



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

**Date:** April 22, 2008

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

**Refer To:** Honorable Paul Ostrow, Chair Ways and Means Committee

**Subject:** **Chicago Ave. (25<sup>th</sup> St E to 26<sup>th</sup> St E) Reconstruction Project No 6382: Public Hearing**

### **Recommendations:**

- 1a. Passage of a Resolution ordering the City Engineer to proceed with and do the work and adopting special assessments in the amount of \$205,178.04 for the Chicago Ave. Street Reconstruction Project.
- 1b. Passage of a Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds in the amount of \$205,175 for the Chicago Ave. Street Reconstruction Project with the bonds to be paid for from special assessments.
2. Authorize Public Works to negotiate with private property owners to acquire additional right-of-way, if necessary and execute easement documents.
3. Passage of a Resolution ordering the City Engineer to install parking restrictions on Chicago Ave. between 25<sup>th</sup> St E and 26<sup>th</sup> St E per the City Council approved layout to meet State Aid Rule 8820.

These Resolutions may be authorized for summary publication.

### **Previous Directives:**

- April 4, 2008, Council adopted Resolution 2008R-127 amending the 2008 Capital Improvement Appropriation Resolution to include funds for the reconstruction of Chicago Ave. (25<sup>th</sup> St E to 26<sup>th</sup> St E);
- April 4, 2008, Council adopted Resolution 2008R-128 requesting the Board of Estimate & Taxation for reallocation of Net Debt Bonds;
- April 4, 2008, Council adopted Resolution 2008R-129 designating the Chicago Ave. street improvement project.

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

Presenters: Ole Mersinger, 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 (Check those that apply)

- No financial impact - or - Action is within current department budget (If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Business Plan:  Action is within the plan.  Action requires a change to plan.
- Other financial impact: Special Assessments against benefited properties
- Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

### Community Impact

Neighborhood Notification: Pre-public hearing meeting to be held April 15, 2008

Neighborhood Meetings:

City Goals: Maintain the physical infrastructure to ensure a healthy, vital and safe city

Comprehensive Plan: Not Applicable

Zoning Code: Not Applicable

### Background/Supporting Information:

Children's Hospitals and Clinics of Minnesota (Children's Hospital) currently owns and operates a hospital facility on the eastern portion of the 2500 block of Chicago Ave. S. Children's Hospital is currently preparing to begin an expansion of their facility to the westerly portion of the 2500 block of Chicago Ave. S. As part of this expansion, certain utilities in the City right-of-way will be upgraded and the street grade of Chicago Ave. S will be modified to accommodate a new tunnel under Chicago Ave. S, a new skyway over Chicago Ave. S, and to accommodate the grade of new drop-off drives on both sides of Chicago Ave. S.

On April 4, 2008, the City Council designated the location, streets and improvements proposed to be made in the Chicago Ave. S area. The Chicago Ave. S Reconstruction Project will be from 25<sup>th</sup> to 26<sup>th</sup> Sts E. Chicago Ave. S at this location is Minnesota State Aid Route No. 165.

### Project/Scope

The reconstruction of Chicago Ave. S (8<sup>th</sup> St – 28<sup>th</sup> St) is currently in the City's 5 year Capital Improvement Program (CIP) and is proposed to be completed in 2009 and 2010. It was determined that reconstruction of the 2500 block of Chicago Ave. S would be able to occur concurrently with most of the work Children's Hospital has planned. Reconstruction of the 2500 block of Chicago Ave. S includes the reconstruction of the intersections of 25<sup>th</sup> St and 26<sup>th</sup> St and the replacement of the traffic signal at 26<sup>th</sup> St. The signal at 25<sup>th</sup> and Chicago will be removed as part of this project, although provisions will be made to allow reinstallation at a later date.

## Schedule and Funding

The construction of this project is scheduled for 2008. The street reconstruction plan includes pavement, curb and gutter, storm water catch basins and associated piping, traffic signal, signing, striping and related items and work. The project will be constructed by City workforces.

The cost estimate for this project is \$1,452,000, of which approximately \$1,145,000 will be reimbursed by Minnesota State Aid funds, and the remaining budget is funded by approximately \$102,000 Net Debt Bonds and approximately \$205,000 Assessment Bonds.

