

Council Study Session
City Hall Council Chambers
April 22, 2019

AGENDA



The City Council requests that attendees turn off cell phones and pagers during the meeting. A copy of the full City Council packet is available to the public. The packet ring binder is located at the entrance of the council chambers.

- 1. City Council Discussion of Agenda Items and Questions - 6 p.m.**
- 2. Miscellaneous**
- 3. Discussion of Work Session Agenda Item as Time Permits**
- 4. Adjourn**

**CITY COUNCIL
MEETING**

City Hall Council Chambers
April 22, 2019

AGENDA



1. Informal Open Forum with City Council - 6:45 p.m.

Provides an opportunity for the public to address the Council on items which are not on the agenda. Open Forum will be limited to 15 minutes, it is not televised, and it may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Council Members will not enter into a dialogue with presenter. Questions from the Council will be for clarification only. Open Forum will not be used as a time for problem solving or reacting to the comments made but, rather, for hearing the presenter for informational purposes only.

2. Invocation - 7 p.m.

3. Call to Order Regular Business Meeting

The City Council requests that attendees turn off cell phones and pagers during the meeting. A copy of the full City Council packet is available to the public. The packet ring binder is located at the entrance of the council chambers.

4. Roll Call

5. Pledge of Allegiance

6. Approval of Agenda and Consent Agenda

The following items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the consent agenda and considered at the end of Council Consideration Items.

a. Approval of Minutes

- *Motion to approve the following minutes:*

- *April 8, 2019 Study Session*
- *April 8, 2019 Regular Session*
- *April 8, 2019 Work Session*

b. Approval of Licenses

- *Motion to approve licenses as presented*

c. Resolution Designating 2019 Planting List of Allowable Boulevard Tree Species

- *Motion to approve a resolution designating the 2019 planting list of allowable boulevard tree species*

d. Resolution Recognizing Designation of Brooklyn Center as a Tree City USA for the Twenty-Seventh Consecutive Year

- *Motion to approve a resolution recognizing Brooklyn Center as a Tree City USA*

e. Resolution Approving Plans and Specifications and Authorizing Advertisement

for Bids, Improvement Project Nos. 2018-08 and 2019-05, Bellvue and Southeast Area Mill and Overlay Improvements

- Motion to approve a resolution approving plans and specifications and authorizing advertisement for bids, Improvement Project Nos. 2018-08 and 2019-05, Bellvue and Southeast Area Mill and Overlay Improvements

- f. Resolution Rejecting Bid for Improvement Project Nos. 2019-01, 02, 03 and 04, Interstate Area Street, Storm Drainage and Utility Improvements

- Motion to approve a resolution rejecting bid for Improvement Project Nos. 2019-01, 02, 03 and 04, Interstate Area Street, Storm Drainage and Utility Improvements

7. Presentations/Proclamations/Recognitions/Donations

- a. Recognition of Police Week and Peace Officer's Memorial Day

- Motion to approve a resolution recognizing Police Week and May 15, 2019 as Peace Officer's Memorial Day

- b. Police Explorer Presentation

- Motion to accept the Police Explorer Presentation

- c. Proclamation Declaring April 26, 2019, to be Arbor Day and May 2019 to be Arbor Month in Brooklyn Center

- Motion to accept a proclamation declaring April 26, 2019, Arbor Day and May 2019 Arbor Month in Brooklyn Center

- d. Proclamation Declaring April 21-28, 2019, to be Community Cleanup Week

- Motion to accept a proclamation declaring April 21-28, 2019, as Community Cleanup Week

- e. Proclamation Declaring April 22, 2019, to be Earth Day in Brooklyn Center

- Motion to accept a proclamation declaring April 22, 2019, as Earth Day in Brooklyn Center

8. Public Hearings

9. Planning Commission Items

- a. Resolution Approving a Preliminary and Final Plat for Brookdale Covenant Addition

- Motion to approve a resolution for a preliminary and final plat for BROOKDALE COVENANT ADDITION, located in the vicinity of 5139 Brooklyn Boulevard, based on the submitted plans, findings of fact, and subject to the conditions as noted in the resolution

10. Council Consideration Items

- a. Resolution Amending Levy No. 20163 and Certifying Amended Special Assessments for Improvement Project Nos. 2018-08 and 2019-05, Bellvue and Southeast Area Mill and Overlay Improvements to Hennepin County Tax Rolls

- Motion to approve a resolution certifying special assessments for the project to the Hennepin County Tax Rolls for the properties located at 5328

Irving Avenue and 5501 Irving Avenue

11. Council Report

12. Adjournment

COUNCIL ITEM MEMORANDUM

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

FROM: Barb Suciu, City Clerk

SUBJECT: Approval of Minutes

Requested Council Action:

- *Motion to approve the following minutes:*

- *April 8, 2019 Study Session*
- *April 8, 2019 Regular Session*
- *April 8, 2019 Work Session*

Background:

Budget Issues:

N/A

Strategic Priorities and Values:

Operational Excellence

ATTACHMENTS:

Description	Upload Date	Type
4-8 Study Session	4/17/2019	Backup Material
4-8 Regular Session	4/17/2019	Backup Material
4-8 Work Session	4/17/2019	Backup Material

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER IN THE COUNTY
OF HENNEPIN AND THE STATE OF MINNESOTA

STUDY SESSION
APRIL 8, 2019
CITY HALL – COUNCIL CHAMBERS

CALL TO ORDER

The Brooklyn Center City Council met in Study Session called to order by Mayor Mike Elliott at 6:15 p.m.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, and Dan Ryan. Councilmember Kris Lawrence-Anderson was absent and excused. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Community Development Director Meg Beekman City Attorney Troy Gilchrist, and Mary Mullen, TimeSaver Off Site Secretarial, Inc.

CITY COUNCIL DISCUSSION OF AGENDA ITEMS AND QUESTIONS

Councilmember Ryan requested the following correction to the March 25, 2019 Study Session minutes:

-Page 2, 1st paragraph, 2nd sentence, replace “rehousing” with “housing”

MISCELLANEOUS

Vacant Storefront Space

Councilmember Butler reviewed an initiative sponsored by the Minneapolis Downtown Council to make vacant retail space in Gaviidae Common available for use by small businesses and vendors on a temporary basis. She added this might be something the City of Brooklyn Center could consider for vacant storefront space. Mr. Boganey agreed to have City Staff look into this and bring recommendations back to the City Council.

Opportunity Site Design Workshop

Councilmember Butler expressed her disappointment regarding the recent Opportunity Site design workshop, organized by Local Initiatives Support Corporation (LISC) and Alatus, LLC. She added there was a good turn-out, but it was not representative of Brooklyn Center’s diverse population. She noted it might be good to consider holding the workshops at a location other than the Brookdale Library where residents would feel more comfortable. She requested that efforts be made to increase the amount of diversity at these events.

Mr. Boganey stated City Staff agrees that the diversity of participants was not what they wanted to see either. He added strategies are being discussed for an overall engagement strategy to encourage more diverse participation at the remaining two workshops, including providing incentives. He noted LISC facilitates the workshops and works with City Staff on engagement which includes plans for listening sessions to be held at other locations, to be hosted by CAPI community engagement.

Mr. Boganey stated the four workshops are part of a broader engagement process, and City Staff has expectations that other parts of this process will be effective. He added, however, City Staff will work with LISC to ensure that there is an assertive outreach to expand participation levels at the remaining two workshops.

Councilmember Ryan stated it was his understanding that LISC was engaged by Alatus to facilitate the design workshops, and he agreed he would have liked to see the community better represented. He added the use of a community engagement process is a new approach to an emerging redevelopment project, one that he has not seen used before. He noted there are a number of factors that would affect participation, including work schedules and other commitments. He expressed the importance of continuing to use all available avenues to approach and engage Brooklyn Center's diverse communities. He commended City Staff for doing a great job handling a new and difficult process.

Councilmember Butler stated she respects Councilmember Ryan's opinion and understands that this is a new process, and City Staff does a great job. She added the City is paying for this process. She noted Brooklyn Center is a majority minority City, and 90% of the workshop attendees were not minority. She expressed the importance of doing a better job of engaging the whole community, especially since the City is paying for community engagement support.

Mayor Elliott echoed Councilmember Butler's remarks. He added, considering the population of Brooklyn Center, the engagement process so far has been an utter failure. He added the workshop sessions are progressive and build on each other, and it is necessary to have representation that is reflective of the community. He noted this is an important development opportunity for the City which will be there for many years, and it is imperative to do a better job of community engagement.

Mayor Elliott stated he participated in community meetings regarding the development before he was on the City Council, and that made an impression on him as a citizen. He added he felt that the community engagement process was one aspect of the development proposal that the City Council supported. He noted he feels very strongly that the involvement of the community is not "nice to have"; it is a "must have".

Mayor Elliott stated he comes from a youth engagement and organizing background in Brooklyn Center, and he knows firsthand that it is possible to engage the full breadth of the community, reaching lots of people from many diverse backgrounds. He added this is a very exciting

process, and everyone should be involved. He requested that the City Council receive feedback on the process itself from participants, to ensure that the development is something unique that reflects the entire community. He noted that information about the community engagement process needs to reach everyone in Brooklyn Center.

Mr. Boganey stated City Staff hears and agrees with the concerns of the City Council. He added every effort will be made to increase community awareness and engagement.

Councilmember Ryan stated this is the first part of the process, and he believes there will be more diverse participation as it continues. He added the first 32 acres of the development site will hold a broad range of possibilities that encompass everything that was discussed at the workshop. He noted the key will be to have the highest-use, best-value development, planned with appropriate finances, that serves the interests of all residents of Brooklyn Center.

Mr. Boganey stated City Staff will work to broaden participation at the two remaining workshops. He added the workshop might not be a format that works for some residents, and other outreach efforts will be considered and implemented to ensure maximum participation. He thanked the City Council for acknowledging that elected officials play an important role. He asked that the City Council continue to encourage participation and involvement, as individuals that have deep connections in the community.

Board of Appeal and Equalization

Councilmember Ryan stated the City Council's April 15, 2019 meeting will include a Board of Appeal and Equalization. He added he is currently the only City Councilmember who has had related training, and he hopes another member or members can get the training as well. He noted it will be helpful to have more than one Councilmember who knows the process.

Councilmember Butler asked when certification training sessions will be held. Mr. Boganey stated training dates have not been set, but he agreed to provide that information to the City Council when it is available.

Mr. Boganey stated Kris Lawrence-Anderson is unable to attend tonight's meeting.

Economic Development Authority (EDA) and City Owned Properties

Mr. Boganey stated City Councilmembers received a copy of Economic Development Authority (EDA) and City owned properties, as requested by Mayor Elliott.

Conference Attendance

Mayor Elliott stated he is interested in attending the Annual African American Mayors Conference in Houston, Texas. He added they have offered to waive the \$600 registration fee. He noted this would be his third trip and would therefore require City Council approval. He requested feedback from the City Council and noted that he is fine either way.

Councilmember Graves stated the City Council is allocated two travel allowances during their four-year term.

Mayor Elliott requested clarification regarding this allocation.

Mr. Boganey stated, as part of the budget process, City Councilmembers are allowed out-of-state travel once in the current calendar year or twice during their term. He added the Mayor is allowed out-of-state travel once per calendar year during his or her term. He noted travel can be approved by majority vote of the City Council.

Councilmember Graves requested clarification regarding the travel budget. Mr. Boganey stated the current balance in the City Council travel budget is \$2,620.

Councilmember Graves stated she is hoping to attend the Young Elected Officials conference in Miami in July 2019.

Councilmember Ryan stated he would like to attend the League of Minnesota Cities conference in Duluth in June 2019.

Councilmember Ryan stated he would feel more comfortable making a decision on Mayor Elliott's request if all five Councilmembers were present. He added, however, it is not absolutely necessary.

Mr. Boganey stated Councilmember Lawrence-Anderson is registered for the League of Minnesota Cities conference in Duluth.

Mayor Elliott stated he would like to ensure that there is funding in the budget for the other Councilmembers to attend conferences and agreed to pass on the conference in Texas.

ADJOURN STUDY SESSION TO INFORMAL OPEN FORUM WITH CITY COUNCIL

Mayor Elliot adjourned the Study Session to Informal Open Forum with the City Council at 6:45 p.m.

RECONVENE STUDY SESSION

The City Council reconvened the Study Session at 6:46 p.m.

PARKING CITATION STUDY

Community Development Director Meg Beekman reviewed a citation study conducted by the Police Department in August and September 2018. She added 28 overnights occurred during this time frame, and a second Community Service Officer was scheduled for 15 of those nights. She noted the purpose of the study was to create a baseline of the actual number of violations and

to identify hot spots, to determine whether the current complaint-based overnight parking restrictions policy is effective.

Ms. Beekman stated there were 513 citations during the 28-day period of the citation study, with an average of 34 citations per night when averaged equally. She added hot spots have been identified around multi-family apartment complexes, including Gateway Commons, Unity Place, Victoria Townhomes, and Brookdale Towers. She noted primary roadways run through most of these complexes, and other apartment complexes do not appear to be hot spots.

Ms. Beekman stated there is currently no requirement for provision of off-street parking, and City Code does not define what constitutes as an “approved hard surface” for parking. She added these sections should be amended so they are clearer.

Councilmember Butler stated she spoke with a resident at a neighborhood meeting at Twin Lake Beach Park last year, who commented that he could never find parking on his street. She added there are areas in the City where there is no street parking at all. She asked whether those areas were also included in the study. She noted parking restrictions were set in the 1970s and neighborhoods have changed since then.

Councilmember Butler stated she can understand why neighborhoods with single family homes would not want overnight parking. She added she is concerned about the lack of apartment complex parking, particularly Victoria Townhomes, where each unit is allowed 1 parking stall.

Councilmember Ryan agreed with Councilmember Butler that overnight parking would not be welcome in single-family residential neighborhoods, and many residents have expressed that sentiment. He added streets in these neighborhoods are narrower, so on-street parking has an impact on two-way traffic.

ADJOURNMENT

Councilmember Ryan moved and Councilmember Butler seconded to close the Study Session at 7:00 p.m.

Motion passed unanimously.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF BROOKLYN CENTER IN THE COUNTY
OF HENNEPIN AND THE STATE OF MINNESOTA

REGULAR SESSION
APRIL 8, 2019
CITY HALL – COUNCIL CHAMBERS

1. INFORMAL OPEN FORUM WITH CITY COUNCIL

CALL TO ORDER INFORMAL OPEN FORUM

The Brooklyn Center City Council met in Informal Open Forum called to order by Mayor Mike Elliott at 6:45 p.m.

ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, and Dan Ryan. Councilmember Kris Lawrence-Anderson was absent and excused. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Director of Fiscal & Support Services Nate Reinhardt, City Engineer Mike Albers, Community Development Director Meg Beekman, Planner and Zoning Administrator Ginny McIntosh, Police Chief Tim Gannon, City Attorney Troy Gilchrist, and Mary Mullen, TimeSaver Off Site Secretarial, Inc.

Mayor Mike Elliott opened the meeting for the purpose of Informal Open Forum.

No one wished to address the City Council.

Councilmember Graves moved and Councilmember Butler seconded to close the Informal Open Forum at 6:46 p.m.

Motion passed unanimously.

2. INVOCATION

Mayor Elliott read a quote from Nelson Mandela for the Invocation:

“Whether you change the linen or stitch up wounds, cook the food or dispense the medicines, it is in your hands to help build a public service worthy of all those who gave their lives for the dream of democracy.”

3. CALL TO ORDER REGULAR BUSINESS MEETING

The Brooklyn Center City Council met in Regular Session called to order by Mayor Mike Elliott at 7:00 p.m.

4. ROLL CALL

Mayor Mike Elliott and Councilmembers Marquita Butler, April Graves, and Dan Ryan. Councilmember Kris Lawrence-Anderson was absent and excused. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Director of Fiscal & Support Services Nate Reinhardt, City Engineer Mike Albers, Community Development Director Meg Beekman, Planner and Zoning Administrator Ginny McIntosh, Police Chief Tim Gannon, City Attorney Troy Gilchrist, and Mary Mullen, TimeSaver Off Site Secretarial, Inc.

5. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

6. APPROVAL OF AGENDA AND CONSENT AGENDA

Councilmember Ryan moved and Councilmember Butler seconded to approve the Agenda and Consent Agenda, as amended, with amendments to the Study Session minutes of March 25, 2019, and the following consent items were approved:

6a. APPROVAL OF MINUTES

1. March 11, 2019 – Special Session
2. March 25, 2019 – Study Session
3. March 25, 2019 – Regular Session
4. March 25, 2019 – Work Session

6b. LICENSES

MECHANICAL

A Airgate Htg. & Air Inc.

