner as special assessments without interest charges and that the City Clerk is hereby directed to transmit certified copies of said lists of service charges to the Hennepin County Auditor.