The proposed street reconstruction special assessments were determined by applying the 2008 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. This one-block project on Chicago Ave. is comprised of all non-residential parcels. The 2008 Uniform Assessment Rates for reconstruction improvements are as follows:

\$1.67/sq ft – (Other) - Non-Residential

\$0.51/sq ft – (Other) – Residential

The proposed total assessment amount for the Chicago Ave. Reconstruction Project is \$205,178.04. Assessments of more than \$150 are to be collected in 20 annual principal installments on the real estate tax statements beginning in 2009 with interest charged on the assessments at the rate the City pays in interest for selling assessment bonds. Assessments of \$150 or less are to be collected in their entirety on the 2009 real estate tax statements with interest charged at the rate 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.

## State Aid Required Parking Restrictions

The 2500 block of the Chicago Ave. Street Reconstruction Project and the Children's Hospital Redevelopment Project includes new pavement, curb and gutter, roadway narrowing, parking lanes, tunnel and a mid-block crosswalk. The completed roadway will include a travel lane of varying width (minimum 11 feet) in both the northbound and southbound directions. In addition, a 10 foot parking lane will be provided on both sides of Chicago Ave., just south of 25<sup>th</sup> St E. To meet Municipal State Aid requirements, prohibiting curbside parking on Chicago Ave. at the mid-block crosswalk and south to 26<sup>th</sup> St E are necessary. Accordingly, we recommend the following:

### 1. No Parking Anytime

(a) Westerly side of Chicago Ave. beginning 235 feet south of the south curb line of 25<sup>th</sup> St E, and thence extending south to the north curb line of 26<sup>th</sup> St E.

(b) Easterly side of Chicago Ave. beginning at the north curb line of 26<sup>th</sup> St E and extending north for 375 feet.

Attachment 1 – Map

Cc: Jack Qvale, Secretary, Board of Estimate and Taxation  
CM Gary Schiff – Ward 9  
CM Lisa Goodman – Ward 7

**T&PW** – Your Committee recommends passage and summary publication of the accompanying Resolutions ordering the work to proceed and adopting the special assessments and ordering the installation of parking restrictions to meet State Aid Rule 8820, for the Chicago Ave. Street Reconstruction Project Special Improvement of Existing Street No. 6382.

**CHICAGO AVENUE STREET RECONSTRUCTION PROJECT  
SPECIAL IMPROVEMENT OF EXISTING STREET NO 6382**

**Ordering the work to proceed and adopting the special assessments for the Chicago Av  
(25<sup>th</sup> St E to 26<sup>th</sup> St E) Project.**

Whereas, a public hearing was held on April 22, 2008 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 2008R-129, passed April 4, 2008, 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 here by ordered to proceed and do the work as designated in said Resolution 2008R-129, passed April 4, 2008.

Be It Further Resolved that the proposed special assessments in the total amount of \$205,178.04 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 assessment bonds are sold for with collection of the special assessments to begin on the 2009 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 interest be charged at the same rate as the assessment bonds are sold for with collection of the special assessments on the 2009 real estate tax statements.

**Colvin Roy**

**Ordering the City Engineer to establish No Parking Restrictions on the east and west sides of Chicago Av between the limits of 25<sup>th</sup> St E and 26<sup>th</sup> St E.**

Whereas, the City of Minneapolis wishes to reconstruction Chicago Av S between the limits of 25<sup>th</sup> St E and 26<sup>th</sup> St E; and

Whereas, Minnesota Department of Transportation (MnDOT) State Aid Rule 8820 requires parking provisions to meet the existing average daily traffic and peak hour traffic volumes and a minimum number of drive lanes, lane widths and parking widths; and

Whereas, to meet State Aid Rule 8820, the City recommends establishing No Parking Anytime at the following locations:

- Westerly side of Chicago Av beginning 235 feet south of the south curb line of 25<sup>th</sup> St E, and thence extending south to the north curb line of 26<sup>th</sup> St E.
- Easterly side of Chicago Av beginning at the north curb line of 26<sup>th</sup> St E and extending north for 375 feet.

Whereas, State Aid rules require a certified resolution documenting the required action;

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That the City Engineer is hereby ordered to install the parking restrictions and to submit this resolution to the Commissioner of Transportation to meet State Aid Rule 8820.

**T&PW and W&M/Budget** – Your Committee recommends passage and summary publication of the accompanying Resolution requesting the Board of Estimate and Taxation to issue and sell assessment bonds for the Chicago Av Street Reconstruction Project Special Improvement of Existing Street No. 6382.

**Colvin Roy and Ostrow**

**Requesting the Board of Estimate and Taxation to issue and sell City of Minneapolis bonds in the amount of \$205,175 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 Chicago Av (25<sup>th</sup> St E to 26th St E) Street Reconstruction Project, Special Improvement of Existing Street No. 6382, to be assessed against benefited 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.