PO Box 1649
Maple Grove, MN 55311
141 South Street
Foreston, MN 56330

Clear Comfort Heating

TEMPORARY LIQUOR LICENSE

The Church of St. Alphonsus

7025 Halifax Avenue N
Brooklyn Center, MN 55429

TRANSIENT ACCOMMODATIONS LICENSE

Super 8 Motel

6445 James Circle N
Brooklyn Center, MN 55430

Seth Oliver-Brooklyn Hotel Partners

6300 Earle Brown Drive
Brooklyn Center, MN 55430

Motel 6/G6 Hospitality

2741 Freeway Boulevard
Brooklyn Center, MN 55430

Quality Inn/American Hotels LLC

1600 James Circle N
Brooklyn Center, MN 55430

Country Inn & Suites

2550 Freeway Boulevard
Brooklyn Center, MN 55430
6415 James Circle N
Brooklyn Center, MN 55430

Norwood Inn & Suites/Perin LLC

RENTAL

INITIAL (TYPE IV – one-year license)

6430 June Avenue N

Cecelia Weah

INITIAL (TYPE I – three-year license)

5401 63rd Avenue N

Gilbert Donovan/N&G Financial

6642 Camden Drive

Joby K. John

5913 Halifax Avenue N

Douglas Wahl/Cel Monton LLC

RENEWAL (TYPE IV – one-year license)

5325 70th Circle

Douglas Wahl/Cel Monton LLC

5332 Lilac Drive N

Mark Lundberg

5313 Northport Drive

IH2 Property Illinois

RENEWAL (TYPE II – two-year license)

3305 53rd Avenue N

Lake Pointe Apartments LLC

Lake Pointe Apartments

Wendi Agness

515 62nd Avenue N

Nancy Yang/Kayo Investments LLC

1619 73rd Avenue N

Morris Matthews

5200 Drew Avenue N

Toan Truong

5755 Humboldt Avenue N

RENEWAL (TYPE I – three-year license)

4809-11 Twin Lake Avenue

Curtis Erickson

Lake Shore Apartments

Jackie Smith

5320 Humboldt Avenue N

Jonathan & Erin Green

807 Woodbine Lane

**6c. RESOLUTION NO. 2019-058 APPROVING COOPERATIVE
LANDSCAPING AGREEMENT, AGREEMENT NO. 1033628, MNDOT
COMMUNITY ROADSIDE LANDSCAPE PARTNERSHIP PROGRAM**

**6d. RESOLUTION NO. 2019-059 APPROVING EQUIPMENT LOAN
AGREEMENT**

**6e. RESOLUTION NO. 2019-060 ADOPTING AMENDMENTS TO THE
BROOKLYN CENTER CITY COUNCIL CODE OF POLICIES SECTION
2.21 FINANCIAL MANAGEMENT POLICIES – DEBT POLICIES**

6f. RESOLUTION NO. 2019-061 ADOPTING POST ISSUANCE COMPLIANCE POLICY FOR TAX EXEMPT GOVERNMENTAL BONDS

Motion passed unanimously.

7. PRESENTATIONS/PROCLAMATIONS/RECOGNITIONS/DONATIONS

-None.

8. PUBLIC HEARINGS

8a. BELLVUE AND SOUTHEAST AREA MILL AND OVERLAY IMPROVEMENTS

City Engineer Mike Albers reviewed the proposed Bellvue and Southeast Area Mill and Overlay improvements project. He added two public hearings are scheduled for this meeting to order improvements and accept public comments, and to certify special assessments. He noted public comments already received by City staff have been provided for the City Council's review, including a written objection from a resident at 5328 Irving Avenue.

Mr. Albers stated the proposed project is a continuation of the Capital Improvement Program initiated in the 1990s. He added the City systematically reviews infrastructure and identifies recommended improvements. He noted no improvements are proposed for streetlighting, and no new sidewalks are proposed.

Mr. Albers stated a mill and overlay of existing pavement is proposed, with construction anticipated during summer 2019. He added restricted access to residential properties will be coordinated with residents, and occasional water shut downs are anticipated. He noted costs and funding will be updated and revised in the final design and bidding of the project.

Mr. Albers stated the City's special assessment rates policy was established in 2018. He reviewed the assessment process, including assessment rates, interest rates and payment options. He added any deferment questions can be directed to the City's Engineering Department.

Mr. Albers stated, if approved, bids would be proposed in May or June, with summer construction and project completion in October 2019. The public hearings will be held after which a 4/5 City Council vote is required.

Councilmember Ryan asked why Humboldt Avenue is not included in the project, since it is not in good shape. Mr. Albers stated that is a County road and improvements are being considered for Humboldt Avenue in 2021.

Councilmember Ryan moved and Councilmember Graves seconded to open the Public Hearing at 7:21 p.m.

Motion passed unanimously.

Kim Felton, 5333 Colfax Avenue North, asked when the total amount of the assessment will be available, so he can determine whether he wants to pay it all at once if possible. Mr. Albers stated the total assessment amount is \$1,529.

Carol Hallman, 5501 Irving Avenue North, stated her home is the oldest house in Brooklyn Center, built in 1856, and she has lived there for 28 years. She added she was shocked to find out that she is being assessed twice for her property. She noted she received notification that her lot is sub-dividable, although her property title is for one parcel, and she has one home and one driveway on the property.

Ms. Hallman stated she contacted the Engineering Department and was told that it was a matter of three inches.

Mr. Albers stated City property records do not take into account any existing features on a residential lot. He added this property is a corner lot comprised of two legal sub-dividable lots, with 78.6 feet of frontage on 55th Avenue and 9,823 total square feet.

Councilmember Graves asked what the assessment for a similar property in the R3 multi-family district. She asked whether single family residential property owners end up paying more than what would be assessed for a multi-family property because the property is sub-dividable. Mr. Albers stated it would depend upon the number of units on the property and is based on front footage assessment. He agreed to review November 2018 approvals and report back to the City Council.

Mayor Elliott requested clarification regarding Ms. Hallman's comment that she was informed by City Staff that her property is within 3 inches. Mr. Albers stated Ms. Hallman's property is within three feet of being sub-dividable as the corner lot is 90 feet wide and the midblock lot is 78 feet wide. He added the property would not be legally sub-dividable if the midblock property was 74 feet wide.

Councilmember Butler asked whether City Staff could confirm whether this property was assessed the same way in 1998. Mr. Albers agreed to research the property and report back.

Mayor Elliott recommended that this property be removed from the assessment roll for further review. Mr. Boganey stated that is an option although the special assessment hearing has not occurred.

Jose Morales, 411 Bellvue Lane, asked why everyone pays the same amount when corner properties have more street frontage. He added his street is in good shape and he does not understand why it needs to be repaired.

Mr. Albers stated, based on the City Council-approved special assessment policy, all R1 and R2 properties are based on a unit assessment that does not take total frontage into consideration. He added a corner lot has the same use as a midblock use. He added corner lots are given the option of being assessed for either street frontage.

Mr. Boganey stated, in the interests of fairness, a single parcel is not assessed twice based on its amount of street frontage. He added residents who own a corner lot are not penalized for the location of their property. He noted special assessment law stipulates that assessments shall not exceed the value of the improvement, so that no properties are over-assessed and all properties are assessed the same amount.

Mayor Elliott requested clarification regarding Mr. Morales' question regarding streets that are reconstructed when they are still in good shape. Mr. Albers stated it is more cost effective for the City to conduct street reconstruction projects for an entire project area rather than excluding a small area that will need to be completed in the future, at higher cost. Mr. Boganey agreed, adding the cost of the project would be substantially higher if a single street were to be addressed on its own, rather than as part of a larger project.

Amanda Weise, 5344 Fremont Avenue, asked whether a project budget is available for residents to review. She added her street is also in good condition. Mr. Boganey stated there is a budget for the project, but final costs will not be available until final bids are received. He added the City Engineer can provide that information. Mr. Albers confirmed the preliminary budget is available for review.

Mayor Elliott asked how much it would cost an individual homeowner if a particular street were to be taken out of the project and completed separately. Mr. Albers stated he does not have specific information on that option. He added overall project costs would increase as the entire process would need to be completed twice.

Mr. Boganey stated all assessed property owners were notified, and neighborhood meetings were held. He added it is not possible to know whether other property owners along a specific street would support the delay and additional cost of removing their street from the project.

Councilmember Ryan stressed the importance of making street projects as cost effective as possible in the interests of efficiency and preserving the City's infrastructure.

Councilmember Graves requested clarification regarding how benefit is decided or calculated. She referred to Mr. Boganey's statement that an assessment amount must not exceed the benefit. Mr. Boganey stated the cost of an assessment should not exceed the improved market value of the property.

Councilmember Graves asked about the process, how the preliminary budget is decided and whether assessments determine projected costs. Mr. Albers stated City Staff provides a recommended project budget as part of the CIP process. He added special assessment amounts were established in the 1990s and have increased annually based on construction costs.

Mr. Boganey stated the same policy has been followed for the last 20 plus years, and the City is nearing the end of the assessment cycle. He added it will be reasonable for the City Council to review the assessment process and consider changes or adjustments at the end of the cycle.

Councilmember Ryan stated 18% of the total project cost is paid for by special assessments. He added some communities use special assessments to cover the total project cost. He noted the construction price index has risen at a higher percentage than nominal rates of inflation.

City Attorney Troy Gilchrist stated individual assessment amounts should be considered at the next public hearing. He added comments regarding assessment amounts will be addressed in the second public hearing.

Ms. Hallman stated she lives in the oldest house in Brooklyn Center. She added the concept that her property is sub-dividable would mean that it would be torn down. She noted she does not think a property should be considered sub-dividable when it has a historic home on it.

Councilmember Ryan stated the assessment policy has remained consistent during 26 years of street reconstruction projects.

Councilmember Graves moved and Councilmember Ryan seconded to close the Public Hearing at 8:00 p.m.

Motion passed unanimously.

Councilmember Ryan moved and Councilmember Graves seconded to adopt RESOLUTION NO. 2019-062 Ordering Improvements and Authorizing Preparation of Plans and Specifications for Improvement Project Nos. 2018-08 and 2019-05, Bellvue and Southeast Area Mill and Overlay Improvements.

Mr. Boganey requested a friendly amendment to the motion that questions and comments related to special assessments that were presented at the first public hearing will be carried over to the second public hearing. Councilmembers Ryan and Graves agreed to the friendly amendment.

Motion passed unanimously.

Councilmember Graves moved and Councilmember Butler seconded to open the Public Hearing at 8:02 p.m.

Motion passed unanimously.

Mr. Gilchrist stated the first public hearing was a statutory requirement related to the scope of the project, after which the City Council passed a motion to move forward with the project as proposed. He added the second public hearing is an assessment hearing, and comments from the previous hearing were brought forward to this hearing.

Councilmember Ryan moved and Councilmember Butler seconded to close the Public Hearing at 8:05 p.m.

Motion passed unanimously.

Councilmember Butler moved and Councilmember Graves seconded to adopt RESOLUTION NO. 2019-063 Certifying Special Assessments for Improvement Project Nos. 2018-08 and 2019-05, Bellvue and Southeast Area Mill and Overlay Improvements to the Hennepin County Tax Rolls, with the removal of 5501 Irving Avenue N from the assessment rolls pending further review by City Staff.

Motion passed unanimously.

9. PLANNING COMMISSION ITEMS

-None.

10. COUNCIL CONSIDERATION ITEMS

10a. CONTINUED SPECIAL ASSESSMENT HEARING FOR PROPOSED SPECIAL ASSESSMENTS FOR WEED REMOVAL COSTS

Ms. Beekman reviewed this item related to a special assessment for weed removal reviewed by the City Council at their March 25, 2019 meeting. She added this assessment was appealed by the resident and removed pending further review by City Staff. She noted, after further review, City Staff learned that the new owner closed on the property two weeks after the abatement occurred, and City Staff recommends that the fee of \$240 be dismissed.

Councilmember Graves moved and Councilmember Ryan seconded to approve RESOLUTION NO. 2019-064 Dismissing Special Assessments for Weed Removal Costs at 3300 Lawrence Avenue North.

Motion passed unanimously.

10b. RESOLUTION NO. 2019-065 REGARDING DECENNIAL PLAN UPDATE AND AUTHORIZING SUBMITTAL TO THE METROPOLITAN COUNCIL

Ms. Beekman stated the proposed 2040 Comprehensive Plan has been prepared by City Staff with assistance from Jennifer Haskamp, a consultant with Swanson Haskamp Consulting. She

added the Comprehensive Planning process has included a review of the City's current and future needs. She commended Ms. Haskamp for delivering a robust and thorough document that addresses all the issues identified by City Staff and the City Council, as well as residents of Brooklyn Center.

Jennifer Haskamp, Swanson Haskamp Consulting, provided a brief overview of the Comprehensive Plan process, which began in 2015 with information received from the Metropolitan Council. She added the goal of the Plan update is to review conditions within the community and use them as a baseline for goals and objectives in the 2040 Comprehensive Plan. She noted the process culminated in 2018 with plan preparation and public engagement, including an adjacent jurisdictional review period.

Ms. Haskamp stated feedback and comments received from residents have been appended to the document and included in a table that outlines how resident input was addressed and incorporated into the Plan. She added a large component of the document is the focus on redevelopment, including transit-oriented districts (TOD). She noted another area of focus is economic competitiveness.

Ms. Haskamp stated the City's diverse community, as well as its youth, provide the City of Brooklyn Center with opportunities and experiences that will influence development. She urged the City Council to continue to engage with the City's youth as development moves forward.

Ms. Haskamp requested the City Council's consideration of a resolution approving submission of the 2040 Comprehensive Plan to the Metropolitan Council for their review and approval. She added the process can take approximately 60 days once the document is deemed complete.

Ms. Haskamp thanked City Staff and the City Council. She added the City has been great to work with, and she and her associates are excited for Brooklyn Center moving forward.

Councilmember Graves thanked City Staff and Ms. Haskamp for the hard work that went into this process, and for listening to the City Council's comments and concerns regarding items they felt were important to include in the Comprehensive Plan.

Councilmember Ryan agreed, stating many residents may not understand the purpose of the Comprehensive Plan process, which is to anticipate the future demands and changes that will occur in Brooklyn Center and to plan appropriate policy.

Mayor Elliott stated the Comprehensive Plan is an important and defining document as the City moves forward. He added he hopes it will be used to good effect, especially in the context of the broader region. He noted the Comprehensive Plan must be a living document that can accommodate the City's changing trends related to diversity, population growth, and household sizes.

Mr. Boganey thanked the City Council for their direction, leadership and confidence related to this process. He also thanked City Staff for their extraordinary work and tireless efforts. He added Ms. Haskamp has been instrumental in the success of the process. He thanked her on behalf of the citizens of Brooklyn Center.

Councilmember Ryan moved and Councilmember Graves seconded to approve RESOLUTION NO. 2019-065 Regarding Decennial Plan Update and Authorizing Submittal to the Metropolitan Council.

Motion passed unanimously.

11. COUNCIL REPORT

Mayor Elliott stated he attended the Lions Waffle Breakfast with Councilmember Ryan on Saturday April 6, 2019.

Councilmember Butler thanked City Staff for their hard work on the recent City-wide junk clean-up. She added her block was cleaned that same day.

Mayor Elliott stated Clean-up Day is a service that is in high demand from the City's residents.

Councilmember Ryan stated the Board of Equalization and Appeal will meet Monday April 15, 2019, at 7:00 p.m. in Council Chambers. He added this process gives residents the opportunity to appeal their 2020 property tax assessment.

Councilmember Ryan stated the 29th Annual Police Citizen Award Ceremony will be held on April 16, 2019. He added this is a very inspirational event, at which citizens are honored who have gone above and beyond when helping their fellow citizens in need.

12. ADJOURNMENT

Councilmember Ryan moved and Councilmember Graves seconded adjournment of the City Council meeting at 8:31 p.m.

Motion passed unanimously.

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL/ECONOMIC
DEVELOPMENT AUTHORITY OF THE CITY OF BROOKLYN CENTER
IN THE COUNTY OF HENNEPIN AND
THE STATE OF MINNESOTA

WORK SESSION
APRIL 8, 2019
CITY HALL – COUNCIL CHAMBERS

CALL TO ORDER

The Brooklyn Center City Council/Economic Development Authority (EDA) met in Work Session called to order by Mayor/President Mike Elliott at 9:10 p.m.

ROLL CALL

Mayor/President Mike Elliott and Councilmembers/Commissioners Marquita Butler, April Graves, and Dan Ryan. Councilmember/Commissioner Kris Lawrence-Anderson was absent and excused. Also present were City Manager Curt Boganey, Deputy City Manager Reggie Edwards, Director of Fiscal & Support Services Nate Reinhardt, Community Development Director Meg Beekman, City Attorney Troy Gilchrist, and Mary Mullen, TimeSaver Off Site Secretarial, Inc.

**BUSINESS SUBSIDY AND CITY PUBLIC FINANCING POLICY DISCUSSION
(Agenda Item 2)**

Mr. Boganey introduced Stacy Kvilvang, Ehlers & Associates, and invited her to address the City Council.

Stacy Kvilvang stated this item was presented to the City Council at their March 25, 2019 meeting, at which the Councilmembers were given homework surveys to complete before this meeting. She added she received four completed surveys, and she thanked the City Council for doing their homework.

Ms. Kvilvang introduced her colleagues, Jason Aarsvold and Keith Dahl. She reviewed the business subsidy and City public financing and summarized items that the City Council identified in their survey as areas of importance. She stated the City Council stressed the importance of quality, higher paying jobs; retention of major employers; and limiting the subsidy per job. She added incentives for commercial property rehabilitation was not listed as a priority. She noted preservation and stabilization of existing commercial and industrial properties was listed as a priority.

Mr. Aarsvold stated tonight's goal is to identify key themes and reach agreement on important components. He added the City Council indicated an interest in job quality. He noted the

minimum of 1 job has been utilized as the minimum to receive assistance, as required by State Statute.

Ms. Kvilvang stated, for most Minnesota cities, the range is close to 1 job, but this depends upon the importance of job creation.

Councilmember/Commissioner Graves stated she did not enter a number although she understands and supports the concept. She added she does not like how “1 job” looks on paper, but she likes the flexibility it provides.

