



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

Date: April 29, 2014

To: Honorable Kevin Reich, Chair Transportation & Public Works Committee

Subject: **Public Hearing: Subject matter of an ordinance amending Title 17, Chapter 432 of the Minneapolis Code of Ordinances relating to Streets and Sidewalks to establish the 54th & Lyndale Special Service District.**

Recommendation:

Amend Title 17, Chapter 432 of the Minneapolis Code of Ordinances relating to Streets and Sidewalks to establish the 54th & Lyndale Special Service District.

Previous Directives:

April 11, 2014 Council Introduction of Chapter 432: 54th & Lyndale Special Service District for the purpose of establishing the district.
January 27, 2006 Council adoption of the South Lyndale Corridor Master Plan.

Department Information:

Prepared by: Andrew Carlson, Public Works Project Manager, 612-673-2836

Approved by: _____

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

Presenter in Committee: Andrew Carlson, Public Works Project Manager

Reviews

Permanent Review Committee (PRC)

Approval: N/A

Civil Rights

Approval: N/A

Policy Review Group (PRG):

Approval: N/A

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification: Public hearing notices were mailed to property owners subject to the proposed service charges within the district.
- City Goals:

1. A hub of economic activity and innovation: Businesses – big and small – start, move, stay and grow here.
 2. Great places: Natural and built spaces work together and our environment is protected
- Comprehensive Plan: consistent

Supporting Information

Background

In 2006, the four neighborhood organizations surrounding Lyndale Avenue, south of Minnehaha Creek, gathered together businesses and residents to develop a master plan for the corridor. Among the recommendations in the plan for Lyndale Avenue was the idea of unifying the look and feel of the business district in part through the use of street furniture and other improvements. A related idea was to create a special service district to maintain those improvements in accordance with the city's Sidewalk Streetscape Maintenance Policy, established in 1988, which requires that the responsibility for the maintenance of any streetscape improvements be resolved prior to any streetscape projects.

As part of the recent reconstruction of Lyndale Avenue, a steering committee of local business and property owners began working with representatives from the city council member offices, staff from the department of Public Works, as well as representatives of the area neighborhood organizations to explore various options for the streetscape improvements envisioned in the corridor master plan.

With a focus on keeping ongoing maintenance costs to a minimum, the steering committee has proposed a limited set of streetscape improvements for Lyndale Avenue between Minnehaha Creek and West 56th Street along with an initial work plan and budget focused on the core maintenance needs of the proposed streetscape improvements. The proposed operating plan and budget will be brought forward for city council review and approval in the fall as part of the annual budget approval process for special service districts.

Establishment Procedures and Notices

An ordinance to establish the 54th & Lyndale Special Service District was introduced at City Council on April 11th for its first reading and referred to the Transportation and Public Works Committee. Notices of the public hearing were published in the official newspaper of the city on April 11th and April 25th. A notice of public hearing was also mailed on April 18th to all property owners proposed to be subject to the district's service charges. Pursuant to Minnesota Statute 428A.08, additional procedures are required following adoption of the ordinance.

District Boundaries

The district generally extends approximately one block to the west and one block to the east of Lyndale Avenue South between West Minnehaha Parkway and West 56th Street. The proposed district map and detailed boundary description are included as an attachment.

Provision of Services

The steering committee recommended that the district be operated as a city-managed special service district. In a city-managed district, city staff manage all aspects of the procurement process using the city's standard procedures for retaining services. In addition, the city retains direct responsibility for the oversight and the implementation of services in the district.

District Governance

To guide city-managed service districts, the city appoints an advisory board, typically with five to nine members, composed of representatives of property owners being assessed

within the district using the city's standard open appointment process. A separate request for council action will be brought forward at a future date to appoint the initial five-member advisory board members for the district.

District Services

As proposed, MCO Chapter 432 outlines the general categories of services that may be performed within the district. Each fall, the city council will review and adopt the district's proposed operating plan for the following calendar year which will describe with particularity the proposed services and estimated service costs.

Required Petition of Property Owners

The City Attorney's Office has certified that a petition of property owners complying with the requirements of Minnesota Statute 428A.08 has been met.

Recommendation

That the City Council adopts MCO Chapter 432 relating to the establishment of the 54th & Lyndale Special Service District.

Attachments:

Proposed MCO Chapter 432, 54th & Lyndale Special Service District
Map of Proposed District
Petition Certification Letter

CC: CM Quincy, Ward 11
CM Palmisano, Ward 13