Councilmember/Commissioner Ryan stated he agrees flexibility is a key component.

Mayor/President Elliott stated, in his opinion, “1 job” does not seem like a serious requirement. Mr. Aarsvold stated a minimum number is required by State Statute.

Councilmember/Commissioner Graves stated the minimum of 1 job leaves space for negotiation and flexibility, although it sounds small.

Mayor/President Elliott asked whether there is an alternative way of expressing that more than 1 job is preferable. Mr. Aarsvold stated the policy will contain minimum qualifications and desired qualifications. He added priority could be given to businesses with higher numbers of jobs and higher wages.

Councilmember/Commissioner Ryan stated, as an example, there is a local small business that is owned and operated by one person. He added this business could expand, and operating costs would increase. He noted the business owner might need additional help to pay the overhead costs of his expansion, and flexibility would be helpful in this case.

Councilmember/Commissioner Butler stated she agrees with Councilmember/Commissioner Graves that she does not like how 1 employee looks on paper, but it makes sense and is better than creating limitations.

Councilmember/Commissioner Graves asked whether cases would be decided on an individual basis without the limit. Mr. Aarsvold confirmed this.

Councilmember/Commissioner Ryan stated it is assuring that the Ehlers agency and other consultants can provide project evaluations and provide cost comparisons.

Mayor/President Elliott stressed the importance of maximum flexibility. He stated he would be interested to find out best practices are in relation to this issue. He added he receives resident comments regarding the amount of public subsidy that is given to developers and companies. He noted it makes sense to maintain maximum flexibility.

Mr. Aarsvold asked whether the City Council would support full-time equivalents or giving partial credit for part-time jobs. Councilmember/Commissioner Ryan stated he supports partial credit as the contemporary job market often leads to non-traditional scheduling and some companies start employees out at part-time.

Councilmember/Commissioner Graves agreed, adding young adults and youth often have part-time jobs, and many adults work multiple part-time jobs.

Mayor/President Elliott stated he is unsure whether part-time jobs should be encouraged, as some employers hire part-time employees to avoid paying benefits.

Councilmember/Commissioner Graves stated the employers would receive credit for part-time employment, but it would not need to be seen as an incentive for part-time jobs. Mr. Aarsvold confirmed this, adding the option would be provided rather than having it prohibited completely.

Mayor/President Elliott stated he would support language that would allow flexibility for subsidy for part-time jobs. He added this could discourage employers from exploiting employees to avoid providing benefits.

Ms. Kvilvang stated the City Council/EDA may also review part-time jobs on a case-by-case basis.

Mr. Aarsvold requested feedback and comment on the issue of job retention, on which the responses were split down the middle.

Councilmember/Commissioner Butler requested clarification regarding job retention. She asked whether the term refers to keeping a company in Brooklyn Center, or the company's ability to retain employees. Mr. Aarsvold stated job retention is a policy priority which would enable the City to provide financial assistance to a company that is contemplating a potential move.

Councilmember/Commissioner Butler asked whether there would be parameters associated with financial assistance requirements. Ms. Kvilvang stated the City's public financing policy addresses these types of issues. She added an employer would be required to provide data to support their request.

Councilmember/Commissioner Graves stated it might be good to have the option for job retention assistance within the financial policy.

Mr. Aarsvold stated it is not recommended that job retention be eliminated from the policy, but some policy direction is necessary in terms of priority.

Mayor/President Elliott asked why a business might want to leave and what can be done to keep them here. He added it might be more cost effective for them to leave. Ms. Kvilvang cited an

example of a movie theatre that was critical to a community and received financial assistance and tax abatement during the recession so they could stay in the community.

Mayor/President Elliott stated there was adjacent property for sale near Surly Brewing Co. when they wanted to expand, but it was not a fair value. He added Surly consequently built a large facility in another city. He asked whether that would be a situation where the job retention policy would come into play.

Mr. Boganey stated, for purposes of clarification, Surly Brewing Co. still exists in Brooklyn Center at the same level at which the business originated. He added they were looking at an opportunity to expand, and they could not find a location in Brooklyn Center that met their list of specific criteria. He noted no jobs were lost, as Surly continues to operate at the same level.

Mr. Aarsvold stated it is common place for cities to want to retain employers but be unable to accommodate their future needs. He added the opportunity to do so would be cost prohibitive.

Mr. Aarsvold stated, regarding wage goals, the City Council indicated that they support a minimum wage that is set above the State minimum, and that the average annual salary should be livable wage level. Ms. Kvilvang stated a flat rate is not advisable, because the policy would eventually require amendment, but rather use an index based on the State minimum wage.

Mayor/President Elliott stated policy analysis is missing from this discussion. He added he would like data regarding the impact of lower vs. higher minimum wage and subsidies on the community. He noted a factor would be what types of businesses or companies are being encouraged to relocate to Brooklyn Center, and whether a higher minimum wage will be a deterrent.

Councilmember/Commissioner Ryan agreed, adding other factors can come into play, like what other communities are offering, as well as transportation, closeness to freeways, and labor force. He added he would support 150% of minimum wage. Councilmember/Commissioner Graves agreed.

Ms. Kvilvang stated higher percentage of minimum wage is not effective as will only provide assistance to high-end development, because it is a significant wage.

Councilmember/Commissioner Butler stated she supports 150% of minimum wage. She added she is not in favor of excluding potential developers.

Mr. Aarsvold stated wage goals are required by State Statute, but can be addressed on a case by case basis.

Mr. Elliott stated he feels uninformed and does not want to set a number with no basis. He reiterated that he would like to see some analysis on this issue before making a decision. Mr.

Aarsvold stated an analysis can be provided that outlines the wage levels in industrial classifications in the region. He added, however, this will not indicate what prospective businesses might look like. He noted this would be the next step as there is not currently a policy in place, and economic impact is a step beyond the current discussion.

Mayor/President Elliott asked whether there is data regarding the types of businesses and companies currently in Brooklyn Center, and whether the same or different types of businesses would be attracted to Brooklyn Center.

Ms. Kvilvang stated additional analysis regarding existing local businesses will not indicate what a future developer might be willing to pay as part of a future development proposal, or what the future market will look like.

Mayor/President Elliott stated it might be possible extrapolate trends from that data.

Councilmember/Commissioner Graves stated she would support moving the discussion forward. She added the City Council can revise the policy as needed. Mayor/President Elliott stressed the importance of making good decisions that impact the lives of Brooklyn Center's residents.

Mr. Aarsvold agreed to provide additional analysis as requested by Mayor/President Elliott.

Ms. Kvilvang stated property square footage, assessor's values, and comparable properties are taken into consideration when identifying property valuation. She added a minimum assessment agreement is recommended.

Mr. Aarsvold stated, regarding "targeted sectors", the City Council indicated areas of focus are corporate campuses; job-producing multi-tenant buildings; sit-down restaurants; and high-tech manufacturing. He added "office use" was not identified and requested clarification.

Mayor/President Elliott stated he would support office use as an area of focus. Councilmember/Commissioner Graves stated she would rank "small business" as a higher focus, as office or medical use does not necessarily produce high job numbers. She added, however, she would support office use that supports provision of goods or services related to the City's diverse population and supports a need that is not being served already.

Councilmember/Commissioner Ryan stated the sectors that are highlighted are important. He added there are vacant office and warehouse spaces in Brooklyn Center, especially near the former Brown College. He added there are limited resources for addressing those types of uses, but hopefully they can be addressed in the future when the Opportunity Site is thriving.

Councilmember/Commissioner Graves stated this priority typically relates to larger scale projects. She asked whether there are sectors that could be targeted for smaller investments. Ms.

Kvilvang stated targeted sectors can bring flexibility providing avenues for small businesses to succeed. She added this is not a priority for many communities.

Mayor/President Elliott stated there are many entrepreneurs in Brooklyn Center, and small businesses add a certain flavor to the community. He added small businesses and entrepreneurship should be a priority as they tend to promote economic growth.

Mr. Boganey reviewed a recent analysis by Everybody In, that showed that economic growth in Brooklyn Center has increased due to small immigrant businesses with potential for growth in that same sector. He added this further reinforces the argument that there is real value in promoting internal growth of small businesses.

Councilmember/Commissioner Butler agreed, adding growth of small businesses and entrepreneurs is very important to her and to the City's economic success.

Mr. Aarsvold requested the City Council's input related to development of workforce and affordable housing, as well as high amenity market rate rental property.

Councilmember/Commissioner Ryan stated, in his opinion, high amenity market rate housing is an essential priority. He added the City's housing stock of small, aging homes has resulted in decreased financial viability as well as restricted housing choices for prospective buyers. He noted he supports workforce housing, but he also supports high amenity market rate housing as part of the Opportunity Site.

Councilmember/Commissioner Graves stated she would want the option to provide market rate housing if it is needed. She added she does not support subsidizing housing that will go to the wealthiest people.

Councilmember/Commissioner Butler stated she believes it is important to keep options open when talking about diversifying housing stock.

Mr. Aarsvold requested City Council feedback on whether affordable housing as a priority, as opposed to luxury apartments.

Councilmember/Commissioner Graves stated, in her opinion, affordable housing is a policy priority.

Councilmember/Commissioner Ryan stated, as an example, proposed development at the Jerry's Foods site will have the potential for affordable units for residents who are working at livable wage levels. He added that is not possible for every housing development that comes forward.

Mayor/President Elliott stated development of luxury apartments with amenities is not a priority that is in alignment with what the City wants for its residents. He added housing affordability must be the priority.

Ms. Kvilvang requested clarification on the City Council's priority policy for senior housing with services. She added this would include assisted living and memory care.

Councilmember/Commissioner Graves stated she believes that availability of senior living may not be a priority. She added she would want to see some statistics related to the amount of senior housing in Brooklyn Center. She noted it would not be necessary to include this as a priority if there is adequate senior housing.

Councilmember/Commissioner Ryan stated senior housing has been shown to provide two benefits: a transition for aging residents who want to sell their single-family home and drawing young families into the community. He added that is a strategic goal of senior housing.

Councilmember/Commissioner Butler stated it is important to keep senior housing as a priority. She added there is a need for senior housing as the City continues to develop. She noted Brooklyn Center should continue to be considered an affordable city.

Ms. Kvilvang thanked the City Council for their feedback and comments. She added their responses add clarity to the process, and she and her colleagues will work with City Staff to provide a draft policy for the City Council's consideration at their May 18, 2019 meeting.

Mr. Boganey asked whether other cities have policy language that provides subsidy preference to employers who provide training to local residents, and who focus on hiring local residents. He added that type of incentive is one of the City Council's strategic priorities for resident economic stability. He noted a substantial portion of the City's population is under-employed.

Ms. Kvilvang stated that concept can be integrated into the draft policy for the City Council's consideration.

BROOKLYN CENTER LIQUOR STORE PROJECT UPDATE (Agenda Item 3)

Director of Fiscal & Support Services Nate Reinhardt introduced this item related to proposed construction of the Brooklyn Center Liquor store. He stated site improvement plans and floor plans are near completion although no closing date has been set. He added Gatlin Development has agreed to provide funding of \$90,000 for parking lot improvements and completion. He invited Luke Payne of Kimley-Horn & Associates, the project engineers, to address the City Council.

Luke Payne, Kimley-Horn & Associates Engineers, gave a presentation on the proposed Brooklyn Center Liquor Store site plan. He stated the proposed site plan addresses pedestrian elements, including a decorative fence along the east edge of the parking lot, to channel pedestrians to the pedestrian crossing at the building's entrance. He added other enhancements are under consideration to provide additional safety for pedestrians, which is an ongoing challenge for this site. He noted the most direct approach to enhancing pedestrian safety is to reduce vehicle speeds, which will be accomplished with raised crosswalks, signed pedestrian crossings and speed mitigation.

Mr. Payne stated another consideration is a reduction of the drive aisle width within the site, although this would be affected by individual private agreements related to the roadway. He added the challenge would be to obtain the necessary approvals, but this option is the most favorable method for reducing traffic speeds.

Mr. Payne stated there has been some discussion regarding existing pedestrian movement through the site, and that the majority of liquor store patrons will park to the west and cross via the pedestrian crosswalk. He added some patrons may park to the north and cross through an uncontrolled intersection that is not safe for pedestrians. He noted that intersection is currently used by pedestrians, and an elevated crosswalk could potentially be warranted at that location. He expressed the importance of anticipating where pedestrians currently travel, as crosswalks will not be effective if they are not utilized.

Mayor/President Elliott mentioned a flashing light at a previous meeting. Guy yes, that's in here. So optional crosswalk and reduce the drive aisle width. That is a traffic calming measure that works. It forces vehicles to slow down, tighter space.

Mr. Payne stated City Staff requested a review of an all-way stop control for all traffic entering the shopping area. He added the site does not meet Minnesota State warrant requirements for an all-way stop control. He noted an all-way stop is not recommended as it would create an imbalance of traffic flow within the site.

Mr. Payne stated Rectangular Rapid Flash Beacons (RRFB) are being considered for installation at the raised crosswalk but would only be a viable option if the north crosswalk is installed. He added they are costly at \$15,000-20,000 per pair. He noted the Minnesota State warrant requirements for implementation of RRFBs are not met at this site, and in any case, they would not be effective if pedestrians do not use the crosswalk.

Mayor/President Elliott asked whether continuously flashing lights are an option. Mr. Payne stated those types of lights are often seen at school crossings and are programmed to flash during certain school hours. He added they are not generally effective because drivers become immune to them.

Councilmember/Commissioner Ryan asked whether a speed bump might be an alternative to a raised sidewalk at the corner near the store's main entrance, although drivers will come to anticipate it.

Mr. Payne agreed, adding there are varying opinions on the effectiveness of speed bumps. He added they are a concern for emergency service providers as they slow down access to emergency situations. He noted the intent of raised crosswalks is to draw the attention to the pedestrian crossing locations while still having the effect of a speed bump.

Councilmember/Commissioner Ryan asked how much the crosswalks are raised. Mr. Engineer stated existing crosswalks are about ½ curb height, or 3 inches. He added the original site detail shows a proposed full curb height or 6 inches. Councilmember/Commissioner Ryan stated that should have some effect on traffic speeds.

Mr. Payne agreed, stating raised crosswalks are effective in attempting to control the places where pedestrians cross roadways, which is a big challenge in this area.

Councilmember/Commissioner Graves stated she likes the idea of a raised crosswalk. She asked whether there are any other crosswalk signs in the area. Mr. Engineer stated he does not believe there are any crosswalk signs, but that is something that could be considered. Ms. Graves stated that would be less expensive than the flashing lights.

Councilmember/Commissioner Ryan stated he is satisfied with the recommendations.

Mayor/President Elliott stated the remainder of the presentation related to the building interior could be postponed to a later date in the interests of time. The City Council/EDA agreed.

ADJOURNMENT

Councilmember/Commissioner Ryan moved and Councilmember/Commissioner Graves seconded adjournment of the City Council/Economic Development Authority Work Session at 10:45 p.m.

Motion passed unanimously.

COUNCIL ITEM MEMORANDUM

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: Reggie Edwards, Deputy City Manager

FROM: Alix Bentrud, Deputy City Clerk

SUBJECT: Approval of Licenses

Requested Council Action:

- Motion to approve licenses as presented

Background:

The following businesses/persons have applied for City licenses as noted. Each business/person has fulfilled the requirements of the City Ordinance governing respective licenses, submitted appropriate applications, and paid proper fees.

Applicants for rental dwelling licenses are in compliance with Chapter 12 of the City Code of Ordinances, unless comments are noted below the property address on the attached rental report.

The liquor license renewals are based on past practices of distance requirements and may require an amendment in the future.

MECHANICAL LICENSE

Air Design Incorp.	1500 122 Lane NE, Blaine, 55449
Blue Rain Plumbing	8821 Woodland Rd Bloomington, 55437
Erickson Plumbing Htg Cooling	1471 92 nd Lane NE Blaine, 55449
Hinding Heating & Air Inc	915 West 7 th St St. Paul, 55102
KB Service Co	430 E County Rd D Little Canada, 55117
PB Services LLC	9410 Bataan St. NE Blaine, 55449
4Front Energy Solutions	3230 Gorham Ave Ste 1 St. Louis Park, 55426
Absolute Mechanical LLC	7338 Ohms Lane Edina, 55439
Blue Ox Heating & Air LLC	5720 International Pkwy New Hope, 55428

Col Air Mechanical Inc	1544 134 th Ave NE Ham Lake, 55304
Corporate Mechanical	5114 Hillsboro Ave N New Hope, 55428
Corval Constructors, Inc	1633 Eustis Street St. Paul, 55108
DJ's Companies Inc	6060 LaBeaux Ave NE Albertville, 55301
Elite Refrigeration Htng & A/C	9324 November Dr St. Joseph, 56374
Elk River Heating & A/C Inc	11110 Industrial Circle NW #F Elk River, 55330
Fireside Hearth & Home	2700 Fairview Ave N Roseville, 55113
Genz-Ryan Plumbing & Heating	2200 W Hwy 13 Burnsville, 55337
Go Fetsch Mechanical	565 Shoreview Park Rd Shoreview, 55126
Harris St. Paul Inc.	909 Montreal Circle St. Paul, 55102
Hoffman Refrigeration & Heating	5660 Memorial Ave N Stillwater, 55082
Home Energy Center	2415 Annapolis Lane N.Ste #170 Plymouth 55441
Horwitz Inc	7400 49 th Ave N New Hope, 55428
Kraft Mechanical LLC	2441 Ventura Drive, Suite 100 Woodbury, 55125
Louis Degidio Services Inc.	21033 Heron Way Lakeville, 55044
McDowall Company	PO Box 606 Waite Park, 56387
Metro Air	16980 Welcome Ave SE Prior Lake, 55372
Metropolitan Mechanical Contractors	7450 Flying Cloud Drive Eden Prairie, 55344
Minnesota Petroleum Service	682 39 th Ave NE Minneapolis, 55421
Minnetonka Plumbing, Inc	520 River St. Delano, 55328
Neighborhood Plumbing & Heating	130 Broadway Ave N Foley, 56329
Owens Companies Inc	930 E. 80 th St Bloomington, 55420
Quality Refrigeration	6237 Penn Ave S. #100 Richfield, 55423
	2387 Station Parkway NW

Riccar Heating & A/C	Andover, 55304
Ridler Heating & Cooling Inc. DBA Uptown Heating	3110 Washington Ave N Minneapolis, 55411
River City Sheet Metal Inc. DBA River City Furnace	8290 Main Street NE, Suite 39 Fridley, 55432
Royalton Heating & Cooling	4120 85 th Ave N Brooklyn Park, 55443
RTS Mechanical LLC	725 Tower Drive Hamel, 55340
Sabre Plumbing, Heating & A/C	15535 Medina Rd Plymouth, 55447
Schadegg Mechanical, Inc	255 Bridgepoint Dr So St. Paul, 55075
SHAC LLC, DBA: Sedgwick Heating & A/C	1408 Northland Dr, Suite 310 Mendota Heights, 55120
South-Town Refrigeration	6325 Welcome Ave N Ste #200 Brooklyn Park, 55429
Standard Heating & A/C	130 Plymouth Ave N Minneapolis, 55411
St. Cloud Refrigeration (SCR)	604 Lincoln Ave NE St. Cloud, 56304
Treated Air Company	9954 166 th Court Becker, 55308
Vector Services	712 Vista Blvd, Suite 102 Waconia, 55387
Yale Mechanical	220 W 81 st Street Bloomington, 55420
Wenzel Heating & A/C	4145 Old Sibley Mem Hwy Eagan, 55122

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Sign Hanger Licenses

Allen Industries Inc.	11351 49 th St Clearwater, FL 33762
Archetype Sign Makers	9611 James Ave N Bloomington 55431
Install This Sign & Awning Co	4835 Lyndale Ave N Minneapolis, 55430
Jones Sign Company	1711 Scheuring Road DePere, WI 54115
Pajor Graphics Inc.	1301 Washington Ave N Minneapolis 55411
Resolution Graphics Inc	3770 Dunlap Street N Arden Hills, 55112
Scenic Sign Corp	PO Box 881 St. Cloud, 56302

Signart Co Inc

2933 Mondovi Rd
Eau Claire, 54701
6840 Shingle Creek Pkwy
Brooklyn Center, 55430

Signation Sign Group

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Rental Criteria	1/10/2019	Backup Material
4-22-19 Rentals	4/17/2019	Backup Material

COUNCIL ITEM MEMORANDUM

Rental License Category Criteria Policy – Adopted by City Council 09-10-2018

Property Code and Nuisance Violations Criteria		
License Category (Based on Property Code Only)	Number of Units	Property Code Violations per Inspected Unit
Type I – 3 Year	1-2 units	0-2
	3+ units	0-0.75
Type II – 2 Year	1-2 units	Greater than 2 but not more than 5
	3+ units	Greater than 0.75 but not more than 1.5
Type III – 1 Year	1-2 units	Greater than 5 but not more than 9
	3+ units	Greater than 1.5 but not more than 3
Type IV – 6 Months	1-2 units	Greater than 9
	3+ units	Greater than 3

License Category	Number of Units	Validated Calls for Disorderly Conduct Service & Part I Crimes (Calls Per Unit/Year)
No Category Impact	1-2	0-1
	3-4 units	0-0.25
	5 or more units	0-0.35
Decrease 1 Category	1-2	Greater than 1 but not more than 3
	3-4 units	Greater than 0.25 but not more than 1
	5 or more units	Greater than 0.35 but not more than 0.50
Decrease 2 Categories	1-2	Greater than 3
	3-4 units	Greater than 1
	5 or more units	Greater than 0.50

Rental Licenses for Council Approval on April 22, 2019								
Property Address	Dwelling Type	Renewal or Initial	Owner	Property Code Violations	License Type	Police CFS *	Final License Type **	Previous License Type ***
3701 66th Ave N	Single	Initial	Victor O Ogunbanwo	0	I	N/A	I	
4712 Twin Lake Ave	2 Family 1 Unit	Initial	Michaels Mohs	0	I	N/A	I	
1217 54th Ave N	2 Family 1 Unit	Renewal	Jay Moua	6	III	0	III	II
5440-5444 Bryant Ave N	2 Family 2 Unit	Renewal	Traiten Gunerson	5 2.5 per Unit	II	0	II	II
5112 70th Ave N	Single	Renewal	IH3 Property Illinois LP	3	II	0	III	I
6116 Aldrich Ave N	Single	Renewal	MNSF II LLC	13	IV	0	IV	II
3901 Burquest LA	Single	Renewal	Edwin Ngang	5	II	0	II	III
5857 Colfax Ave N	Single	Renewal	Douglas Allen Wahl/Cel Monton	2	I	0	I	II
5826 Ewing Ave N	Single	Renewal	Robert Greeley	13	IV	0	IV	I
6243 France Ave N	Single	Renewal	FYR SFR BORROW LLC	5	II	0	II	IV
7143 France Ave N	Single	Renewal	Yi Lin/Khai Hong Lim Properties	5	II	0	II	III
5640 Fremont Ave N	Single	Renewal	Douglas Allen Wahl/Cel Monton	12	IV	0	IV	II
5308 Lilac Dr N	Single	Renewal	Paul Baird / Auchmedden Fund LLC	11	IV	0	IV	IV
3216 Poe Rd	Single	Renewal	Matt Just	9	III	0	III	I
6913 Toldeo Ave N	Single	Renewal	Fred Hanus	5	II	0	II	I
7045 Unity Ave N	Single	Renewal	Abideen Ajibola/ Amas Investments LLC	3	II	0	II	III

* CFS = Calls For Service for Renewal Licenses Only (Initial Licenses are not applicable to calls for service and will be listed N/A.)

** License Type Being Issued Type 1 = 3 Year Type II = 2 Year Type III = 1 Year

*** Initial licenses will not show a previous license type

All properties are current on City utilities and property taxes

COUNCIL ITEM MEMORANDUM

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Doran Cote, Public Works Director

SUBJECT: Resolution Designating 2019 Planting List of Allowable Boulevard Tree Species

Requested Council Action:

- Motion to approve a resolution designating the 2019 planting list of allowable boulevard tree species

Background:

In 1990, City residents and Council Members expressed strong support for an improved City Forestry Program. Staff was directed to develop a Community Forestry Work Plan and policies regarding public tree care. In February 1992, Chapter 20 of the Code of Ordinances regarding trees was adopted by the City Council.

Section 20-402 of the ordinance states that the City Council shall annually adopt a resolution designating allowable boulevard tree species. This section is included in the ordinance to emphasize the importance of maintaining a variety of species to minimize the impact of future tree disease.

Attached is a resolution designating the 2019 planting list of allowable boulevard tree species along with a copy of the boulevard permit that residents are required to complete and submit before the planting of boulevard trees. There are no recommended changes in species and the list is the same as 2018.

Budget Issues:

Staff time for inspections is included in the Forestry budget. There are no other budget issues.

Strategic Priorities and Values:

Enhanced Community Image

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/11/2019	Cover Memo
Boulevard Permit	4/11/2019	Cover Memo

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION DESIGNATING 2019 PLANTING LIST OF ALLOWABLE BOULEVARD TREE SPECIES

WHEREAS, the City of Brooklyn Center promotes a diverse urban forest so as to minimize the spread of tree disease; and

WHEREAS, Section 20-402 of the ordinance provides for an annual listing of allowable boulevard tree varieties.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that the following trees are hereby designated as allowable boulevard tree species for 2019:

Birch (River, Paper)
Kentucky Coffeetree
Crabapple (Flowering Cultivars)
Elm (Accolade, New Horizon, Patriot, Princeton, Valley Forge)
Hackberry
Thornless Honeylocust (Shademaster, Skyline, Summerlace)
Linden (American, Littleleaf)
Maple (Red and Sugar Cultivars incl. Autumn Blaze)
Oak (Bur, Northern Pin, Red, White)
Serviceberry (Allegheny)

April 22, 2019

Date

Mayor

ATTEST: _____

City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.



BOULEVARD TREE PLANTING PERMIT

6301 Shingle Creek Parkway, Brooklyn Center, MN 55430
763-569-3340 763-569-3440 (Fax)

PROPERTY ADDRESS: _____

OWNER NAME: _____

ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE: DAY _____ OTHER _____

VARIETY OF TREE: _____
TO BE PLANTED (COMMON NAME)

APPROXIMATE DATE OF PLANTING: _____

Please stake or otherwise indicate your
preferred tree location as soon as possible.

I have called or will call Gopher State One Call at 651-454-0002 to obtain underground utility locations.

Owner Signature _____ Date _____

*** ALLOW 48 HOURS FOR PROCESSING ***

City use only:
Initial and date each item checked

Variety _____
Sight Distance _____
Approximate Width of Blvd. _____
Sidewalk _____

At least 5' from underground utilities
At least 10' from overhead utilities
Proposed distance from edge of street
Proposed distance from edge of sidewalk

ALL REQUIREMENTS MET: _____
Signature Title Date

BEFORE YOU PLANT . . .

The City Council of the City of Brooklyn Center has adopted an ordinance to establish policies for the care of boulevard trees. The ordinance contains very specific information regarding where boulevard trees may be planted. Please read the following information before you plant a boulevard tree. A copy of the complete ordinance is available at City Hall.

Section 20-200. PUBLIC TREE CARE IN GENERAL

Subdivision 3. Planting Boulevard Trees. No tree may be planted on the boulevard except by permit obtained from the Director of Public Works or designee. The City may move, remove or trim or cause or order to be moved, removed or trimmed any boulevard tree not planted by permit, or any boulevard tree which is not in compliance with this code. This section does not prohibit the planting of boulevard trees by adjacent property owners providing the selection, location and care of said trees are in accordance with the provisions of this code.

The purpose of a permit is to ensure that all requirements are met, especially those relating to sight distance, both at corners and near driveways, sidewalks, alleys, etc.

The following is a list of allowable boulevard trees for 2019:

- Birch (River, Paper)
- Kentucky Coffeetree
- Crabapple (Flowering Cultivars)
- Elm (Accolade, New Horizon, Patriot, Princeton, Valley Forge)
- Hackberry
- Thornless Honeylocust (Shademaster, Skyline, Summerlace)
- Linden (American, Littleleaf)
- Maple (Red and Sugar Cultivars incl. Autumn Blaze)
- Oak (Bur, Northern Pin, Red, White)
- Serviceberry (Allegheny)

COUNCIL ITEM MEMORANDUM

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Doran Cote, Public Works Director

SUBJECT: Resolution Recognizing Designation of Brooklyn Center as a Tree City USA for the Twenty-Seventh Consecutive Year

Requested Council Action:

- *Motion to approve a resolution recognizing Brooklyn Center as a Tree City USA*

Background:

For each of the past twenty-seven years, Brooklyn Center has strived for and achieved designation as a Tree City USA by the National Arbor Day Society. The City has again been notified that Brooklyn Center has received this recognition for its 2018 efforts. This national award recognizes communities with effective community forestry programs. The City's Forestry Program includes the following:

- Care for and planting of park and boulevard trees
- Diseased and nuisance tree removal program
- Mandatory tree contractor registrations requiring certain minimums of liability insurance
- Boulevard tree planting permits requiring proper placement of tree and selection of tree species
- A tree ordinance specifying proper standards of care for all trees
- An Arbor Day and Month Program that includes educational activities and an event to promote the planting of trees

Budget Issues:

Funding needed to support and meet goals of this program in 2019 is included in the 2019 Forestry operating budget.

Strategic Priorities and Values:

Enhanced Community Image

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/11/2019	Cover Memo

Member _____ introduced the following resolution and moved
its adoption:

RESOLUTION NO. _____

RESOLUTION RECOGNIZING DESIGNATION OF BROOKLYN CENTER AS A
TREE CITY USA FOR THE TWENTY-SEVENTH CONSECUTIVE YEAR

WHEREAS, the City of Brooklyn Center is committed to preserving and enhancing its
urban forest; and

WHEREAS, the National Arbor Day Society has designated the City of Brooklyn
Center as a Tree City USA in recognition of 2018 forestry activities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn
Center, Minnesota, that:

1. The City Council hereby recognizes and accepts the designation of Tree City
USA for the twenty-seventh consecutive year.
2. The City Council reaffirms its commitment to urban forestry and directs staff to
continue its reforestation efforts as planned and budgeted in 2019.
3. The City Council commends Brooklyn Center residents and staff for their work
in maintaining and enhancing Brooklyn Center's urban forest.

April 22, 2019
Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

COUNCIL ITEM MEMORANDUM

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: Doran Cote, Public Works Director

FROM: Mike Albers, City Engineer

SUBJECT: Resolution Approving Plans and Specifications and Authorizing Advertisement for Bids, Improvement Project Nos. 2018-08 and 2019-05, Bellvue and Southeast Area Mill and Overlay Improvements

Requested Council Action:

- Motion to approve a resolution approving plans and specifications and authorizing advertisement for bids, Improvement Project Nos. 2018-08 and 2019-05, Bellvue and Southeast Area Mill and Overlay Improvements

Background:

On April 8, 2019, the City Council conducted a series of two public hearings on the proposed Bellvue and Southeast Area Mill and Overlay Improvements. At that meeting, the City Council ordered the improvements and directed staff to prepare plans and specifications for the project.

Construction plans, specifications and contract documents have been prepared for the project. The overall scope of the project remains consistent with improvements outlined in the feasibility study. Staff is prepared to begin the project bidding process upon authorization from the City Council.

The bidding process would involve advertisement of the project in the City's official newspaper and in Finance and Commerce. Sealed bids will be collected, opened on a scheduled bid opening date and tabulated by the City Clerk and City Engineer. Staff anticipates that the bid results will be presented to the City Council for consideration at the June 24, 2019, City Council meeting.

Budget Issues:

The total project cost is estimated to be \$4,961,000. Funding sources for the project are budgeted from sources as described in the project feasibility report previously accepted by the City Council on March 11, 2019. The special assessment rates were adopted by the City Council on November 13, 2018.

Strategic Priorities and Values:

Key Transportation Investments

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/15/2019	Cover Memo
Bellvue and Southeast Area M&O Plan Cover Page	4/16/2019	Backup Material

Member
moved its adoption:

introduced the following resolution and

RESOLUTION NO. _____

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND
AUTHORIZING ADVERTISEMENT FOR BIDS, IMPROVEMENT PROJECT
NOS. 2018-08 AND 2019-05, BELLVUE AND SOUTHEAST AREA MILL
AND OVERLAY IMPROVEMENTS

WHEREAS, the Brooklyn Center City Council, by Resolution No. 2019-62,
ordered Improvement Project Nos. 2018-08 and 2019-05 and authorized the preparation of plans
and specifications for the Bellvue and Southeast Area Mill and Overlay Improvements; and

WHEREAS, said plans and specifications have been prepared under the direction
of the City Engineer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
Brooklyn Center, Minnesota, that:

1. The plans and specifications for Improvement Project Nos. 2018-08 and
2019-05 are hereby approved, ordered and filed with the City Clerk.
2. The City Clerk shall prepare and cause to be inserted in the official
newspaper and in Finance and Commerce an advertisement for bids for
the making of such improvements in accordance with the approved plans
and specifications. The advertisement shall be published in accordance
with Minnesota Statutes, shall specify the work to be done and state the
time and location at which bids will be opened by the City Clerk and City
Manager or their designees. Any bidder whose responsibility is questioned
during consideration of the bid will be given an opportunity to address the
City Council on the issue of responsibility. No bids will be considered
unless sealed and filed with the City Clerk and accompanied by a cash
deposit, cashier's check, bid bond, or certified check payable to the City of
Brooklyn Center for five percent of the amount of such bid.

April 22, 2019

Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

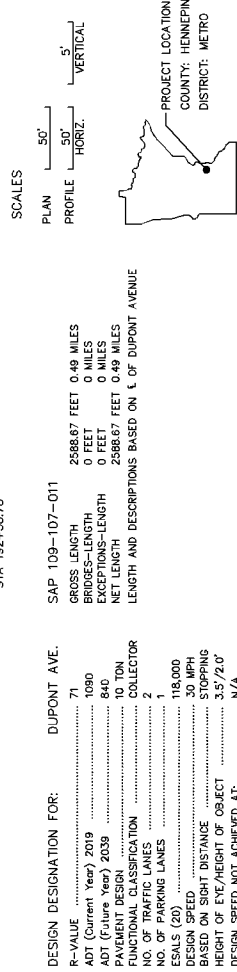
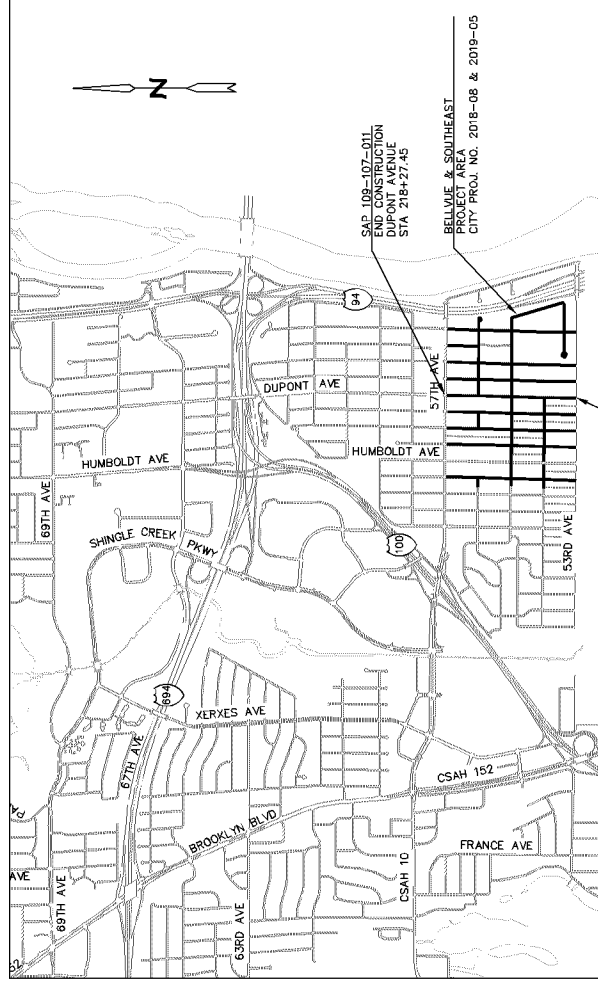
and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

CITY OF BROOKLYN CENTER

HENNEPIN COUNTY, MINNESOTA
PLANS FOR BITUMINOUS RESURFACING, CONCRETE CURB AND GUTTER,
STORM SEWER, SANITARY SEWER, WATERMAIN AND MISCELLANEOUS CONSTRUCTION
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY

SAP 109-107-011 DUPONT AVENUE FROM 53RD AVENUE TO 57TH AVENUE
CITY PROJECT NUMBERS 2018-08 & 2019-05



DESIGN DESIGNATION FOR:		DUPONT AVE.
R-VALUE	71	
ADT (Current Year) 2019	1090	
ADT (Future Year) 2039	840	
PAVEMENT DESIGN	10 TON	
FUNCTIONAL CLASSIFICATION	COLLECTOR	
NO. OF TRAFFIC LANES	2	
NO. OF PARKING LANES	1	
DESIGN SPEED (20)	118,000	
DESIGN SPEED	30 MPH	
BASED ON SIGHT DISTANCE	STOPPING	
HEIGHT OF EYE/HEIGHT OF OBJECT	5.5/2.0	
DESIGN SPEED NOT ACHIEVED AT:	N/A	

PROPOSED CURB & GUTTER	.....
EXISTING SANITARY SEWER	.....
PROPOSED SANITARY FORCE MAIN	.....
EXISTING STORM SEWER	.....
PROPOSED STORM SEWER	.....
EXISTING WATERMAIN	.....
PROPOSED WATERMAIN	.....
EXISTING SANITARY MANHOLE	.....
PROPOSED SANITARY MANHOLE	.....
EXISTING STORM MANHOLE	.....
PROPOSED STORM MANHOLE	.....
EXISTING CATCH BASIN	.....
PROPOSED CATCH BASIN	.....
EXISTING HYDRANT	.....
PROPOSED HYDRANT	.....
EXISTING GATE VALVE	.....
PROPOSED GATE VALVE	.....
EXISTING WATER MANHOLE	.....
PROPOSED WATER MANHOLE	.....
EXISTING CURB BOX	.....
PROPOSED CURB BOX	.....
UTILITY POLE	.....
ELECTRIC MANHOLE	.....
BURIED GAS MAIN (ABANDONED)	.....
ELECTRIC (UNDERGROUND)	.....
ELECTRIC (OVERHEAD)	.....
CABLE TV (UNDERGROUND)	.....
CABLE TV (OVERHEAD)	.....
TELEPHONE (UNDERGROUND)	.....
TELEPHONE (OVERHEAD)	.....
FIBER OPTIC (UNDERGROUND)	.....
RIGHT-OF-WAY	.....
PROPERTY LINE	.....
FENCE	.....
SIGN	.....

PLAN REVISIONS		APPROVED BY
DATE	SHEET NO.	

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM AND BE INSTALLED IN ACCORDANCE TO THE "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND PART VI, "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS".

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF D/ASSE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA".
THE BURIED UTILITY LINE LOCATIONS SHOWN ON THE PLAN SHEETS ARE ONLY APPROXIMATE. CONTRACTOR SHALL CALL "Gopher State One Call" (651-454-0000) FOR EXACT LOCATIONS BEFORE COMMENCING WORK.

SAP 109-107-011

SHEET NO. 1 OF 32 SHEETS

GOVERNING SPECIFICATIONS

THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION
"STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

INDEX	SHEET NO.	DESCRIPTION
1	1	TITLE SHEET
2	2	GENERAL LAYOUT
3	3	STATEMENT OF ESTIMATED QUANTITIES
4	4	CONSTRUCTION AND SOILS NOTES
5	5	TYPICAL SECTIONS
6-7	6-7	CITY OF BROOKLYN CENTER STANDARD PLATES
8	8	TEMPORARY SEDIMENT CONTROL
9-12	9-12	STORM WATER POLLUTION PREVENTION PLAN
13-22	13-22	CONSTRUCTION PLANS
23-31	23-31	PEDESTRIAN CURB RAMP DETAILS
32	32	STRIPING PLAN

THIS PLAN CONTAINS 32 SHEETS.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT
I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA

SIGNATURE: _____ DATE: _____
PRINTED NAME: JAY R. HILL LIC. NO. 24552

APPROVED: BROOKLYN CENTER CITY ENGINEER DATE: _____

DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY DATE: _____

STATE AID ENGINEER: APPROVED FOR STATE AID FUNDING DATE: _____

COUNCIL ITEM MEMORANDUM

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: Doran Cote, Public Works Director

FROM: Mike Albers, City Engineer

SUBJECT: Resolution Rejecting Bid for Improvement Project Nos. 2019-01, 02, 03 and 04, Interstate Area Street, Storm Drainage and Utility Improvements

Requested Council Action:

- Motion to approve a resolution rejecting bid for Improvement Project Nos. 2019-01, 02, 03 and 04, Interstate Area Street, Storm Drainage and Utility Improvements

Background:

Bids for the Interstate Area Street, Storm Drainage and Utility Improvements, Project Nos. 2019-01, 02, 03 and 04, were received and opened on April 12, 2019. The bidding results are tabulated below:

<u>BIDDER</u>	<u>TOTAL BASE BID</u>
R.L. Larson Excavating, Inc.	\$11,681,488.51

Per the Feasibility Report, the estimated construction cost was \$8,674,000. The City Engineer has evaluated the bid and recommends that the bid be rejected based on the bid amount. Staff recommends re-advertising and rebidding the project for completion as a 2 year construction project (2019 and 2020) or rebidding the entire project as a 2020 project.

Budget Issues:

The low bid amount of \$11,681,488.54 exceeds the engineer's construction estimate of \$8,674,000. The total project cost for the Interstate Area Street and Utility Improvements per the Feasibility Report was estimated to be \$10,490,000 including construction, administration, engineering and legal.

Strategic Priorities and Values:

Key Transportation Investments

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/18/2019	Resolution Letter
CIP Area Map	4/16/2019	Backup Material

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION REJECTING BIDS FOR IMPROVEMENT PROJECT NOS. 2019-01, 02, 03 AND 04, INTERSTATE AREA STREET, STORM DRAINAGE AND UTILITY IMPROVEMENTS

WHEREAS, pursuant to an advertisement for bids for Improvement Project Nos. 2019-01, 02, 03 and 04, bids were received, opened and tabulated by the City Clerk and Engineer on the 12th day of April, 2019. Said bids were as follows:

<u>Bidder</u>	<u>Total Base Bid</u>
R.L. Larson Excavating, Inc.	\$ 11,681,488.51

WHEREAS, the low bid significantly exceeded the available budget for the project; and

WHEREAS, the City desires to reduce the project cost and can potentially accomplish this by re-advertising and rebidding the project for completion in subsequent years.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that:

1. The construction contract bids for Improvement Project Nos. 2019-01, 02, 03 and 04, Interstate Area Street, Storm Drainage and Utility Improvements are hereby rejected. The City Clerk shall return all bid securities provided to the City in response to the solicitation of bids for said improvement project.
2. City staff shall proceed to re-advertise to solicit bids for Improvement Project Nos. 2019-01, 02, 03 and 04.

April 22, 2019

Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

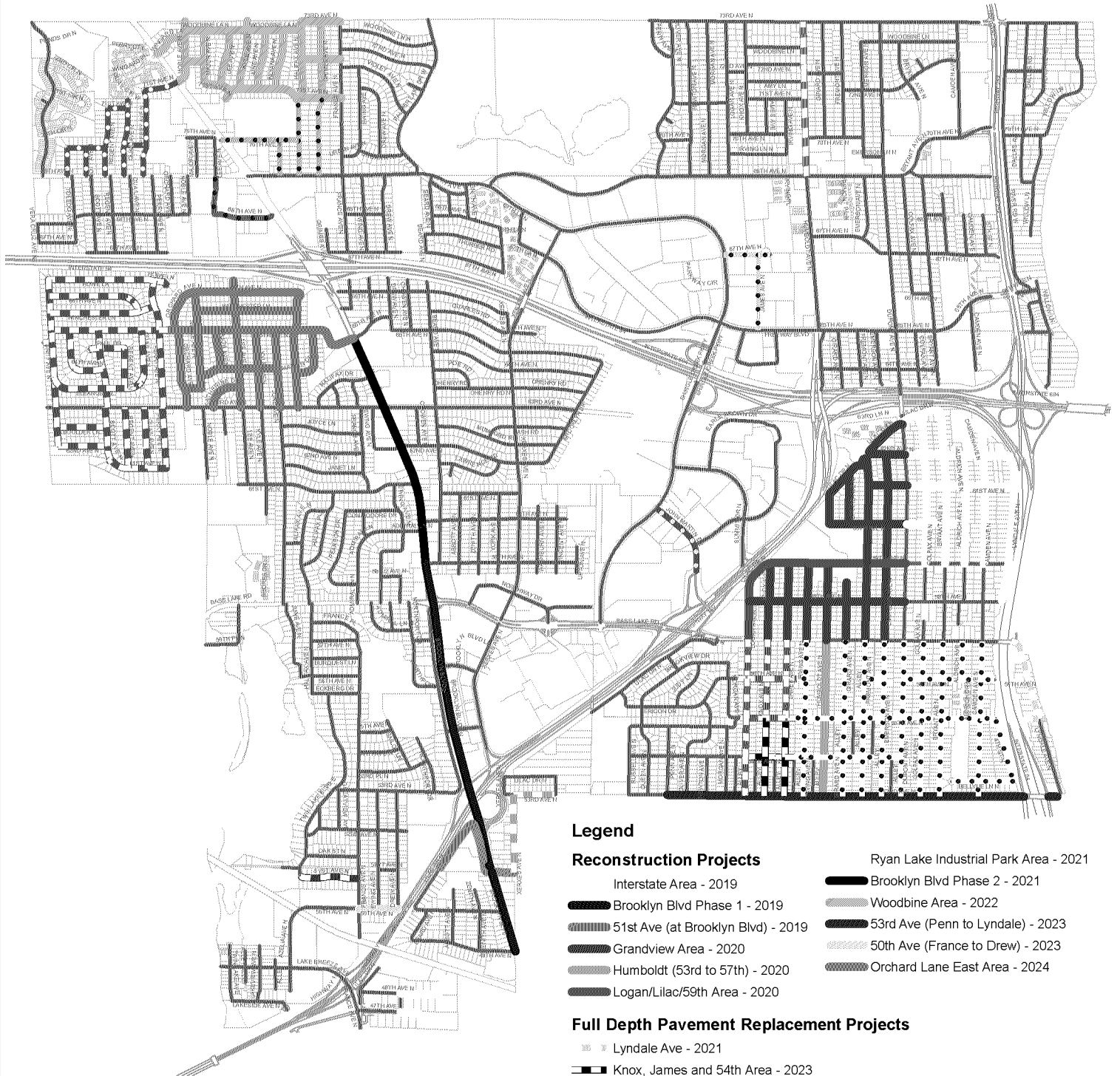
and the following voted against the same:

RESOLUTION NO. _____

whereupon said resolution was declared duly passed and adopted.

CIP PROJECT AREAS

2019 - 2026



Legend

Reconstruction Projects

- Interstate Area - 2019
- Brooklyn Blvd Phase 1 - 2019
- 51st Ave (at Brooklyn Blvd) - 2019
- Grandview Area - 2020
- Humboldt (53rd to 57th) - 2020
- Logan/Lilac/59th Area - 2020
- Ryan Lake Industrial Park Area - 2021
- Brooklyn Blvd Phase 2 - 2021
- Woodbine Area - 2022
- 53rd Ave (Penn to Lyndale) - 2023
- 50th Ave (France to Drew) - 2023
- Orchard Lane East Area - 2024

Full Depth Pavement Replacement Projects

- Lyndale Ave - 2021
- Knox, James and 54th Area - 2023
- 51st Ave (West of France) - 2023
- Humboldt Ave - 2024
- Orchard Lane West Area - 2025
- 53rd and Xerxes Area - 2025
- Meadowlark Gardens Area - 2026

Mill and Overlay Projects

- 67th and James Area - 2026
- Bellvue Area - 2019
- Southeast Area - 2019
- Northwest Area - 2021
- Completed Construction (92.5 Miles - 87.6% since 1993)
- 68th and Lee Area - 2026
- John Martin Drive - 2026
- St Alphonses Area - 2026

COUNCIL ITEM MEMORANDUM

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Tim Gannon, Police Chief

SUBJECT: Recognition of Police Week and Peace Officer's Memorial Day

Requested Council Action:

- Motion to approve a resolution recognizing Police Week and May 15, 2019 as Peace Officer's Memorial Day

Background:

Congress and the President of the United States has designated May 15 as Peace Officers Memorial Day, and the week in which it falls as Police Week. Observance of Police Week and Peace Officers Memorial Day will help recognize our Brooklyn Center Police Department and other law enforcement agencies, as well as officers who died or were disabled in the line of duty

Budget Issues:

No budget issues

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Police Week and Law Enforcement Memorial Day	4/8/2019	Cover Memo

Member
moved its adoption:

introduced the following resolution and

RESOLUTION NO.

RESOLUTION RECOGNIZING MAY 12 THROUGH MAY 18, 2019 AS
POLICE WEEK AND MAY 15, 2019, AS POLICE OFFICERS MEMORIAL
DAY

WHEREAS, the Congress and President of the United States has designated May 15 as Peace Officers Memorial Day, and the week in which it falls as Police Week; and

WHEREAS, the members of the law enforcement agency of Brooklyn Center play an essential role in safeguarding the rights and freedoms of the citizens of Brooklyn Center; and

WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

WHEREAS, the police department of Brooklyn Center has grown to be a modern and scientific law enforcement agency which unceasingly provides a vital public service.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that the citizens of Brooklyn Center and all patriotic, civil and educational organizations be called upon to observe the week of May 12 through 18, 2019, as Police Week with appropriate ceremonies in which all of our people may join in commemorating police officers, past and present, who by their faithful and loyal devotion to their responsibilities have rendered a dedicated service to their communities and, in doing so, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

FURTHER, be it resolved that all citizens of Brooklyn Center be called upon to observe Tuesday, May 15, 2019 as Peace Officers Memorial Day in honor of those peace officers who, through their courageous deeds, have lost their lives or have become disabled in the performance of duty.

Date

Mayor

ATTEST: _____
City Clerk

RESOLUTION NO. _____

The motion for the adoption of the foregoing resolution was duly seconded by member
and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

COUNCIL ITEM MEMORANDUM

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Tim Gannon, Chief of Police

SUBJECT: Police Explorer Presentation

Requested Council Action:

- Motion to accept the Police Explorer Presentation

Background:

Brooklyn Center Police Department Explorer Post/Club 3888 is sponsored by the Brooklyn Center Police Department. The Exploring program is an affiliate of the Boy Scouts of America. This program is for young adults, ages 14 to 21, who have an interest in learning more about careers in Law Enforcement. Youth leaders under guidance of adult advisors run the program. The Explorers participate in activities related to the five areas of the Exploring program emphasis: career opportunities, character development, life skills, leadership experience and citizenship. These activities enhance Explorer preparation for future roles as productive citizens, responsible community members, and prospective Police Officers.

Budget Issues:

No budget issue

Strategic Priorities and Values:

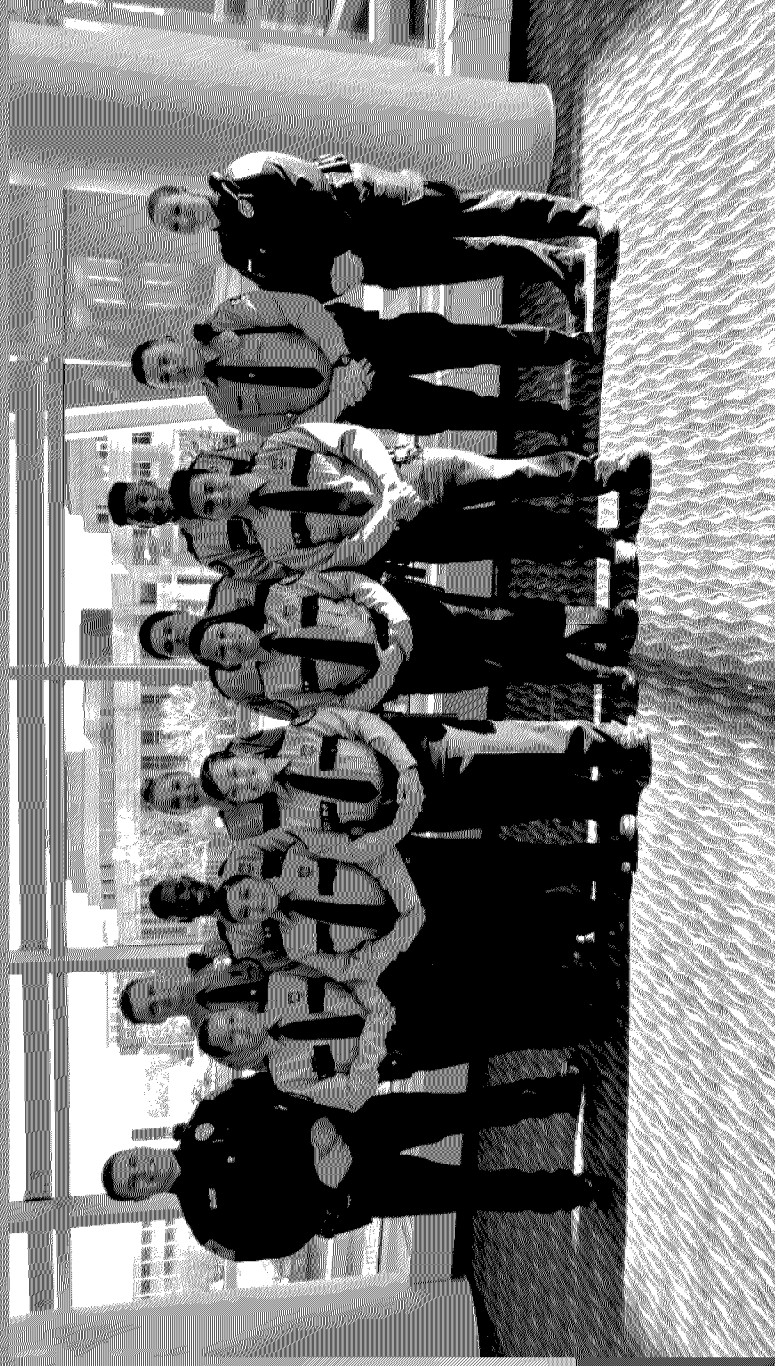
Inclusive Community Engagement, Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Explorer Powerpoint	4/12/2019	Cover Memo

Brooklyn Center Police Explorers

Post #3888



What are we



- * Youth group for kids ages 14-21 who are interested in experiencing a career in law enforcement.
- * Entity of the Boy Scouts of America
- * Our goal is to get kids interested in becoming Police Officers!

Who We Are



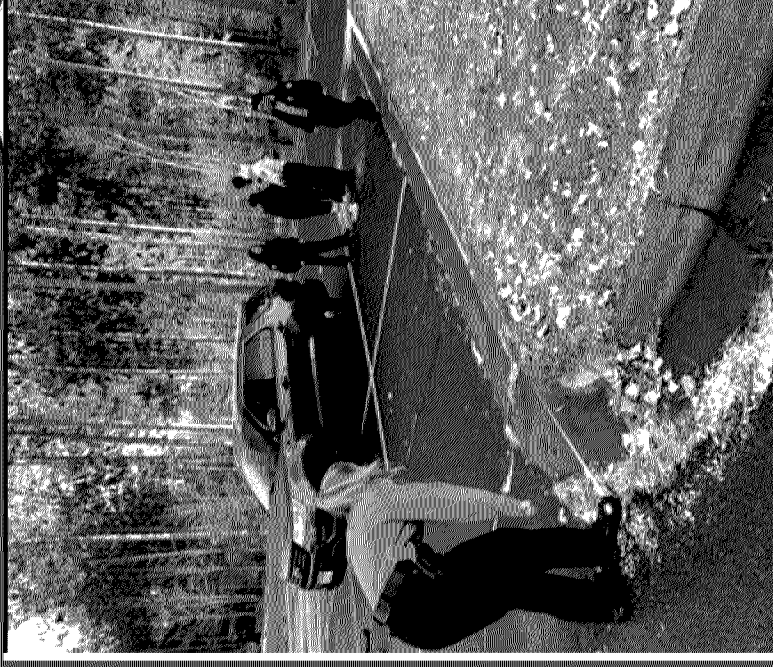
- * Currently comprised of 11 youth of all different ages
- * All live within Brooklyn Center or neighboring communities
- * Currently 100% diverse.
- * Based on police department size and funding needed to support the program, 12 participants maximum

What We Do

- * Weekly 4 hour meetings on Sundays
 - * Scenarios
 - * Case studies
 - * Group activities and outings
- * Assist with large events in Brooklyn Center and surrounding communities.
 - * Earle Brown Parade
 - * National Night Out
 - * Shop With A Cop
- * Competitions (2 annually)
 - * 4 day State Competition in Rochester last week in April
 - * 2 day Duluth Competition in November

Scenario Trainings

- * Traffic Stop
- * Traffic Accident
- * Burglary
- * Search Warrant Service
- * White Collar Crime
- * Domestic Response
- * Interview and Interrogation
- * Use of Force
- * Crime Scene Search
- * Crime Prevention



Other Activities

- * Ride Alongs
 - * One 4 hr ride every other month with an officer.
- * Job Interview Practice
- * Guest Speakers
 - * State Patrol Crash Recon
 - * Hennepin County Crime Lab
 - * North Memorial Ambulance



Program Goal

- * Teach kids how amazing a career in Law Enforcement can be.
- * Provide youth real life experience in law enforcement to jumpstart their careers
- * Teach valuable life skills regardless of what career field they choose
 - * Professionalism
 - * Confidence
 - * Verbal skills
 - * Responsibility

Recruiting From Police Explorers

- * In recent years, the Police Explorers Program has become a valuable recruitment tool for the police department
- * Those who have proven themselves as Explorers are recruited for Community Service Officer positions.

* William Nkata



William Nkata

- * 18 years Old
- * Explorer for 4 years
- * Lives in Brooklyn Center
- * Recently promoted to CSO



Anthony Khadar

- * 17 years old
- * Police Explorer for 3 years
- * New Lieutenant and lead youth of the Post

Closing

* Thank you for all the support the program receives
from the city!

* Questions?

COUNCIL ITEM MEMORANDUM

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: Doran Cote, Public Works Director

FROM: Todd Berg, Streets/Parks Supervisor

SUBJECT: Proclamation Declaring April 26, 2019, to be Arbor Day and May 2019 to be Arbor Month in Brooklyn Center

Requested Council Action:

- Motion to accept a proclamation declaring April 26, 2019, Arbor Day and May 2019 Arbor Month in Brooklyn Center

Background:

Arbor Day originated in 1872 in America as a national holiday in which individuals and groups are encouraged to plant and care for trees. Each year, Brooklyn Center typically celebrates National Arbor Day and Arbor Month by hosting local volunteer/educational events with students from an elementary school and other groups within the City. This year's event includes members of the second grade from New Millennium Academy planting five trees in Happy Hollow Park on May 16, 2019.

This event and proclamation supports the City's Forestry Program that has resulted in Brooklyn Center receiving its twenty-seventh consecutive national Tree City USA award by the National Arbor Day Foundation.

Budget Issues:

The American Legion and Sons of the American Legion has provided a \$250 contribution to help offset the expenses for the Arbor Day event. Additional funding needed for the event supplies is expected to be less than \$1,000 and is included in the 2019 Forestry budget.

Strategic Priorities and Values:

Enhanced Community Image

ATTACHMENTS:

Description	Upload Date	Type
Proclamation	4/11/2019	Cover Memo

PROCLAMATION

*DECLARING APRIL 26, 2019, TO BE ARBOR DAY
AND
MAY 2019 TO BE ARBOR MONTH IN BROOKLYN CENTER*

WHEREAS, Trees are an increasingly vital resource in Minnesota today, enriching our lives by purifying air and water, helping conserve soil and energy, serving as recreational settings, providing habitat for wildlife of all kinds and making our cities more livable; and

WHEREAS, Trees in our City increase property values, enhance the economic vitality of business areas and beautify our community; and

WHEREAS, Human activities such as pollution, as well as drought, disease and insects threaten our trees, creating the need for concerted action to ensure the future of urban and rural forests in our state, country and world; and

WHEREAS, People can contribute to the environmental stewardship of our community by locally planting trees and ensuring that these trees are nurtured, protected and wisely used in the years ahead; and

WHEREAS, The City of Brooklyn Center desires to continue its tree management efforts.

NOW, THEREFORE, I, AS MAYOR OF THE CITY OF BROOKLYN CENTER, State of Minnesota, with the consent and support of the Brooklyn Center City Council, do hereby proclaim:

- 1. April 26, 2019, to be Arbor Day in the City of Brooklyn Center.*
- 2. May 2019 to be Arbor Month in the City of Brooklyn Center.*
- 3. I urge all citizens to support efforts to care for our trees and woodlands and to support our City's Community Forestry Program.*

April 22, 2019

Date

Mayor

Council Members

ATTEST: _____
City Clerk

COUNCIL ITEM MEMORANDUM

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: Doran Cote, Public Works Director

FROM: Andrew Hogg, Assistant City Engineer

SUBJECT: Proclamation Declaring April 21-28, 2019, to be Community Cleanup Week

Requested Council Action:

- Motion to accept a proclamation declaring April 21-28, 2019, as Community Cleanup Week

Background:

Brooklyn Center will celebrate the 18th annual “Great Shingle Creek Watershed Cleanup” which this year has been renamed to the Community Cleanup. Beginning Sunday, April 21, 2019, through Sunday, April 28, 2019, hundreds of volunteers from Plymouth to the Mississippi River will line the banks of Shingle Creek, as well as City parks, trails and streets, picking up everything from pop cans and auto parts to building materials and household appliances.

The Shingle Creek Cleanup meets one of the public involvement and participation requirements of the federally mandated National Pollutant Discharge Elimination System (NPDES) permit for Brooklyn Center. The event not only educates people that trash and other contaminants in the streets, parks and shorelines eventually end up in our lakes, rivers and streams, but also provides opportunities for the public to become involved in the protection of water quality.

Many of the groups affiliated with the Brooklyn Center Adopt-a-Park/Trail/Street/Flower Garden Programs will concentrate on a cleanup of their assigned sites during the week. Groups and individuals not already connected with a park, trail or street will be assigned to a nearby park, creek, open space or parkway to pick up trash and debris. On Saturday, April 27, 2019, Brooklyn Center City officials and employees will be distributing trash bags and cotton gloves as well as refreshments at Brooklyn Center Community Center to kick off the official cleanup and commemorate Earth Day. More than 75 volunteers are expected to participate in the week-long event.

Budget Issues:

Funding for the event is included in the 2019 budget under the Storm Drainage Utility operating budget.

Strategic Priorities and Values:

Enhanced Community Image

ATTACHMENTS:

Description	Upload Date	Type
Proclamation	4/16/2019	Cover Memo

PROCLAMATION

*DECLARING APRIL 21-28, 2019,
TO BE
SHINGLE CREEK CLEAN-UP WEEK*

WHEREAS, The City of Brooklyn Center is dedicated to preserving and protecting the water resources in our watersheds; and

WHEREAS, Litter and trash can be washed into our lakes, rivers and streams, polluting the water and clogging the City's storm water drainage system; and

WHEREAS, Citizens can take an active role in protecting water resources by picking up litter and trash and keeping our streets, parks, neighborhoods and community clean; and

WHEREAS, The City of Brooklyn Center's annual event "Shingle Creek Cleanup" will take place April 27, 2019.

NOW, THEREFORE, I, AS MAYOR OF THE CITY OF BROOKLYN CENTER, State of Minnesota, with the consent and support of the Brooklyn Center City Council, do hereby proclaim:

- 1. April 21-28, 2019, to be Shingle Creek CleanUp Week.*
- 2. The City Council hereby reaffirms its commitment to protecting and preserving our water resources and encourages residents, businesses and institutions to use the Shingle Creek CleanUp Week 2019 to help prevent water pollution and preserve our watersheds by participating in a cleanup event or by using this time to pick up trash and cleanup our homes, businesses, streets, neighborhoods and community.*

April 22, 2019

Date

Mayor

Council Members

ATTEST: _____

City Clerk

COUNCIL ITEM MEMORANDUM

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: Doran Cote, Public Works Director

FROM: Andrew Hogg, Assisant City Engineer

SUBJECT: Proclamation Declaring April 22, 2019, to be Earth Day in Brooklyn Center

Requested Council Action:

- Motion to accept a proclamation declaring April 22, 2019, as Earth Day in Brooklyn Center

Background:

The name and concept of Earth Day was pioneered in 1970 in the United States. It is an annual day on which events are held worldwide to demonstrate support for environmental protection. This day of nature's balance was later sanctioned in a Proclamation at the United Nations, eventually going international in 1990.

Today, more than 192 countries coordinate and celebrate Earth Day every year. Brooklyn Center recognizes Earth Day on Monday, April 22, 2019, by taking part in celebratory events such as the Community Cleanup.

The Shingle Creek CleanUp takes place on Saturday, April 27, 2019, from 8:00 to 11:00 a.m. and will commence by gathering at the Brooklyn Center Community Center.

Budget Issues:

There are no budget issues to consider with this proclamation. Funding for the event is included in the 2019 budget under the Storm Drainage Utility operating budget.

Strategic Priorities and Values:

Enhanced Community Image

ATTACHMENTS:

Description	Upload Date	Type
Proclamation	4/16/2019	Cover Memo

PROCLAMATION

DECLARING APRIL 22, 2019,
TO BE
EARTH DAY IN BROOKLYN CENTER

WHEREAS, A sound natural environment is the foundation of a healthy society and a robust economy; and

WHEREAS, Local communities can do much to reverse environmental degradation and contribute to building a healthy society by addressing such issues as energy conservation, waste prevention and sustainable practices; and

WHEREAS, Earth Day 2019 offers an unprecedented opportunity to commit to building a healthy planet and flourishing communities.

NOW, THEREFORE, I, AS MAYOR OF THE CITY OF BROOKLYN CENTER, State of Minnesota, with the consent and support of the Brooklyn Center City Council, do hereby proclaim:

1. *April 22, 2019, to be Earth Day in the City of Brooklyn Center.*
2. *The City of Brooklyn Center commits itself to undertaking programs and projects that enhance the community's natural environment.*
3. *The City Council hereby reaffirms its commitment and encourages residents, businesses and institutions to use Earth Day 2019 to celebrate the Earth and to commit to building a sustainable society by initiating or expanding existing programs which improve energy efficiency, reduce or prevent waste and promote recycling.*

April 22, 2019

Date _____

Mayor

Council Members

ATTEST: _____
City Clerk

COUNCIL ITEM MEMORANDUM

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: Meg Beekman, Community Development Director

FROM: Joseph Hartmann, Housing & Code Enforcement Officer

SUBJECT: Resolution Approving a Preliminary and Final Plat for Brookdale Covenant Addition

Requested Council Action:

- Motion to approve a resolution for a preliminary and final plat for BROOKDALE COVENANT ADDITION, located in the vicinity of 5139 Brooklyn Boulevard, based on the submitted plans, findings of fact, and subject to the conditions as noted in the resolution

Background:

The Applicant is requesting preliminary and final plat approval of the currently un-platted Subject Property located in the vicinity of 5139 Brooklyn Boulevard to BROOKDALE COVENANT ADDITION. The Subject Property is better known as Brookdale Covenant Church. This request is associated with the improvements underway as part of the Brooklyn Boulevard Corridor Project Phase 1.

Requests for approval of a plat require a public hearing be scheduled in accordance with Section 15-104 (*Preliminary Plan*) of the Platting Ordinance. An Affidavit of Publication confirmed publication of the public hearing notice in the Brooklyn Center *Sun Post* on March 28th, 2019. Mail notices were also sent to neighboring property owners.

On April 11th, 2019, the Planning Commission held a public hearing regarding the request for a preliminary and final plat of Brookdale Covenant Addition. No comments were received prior to or during the public hearing; however, the Applicant was available to answer questions of the Planning Commission.

Following close of the public hearing, the Planning Commission elected to unanimously (6-0) recommend City Council approval of the requested preliminary and final plat of the property located in the vicinity of 5139 Brooklyn Boulevard. This recommendation was also subject to the Applicant complying with the conditions as outlined in the Planning Commission Report dated April 11, 2019, and associated Planning Commission resolution.

A copy of the Planning Commission Report for Planning Commission Application No. 2019-005, dated April 11, 2019, and City Council resolution regarding the preliminary and final plat for the Subject Property at or in the vicinity of 5139 Brooklyn Boulevard with this memorandum.

Budget Issues:

There are no budget issues to consider.

Strategic Priorities and Values:

Key Transportation Investments

ATTACHMENTS:

Description	Upload Date	Type
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Resolution
April 11, 2019 - Planning Commission Report

4/17/2019
4/18/2019

Resolution Letter
Backup Material

Member introduced the following resolution and moved its adoption:

CITY COUNCIL RESOLUTION NO.

RESOLUTION REGARDING THE RECOMMENDED DISPOSITION OF PLANNING COMMISSION APPLICATION NO. 2019-005 SUBMITTED BY CITY ENGINEER MIKE ALBERS ON BEHALF OF THE CITY OF BROOKLYN CENTER FOR PRELIMINARY AND FINAL PLAT APPROVAL OF BROOKDALE COVENANT ADDITION (LOCATED IN THE VICINITY OF 5139 BROOKLYN BOULEVARD)

WHEREAS, Planning Commission Application No. 2019-005, submitted by City Engineer, Mike Albers on behalf of the City of Brooklyn Center (“the Applicant”) requests review and consideration of preliminary and final plat approval for the currently un-platted Subject Property located in the vicinity of 5139 Brooklyn Boulevard (“the Subject Property”) to BROOKDALE COVENANT ADDITION; and

WHEREAS, the City Council authorized a Land Exchange Agreement between the City of Brooklyn Center and Brookdale Covenant Church on December 11, 2017, to implement certain improvements as part of the Phase I Brooklyn Boulevard Corridor Project; and

WHEREAS, per the Land Exchange Agreement, the Subject Property must be platted before the City of Brooklyn Center can record its deed in the identified Lilac Drive parcel as City right-of-way; and

WHEREAS, platting the currently un-platted Subject Property will also provide Brooklyn Covenant Church with documentation as to conveyances, vacations, and dedications for certain right-of-way, and acquisitions of title; and

WHEREAS, per City Code Section 15-104, the Applicant has submitted an application to the City of Brooklyn Center for official consideration under Planning Commission Application No. 2019-005; and

WHEREAS, the Planning Commission of the City of Brooklyn Center, Minnesota held a duly noticed and called public hearing on April 11, 2019, whereby a planning staff report was presented and public testimony regarding the request were received; and

WHEREAS, the Planning Commission of the City of Brooklyn Center, Minnesota considered the request in light of all testimony received, the guidelines and standards for evaluating this preliminary and final plat contained in Section 15-104 (*Preliminary Plan*) of the City’s Platting Ordinance, and the request complies with the general goals and objectives of the City’s 2030 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota to recommend that Planning Commission Application No. 2019-005, submitted by Mike Albers on behalf of the City of Brooklyn Center for the Subject Property located

RESOLUTION NO.

in the vicinity of 5139 Brooklyn Boulevard be approved based upon the following considerations:

1. **Plat Approval:** Approval of the preliminary and final plat for BROOKDALE COVENANT ADDITION are contingent upon the addressing of comments by Assistant City Engineer Hogg in his memorandum dated April 5th, 2019, Chapter 15 of the City Code of Ordinances (*Platting*), any comments provided by Hennepin County, and the successful recording of said plat with Hennepin County.
 - a. The City shall coordinate with Hennepin County for the vacation of the county interest in the unused portion of Brooklyn Boulevard right-of-way prior to recording of final plat.
 - b. Some private site appurtenances (e.g. light poles, signs, etc.) were designed to encroach on what will be public easement areas upon recording of the final plat. For appurtenances that will not have any direct impact on the public elements within the easement area, as allowed and approved by the City, will require an Encroachment Agreement or other appropriate instrument subsequent to recording of the final plat. The Encroachment Agreement or other appropriate instrument shall have specific details and requirements pertaining to the encroachment.
 - c. Submit two mylar copies of the final plat signed by the surveyor and property owner.
 - i. An updated certified abstract of title or registered property report must be provided for review prior to recording of final plat.

April 22nd, 2019

Date

Mayor

ATTEST: _____

City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.



Planning Commission Report
Meeting Date: April 11, 2019

- Application Filed: 03/12/2018
- Review Period (60-day) Deadline: 05/11/2019
- Extension Declared: N/A
- Extended Review Period Deadline: N/A

Application No. 2019-005
Applicant: Mike Albers (City of Brooklyn Center)
Location: 5139 Brooklyn Boulevard (Brookdale Covenant Church)
Request: Preliminary/Final Plat of Brookdale Covenant Addition and Dedication of Certain Right-of-Way

INTRODUCTION

Mike Albers (“The Applicant”) on behalf of the City of Brooklyn Center (“The City”) is requesting review and consideration to plat the currently un-platted property located in the vicinity of 5139 Brooklyn Boulevard (“the Subject Property”), also known as Brookdale Covenant Church, to BROOKDALE COVENANT ADDITION. The request to plat the Subject Property was brought on as a result of the Phase I Brooklyn Boulevard Corridor Project improvements currently underway and whose project area runs between from 49th Avenue North to Bass Lake Road (County Road 10). The project began last year and includes reconstruction of roadway and streetscape improvements that will address the overall roadway and intersection safety along Brooklyn Boulevard, enhance traffic operations, and provide improved bicycle and pedestrian facilities. Phase I is anticipated to conclude by the end of 2019.

The scope of this work also includes a reconstruction of Lilac Drive from New Millennium Academy, located just south of the Subject Property, to the north end of the Subject Property, where a new signal light will be located at the intersection of the newly reconstructed Lilac Drive and Trunk Highway 100 south ramp off Brooklyn Boulevard. Given the numerous easement reconfigurations and vacations required in order to implement the project improvements in vicinity of the Subject Property, such as the installation of a new six-foot wide sidewalk and other various streetscaping improvements, City Council authorized the execution of a Land Exchange Agreement on December 11, 2017, between the City of Brooklyn Center and Brookdale Covenant Church in order implement these improvements.

The City has been working over the past couple years with Brookdale Covenant Church, MnDOT (Minnesota Department of Transportation), and Hennepin County to address the acquisition of certain property, easement and right-of-way vacation and dedication, and the reconfiguration of the Brookdale Covenant Church parking lot due to the: 1) extension of Lilac Drive; 2) removal of portions of the Brooklyn Boulevard frontage road; and 3) installation of the new traffic signal at the Trunk Highway 100 south ramp and Lilac Drive extension.

Platting the currently un-platted Subject Property will allow the City to record its deed in the Lilac Drive parcel as City right-of-way, and will also provide Brookdale Covenant Church with clear documentation as to the: 1) conveyance of a MnDOT parcel to Brookdale Covenant Church through the right-of-way vacation process; and 2) Brookdale Covenant Church’s acquisition of title and vacation of a gap parcel that is no longer needed by Hennepin County for right-of-way purposes. Additionally, certain parking and driveway improvements were to be undertaken on the Lilac Drive, MnDOT, and identified Gap Parcels for Brookdale Covenant Church (and as identified in Exhibit A) as part of the project scope.

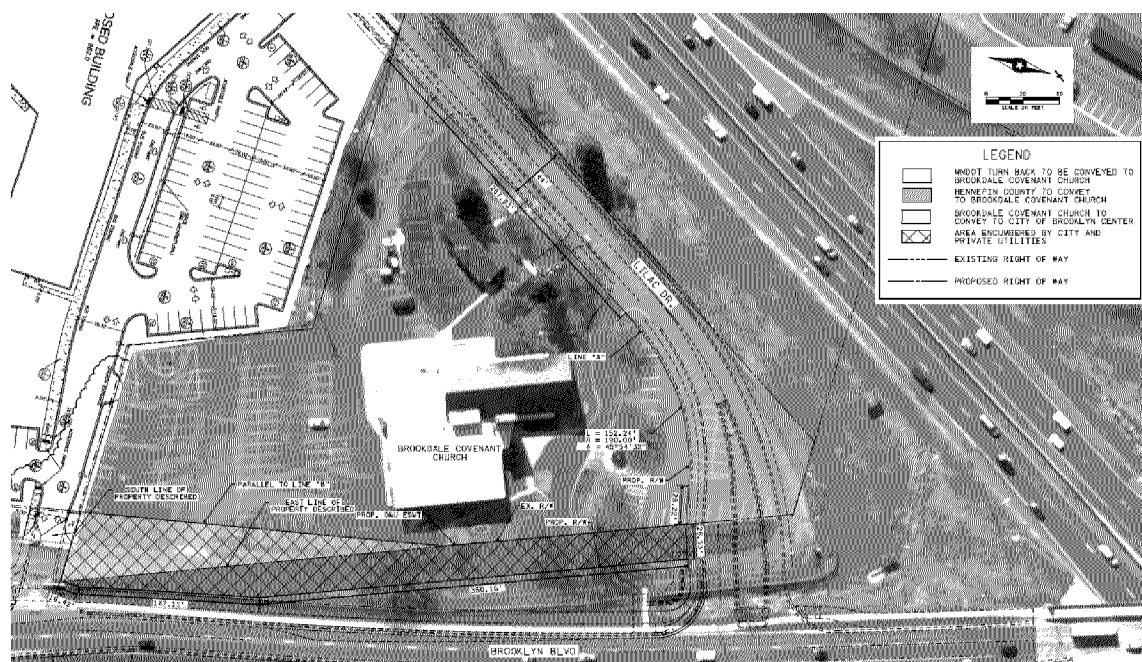
Requests for approval of a plat require a public hearing be scheduled in accordance with Section 15-104 (*Preliminary Plan*) of the Platting Ordinance. An Affidavit of Publication confirmed publication of the public hearing notice in the Brooklyn Center *Sun Post* on March 28th, 2019 (Exhibit B). Mail notices were also sent to neighboring property owners. Assuming Planning Commission Application No. 2019-005 is recommended by the Planning Commission for approval by City Council, the applications would go before the City Council meeting scheduled for April 22nd, 2019.

REQUESTS

Preliminary/Final Plat Approval

As part of the City Platting Ordinance requirements, preliminary and final plat approval is required to formally plat the existing un-platted addition depicted per City Engineer Mike Alber's staff memorandum dated March 12th, 2019 (Exhibit A). The Applicant is requesting to plat the currently un-platted Brookdale Covenant Church Addition at 5139 Brooklyn Boulevard (PID: 10-118-21-11-0010) in order for the City to record certain property as City right-of-way.

As is noted in the image below, MnDOT and Hennepin County have or will convey certain property (highlighted in fuchsia and yellow) to Brookdale Covenant Church, located at 5139 Brooklyn Boulevard, while Brookdale Covenant Church will convey certain property (highlighted in blue) to the City of Brooklyn Center. As is noted in hatch marks below, the City of Brooklyn Center and private utility companies will ultimately encumber certain portions along the east side of the property.



Map 1. Location Map of Subject Property with Anticipated Conveyances and Encumbrances.

Per Assistant City Engineer Andrew Hogg, in his memorandum dated April 5th, 2019 (Exhibit C), the City of Brooklyn Center shall coordinate with Hennepin County to address the vacation of the County's interest in the unused Brooklyn Boulevard right-of-way (highlighted in fuchsia) prior to recording of final plat. Additionally, there are certain site appurtenances, such as light poles and signs, and owned by Brookdale Covenant Church, that will require an Encroachment Agreement or other appropriate instrument to be agreed upon subsequent to the recording of the final plat, as they will be located in easement areas.

Based on staff findings, staff recommends Planning Commission recommendation of the preliminary/final plat for BROOKDALE COVENANT ADDITION including the requested dedication of certain right-of-way, subject to the Applicant complying with any comments received from Hennepin County, Chapter 15 of the City Code of Ordinances (Platting), and any conditions as outlined in the Approval Conditions section of this Staff Report.

APPROVAL CONDITIONS

Staff recommends the following conditions be attached to any positive recommendation on the approval of Planning Commission Application No. 2019-005 for the Subject Property located in the vicinity of 5139 Brooklyn Boulevard:

- 1. Plat Approval:** Approval of the preliminary and final plat for BROOKDALE COVENANT ADDITION are contingent upon the addressing of comments by Assistant City Engineer Hogg in his memorandum dated April 5th, 2019 (Exhibit C), Chapter 15 of the City Code of Ordinances (*Platting*), any comments provided by Hennepin County, and the successful recording of said plat with Hennepin County.
 - a. The City shall coordinate with Hennepin County for the vacation of the county interest in the unused portion of Brooklyn Boulevard right-of-way prior to recording of final plat.
 - b. Some private site appurtenances (e.g. light poles, signs, etc.) were designed to encroach on what will be public easement areas upon recording of the final plat. For appurtenances that will not have any direct impact on the public elements within the easement area, as allowed and approved by the City, will require an Encroachment Agreement or other appropriate instrument subsequent to recording of the final plat. The Encroachment Agreement or other appropriate instrument shall have specific details and requirements pertaining to the encroachment.
 - c. Submit two mylar copies of the final plat signed by the surveyor and property owner.
 - i. An updated certified abstract of title or registered property report must be provided for review prior to recording of final plat.

RECOMMENDATION

Based on the above-noted findings, staff recommends the Planning Commission recommends:

The Planning Commission recommends City Council approval of the requested preliminary and final plat for BROOKDALE COVENANT ADDITION, as well as the requested dedication of certain right-of-way, subject to the Applicant complying with the comments outlined in the Assistant City Engineer's memorandum dated April 5, 2019 (Exhibit C), Chapter 15 of the City Code of Ordinances (Platting), any comments received by Hennepin County, and any other conditions as outlined in the Approval Conditions section of this Staff Report.

Attachments

Exhibit A- Planning Commission Application No. 2019-005, dated March 12, 2019.

Exhibit B- Affidavit of Publication, published in the Brooklyn Center *Sun Post* on March 28, 2019.

Exhibit C- Memorandum, prepared by Assistant City Engineer Andrew Hogg, dated April 5th, 2019.



For Office Use Only

Date Received: _____
 Date Application Complete: _____
 Letter of Completeness: _____
 PC App No. _____

2019 Planning Commission Application

Applicant Information:

Name: Mike Albers, City of Brooklyn Center
 Address: 6301 Shingle Creek Parkway, Brooklyn Center, MN 55430
 Office Phone: 763-569-3340 Cell: _____
 Email: malbers@ci.brooklyn-center.mn.us FAX: _____

Property Owner Information* (if different from Applicant):

Name: Brookdale Covenant Church
 Property Owner Address: 5139 Brooklyn Boulevard, Brooklyn Center, MN, 55429
 Office Phone: 763-535-6305 Cell: _____
 Email: office@brookdalecovchurch.com FAX: _____

Project Information:

Provide a general description of your project and request(s): In December 2017, the City Council authorized execution of Land Exchange Agreement between the City of Brooklyn Center and Brookdale Covenant Church in order to complete portions of the Brooklyn Boulevard Corridor Project Phase 1. The project request is for: 1) plating, 2) vacation of right-of-way, and 3) right-of-way dedication.

Address/Location of Property: 5139 Brooklyn Boulevard, Brooklyn Center, MN, 55429
 Legal Description of Property: (Metes and Bounds)

Application Type (Mark all that Apply)

☐	Comprehensive Plan Amendment	\$1,050	☐	Appeal	\$200
☐	Rezoning	\$1,050	☐	Zoning Code Text Amendment	\$500
☐	Special/Interim Use Permit	\$250	☐	Special/Interim Use Permit Amendment	\$150
☐	Site and Building Plan Review	\$750	☐	Variance	\$200
☐	Planned Unit Development	\$1,800	☐	Planned Unit Development Amendment	\$700
☒	Preliminary Plat	\$400	☒	Final Plat	\$200

IMPORTANT: All applications may be subject to additional fees for reimbursement of costs incurred by the City for filing, reviewing, and processing applications in the form of an escrow to the City.

Application Fee: \$ waived Escrow Amount: \$ waived Receipt No: -na-

Escrows: All Planning Commission Applications shall be subject to a \$1,000 escrow deposit. Costs expended in reviewing and processing an application will be charged against the cash escrow and credited to the City. Charges to the escrow may include attorney and consulting fees and/or mailing and public notice costs. The escrow amount may be reduced or increased by the City Planner on a project by project basis. If at any time a required cash escrow is depleted the applicant shall deposit additional escrow funds as determined by the City. Unused portions of an escrow deposit shall be returned to the Applicant upon successful implementation of an approved application.

Complete/Incomplete Applications: A preliminary meeting with City Staff is required prior to the submission of a Planning Commission Application. No application will be considered complete prior to such meeting. Once an application is submitted, City Staff shall have fifteen (15) business days to determine if the application is complete. An incomplete application will delay process of the request. If incomplete, City Staff will notify the Applicant in writing that the application is incomplete and what information is needed in order to make the application complete. Once an application has been deemed complete it will be placed on the next available Planning Commission agenda.

Meeting Schedule: The deadline for submittal of Planning Commission Applications is outlined in the below schedule. Failure to submit all application materials, fees, and escrows by 4:30 p.m. on the application submittal deadline may delay the review process. Planning Commission meetings are typically held the Thursday following the second Monday of each month at 7:00 p.m. If a recommendation is made by the Planning Commission regarding the application it will typically be placed on the agenda of the next City Council meeting, which are held the fourth Monday of each month at 7:00 p.m. Meetings are held in the City Council Chambers at Brooklyn Center City Hall. Additional meetings and/or work sessions may be scheduled as necessary for the review of an application.

2019 Application Schedule (*subject to change*)

Application Submittal Deadline (30-Days Prior to Meeting)	Planning Commission Meeting Dates	City Council Meeting Dates (for application review)
December 18 (2018)	January 17	January 28
January 15	February 14	February 25
February 12	March 14	March 25
March 12	April 11	April 22
April 16	May 16	May 28 (Tuesday)
May 14	June 13	June 24
June 11	July 11	July 22
July 16	August 15	August 26
August 13	September 12	September 23
September 17	October 17	October 28
October 15	November 14	November 25
November 12	December 12	January 13 (2020)

Note: The above schedule is outlined for those submitting Planning Commission applications and *does not* outline all City Council meetings scheduled. Please access the City of Brooklyn Center's website at www.cityofbrooklyncenter.org to receive up to date meeting dates and notices of any changes made to this schedule. Individuals may also review and download meeting agendas and packets from the city website.

Meeting Attendance: In order for the Planning Commission and City Council to consider any application, the Applicant or a designated representative must be present at the scheduled meeting(s). If not, the matter may be tabled until the next available agenda.

Acknowledgement and Signature:

The undersigned acknowledges that they understand that before a Planning Commission application can be deemed complete, all required fees and escrows must be paid to the City. By signing and submitting this application, the Applicant agrees to pay to the City of Brooklyn Center the actual costs incurred for expenses reasonably and necessarily required by the City for the review, filing, and processing of the application. Such costs will be in addition to the application fee described herein. Withdrawal of the application will not relieve the applicant of the obligation to pay costs incurred prior to withdrawal. Any administrative fees paid as part of the submission of this application are nonrefundable.

Rodryn Socha-Hanson, Church Chair
Property Owner Signature (Required)

3/27/19
Date

Mill CB
Applicant Signature (if different than Property Owner)

3/12/19
Date

MEMORANDUM

DATE: March 12, 2019

TO: Ginny McIntosh, City Planner and Zoning Administrator

FROM: Mike Albers, City Engineer

SUBJECT: Preliminary/Final Plat for 5139 Brooklyn Boulevard

Background:

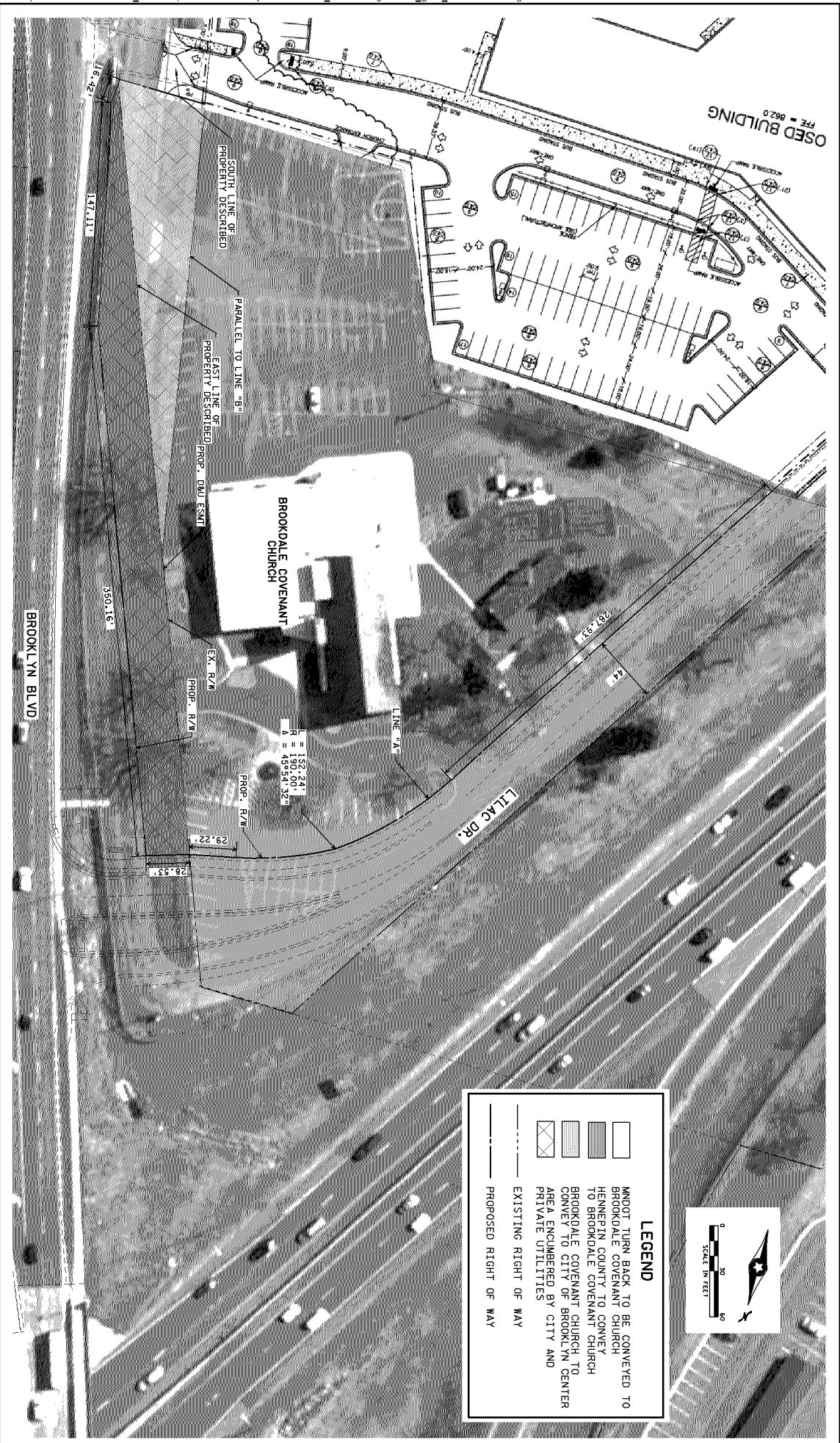
The City completed the Brooklyn Boulevard Corridor Study in 2013 to guide the reconstruction and redevelopment of this corridor. On May 9, 2016, the City Council directed staff to proceed with the preliminary design, environmental documentation, easement acquisition and final design work for the Brooklyn Boulevard Corridor Project Phase 1 (49th Avenue to Bass Lake Road), Project No. 2018-05. The proposed reconstruction and streetscape improvements will improve roadway and intersection safety, enhance traffic operations and provide improved bicycle and pedestrian facilities. The project is scheduled to be constructed in 2018 and 2019.

As part of the Brooklyn Boulevard Corridor Project Phase 1, proposed improvements such as a reconstruction of Lilac Drive from New Millennium Academy to the new signal at Trunk Highway (TH) 100 South Ramp, the installation of a new 6' sidewalk on Lilac Drive and other streetscape elements have been identified that fall outside of existing public easement areas. The attached map (Exhibit 2) shows the extent of the easements needed for proposed improvements within the Brookdale Covenant Church (BCC) owned parcel located along west of Brooklyn Boulevard.

On December 11, 2017, the City Council authorized execution of Land Exchange Agreement between the City of Brooklyn Center and Brookdale Covenant Church in order to complete portions of the Brooklyn Boulevard Corridor Project Phase 1. The City of Brooklyn Center acquired the portion of the BCC property depicted in blue on the attached exhibit (the "Lilac Drive Parcel"). The City owned a parcel of real property abutting the BCC property, depicted in yellow on the attached exhibit (the "MnDOT Parcel"), which was MnDOT turn back property and is no longer needed for right-of-way purposes due to the removal of the frontage road. The MnDOT parcel would be used to mitigate parking on BCC property due to the new signal at TH 100 South Ramp and the extension of Lilac Drive. There are 123 existing parking stall on the property, after construction of the Brooklyn Boulevard Corridor Project Phase 1 there will be 120 parking stalls.

In exchange for BCC's conveyance of the Lilac Drive Parcel, the City i) conveyed the MnDOT parcel to BCC through the right-of-way vacation process, ii) assisted BCC in acquiring title to the Gap Parcel; iii) Work on vacating the Gap Parcel with Hennepin County which is no longer needed for right-of-way purposes due to the removal of the frontage road; and iv) as part of the project, will perform certain parking and driveway improvements on the Lilac Drive Parcel, MnDOT Parcel and the Gap Parcel for BCC.

Per the Land Exchange Agreement, the Church Property must be platted before the City can record its deed in the Lilac Drive Parcel as City right-of-way. BCC is working cooperatively with the City and Hennepin County to obtain all necessary approvals required for platting.





BROOKDALE COVENANT ADDITION

KNOW ALL PERSONS BY THESE PRESENTS, that Brookdale Covenant Church of Hennepin County, Minnesota, the owner of the following described property situated in the County of Hennepin, State of Minnesota is wit:

"Parcel A" being all that part of the Northeast Quarter of the Northeast Quarter of Section 10, Township 118, Range 21, Hennepin County, Minnesota described as follows: Beginning at the point of intersection of the southeasterly line of the right of way of State Trunk Highway Number 100 with a line drawn East from a point on the west line of said Northeast Quarter of the Northeast Quarter distant 578 feet to the intersection of the southeasterly line of the right of way of said Quarter Thence East 84.2 feet to the southeasterly line of the right of way of County Road Number 152, formerly State Highway Number 152, thence southeasterly along and right of way line of County Road Number 152, thence southeasterly parallel with said right of way line of County Road Number 152, a distance of 800 feet, thence West 200 feet, thence southeasterly parallel with said right of way line of County Road Number 152, a distance of 150 feet, thence East 252.50 feet to said right of way line of State Trunk Highway Number 100, thence northeasterly along said right of way line of State Trunk Highway No. 100 a distance of 493.9 feet, more or less, to the point of beginning.

And

As that part of the Northeast Quarter of the Northeast Quarter of Section 10, Township 118, Range 21, Hennepin County, Minnesota, lying East of said "Parcel A" and West of the following described "Line A", lying between the northerly boundary line of said "Parcel A" extended East and the southern most boundary line of "Parcel A" extended East.

"Line A" is described as commencing at the northeast corner of said Section 10, thence westerly along the north line of said Northeast Quarter of the Northeast Quarter a distance of 622.75 feet, thence southwesterly connecting to the left 68 degrees 45 minutes 45 seconds a distance of 150 feet, thence southeasterly connecting to the left 52 degrees 34 minutes 45 seconds a distance of 718.00 feet, thence southeasterly deflecting to the right 68 degrees 49 minutes 11 seconds a distance of 163.64 feet to the easterly prolongation of the south line of said "Parcel A" and there terminating.

Has caused the same to be surveyed and platted as BROOKDALE COVENANT ADDITION and do hereby dedicate to the public for public use the public ways and the damage and utility easements as created on this plat.

In witness whereof said Brookdale Covenant Church of Brooklyn Center, Minnesota, a nonprofit corporation under the laws of the State of Minnesota has caused these presents to be signed by its proper officer this ____ day of ____ 20__.

Brookdale Covenant Church of Brooklyn Center

(Signature) _____ It's _____

(Print Name) _____

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of ____ 20__ by _____

(Signature) _____

(Print Name) _____
Notary Public for the State of _____ County, _____
My Commission Expires _____

I, Dean Durbach, do hereby certify that this plat was prepared by me or under my direct supervision and that the same is a true and correct representation of the facts and that the plat is a correct representation of the boundaries shown, that all mathematical data and labels are correctly designated on this plat, that all monuments depicted on this plat have been, or will be correctly set within one year, that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.1, Subd. 3, as of the date of this certificate are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Dated this ____ day of ____ 20__.

Dean Durbach, Licensed Land Surveyor
Minnesota License No. 16679

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this ____ day of ____ 20__ by Dean Durbach, Land Surveyor.

(Signature) _____

(Print Name) _____
Notary Public, _____ County, _____
My Commission Expires _____

CITY OF BROOKLYN CENTER, MINNESOTA

This plat of BROOKDALE COVENANT ADDITION was approved and accepted by the City Council of Brooklyn Center, Minnesota at a regular meeting thereof held this ____ day of ____ 20__, if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received and approved by the City Council and the City Engineer without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

Mayor _____

City Manager _____

SURVEY DIVISION

Pursuant to MINN. STAT. SEC. 383B.662 (1989), this plat has been approved this ____ day of ____ 20__.

Chris F. Meave, County Surveyor by _____

HENNEPIN COUNTY BOARD

We do hereby certify that on the ____ day of ____ 20__, the Board of Commissioners of Hennepin County, Minnesota, approved this plat of BROOKDALE COVENANT ADDITION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, and pursuant to the Dakota County Confiscation Plat Ordinance.

By _____

Chief, Hennepin County Board _____

DEPARTMENT OF PROPERTY TAXATION AND RECORDS

Pursuant to Minnesota Statutes, Section 505.021, Subd. 5, taxes payable in the year 20__ on the land hereinafter described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of ____ 20__.

Department of Property Taxation and Records _____ Director

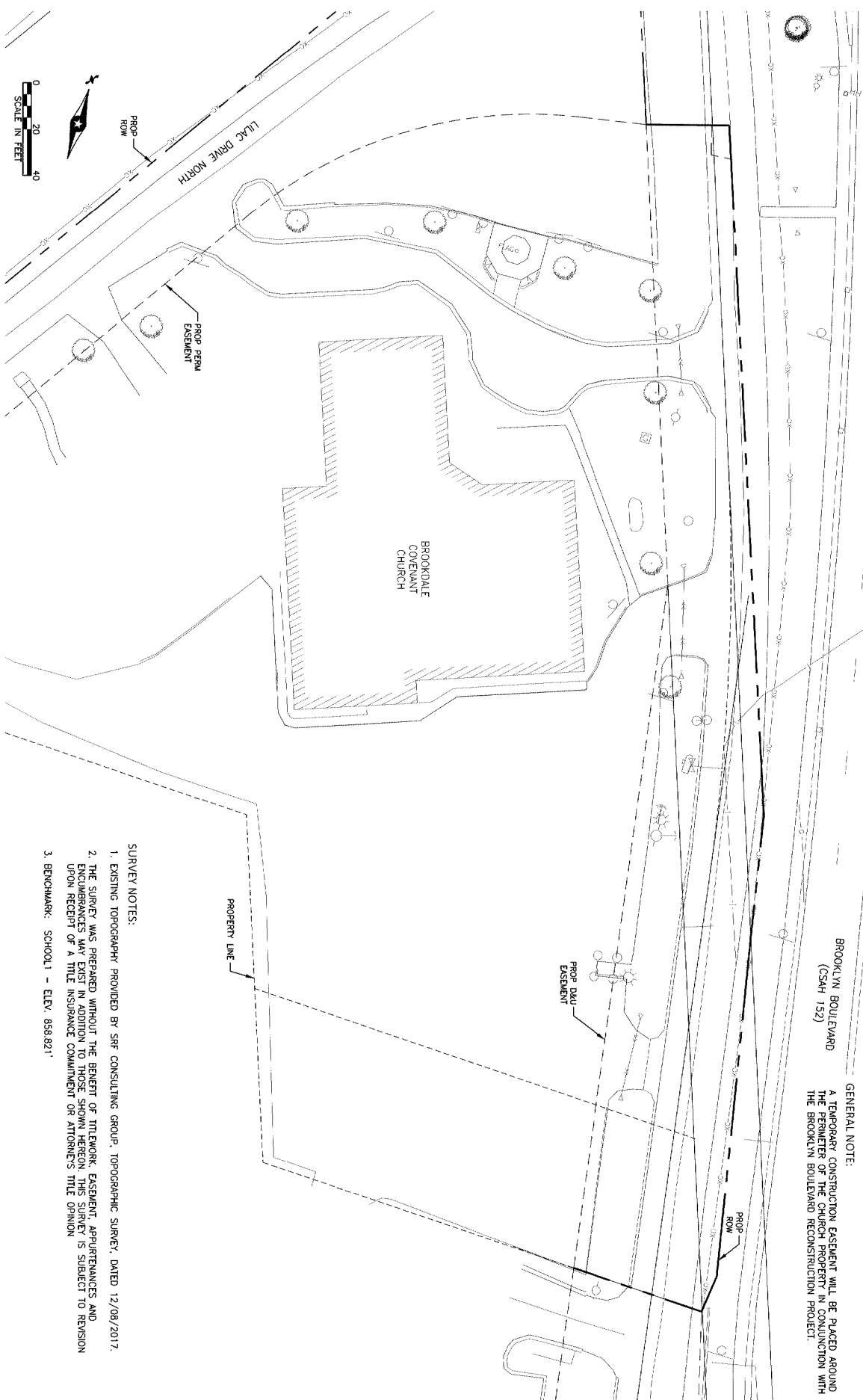
COUNTY RECORDER, COUNTY OF HENNEPIN, STATE OF MINNESOTA

I hereby certify that this plat of BROOKDALE COVENANT ADDITION was filed in the office of the County Recorder for public record on this ____ day of ____ 20__, at ____ o'clock ____ M., and was duly filed in Book _____ of Plats, Page _____ as Document No. _____.

By _____ County Recorder

OFFICIAL PLAT





BROOKLYN BOULEVARD
(CSAH 152)

GENERAL NOTE:
A TEMPORARY CONSTRUCTION EASEMENT WILL BE PLACED AROUND THE PERIMETER OF THE CHURCH PROPERTY IN CONJUNCTION WITH THE BROOKLYN BOULEVARD RECONSTRUCTION PROJECT.

SURVEY NOTES:

1. EXISTING TOPOGRAPHY PROVIDED BY SRP CONSULTING GROUP, TOPOGRAPHIC SURVEY, DATED 12/08/2017.
2. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE, EASEMENT, APPURTENANCES AND ENCUMBRANCES MAY EXIST IN ADDITION TO THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE INSURANCE COMMITMENT OR ATTORNEY'S TITLE OPINION.
3. BENCHMARK: SCHOOL 1 - ELEV. 856.821'



SRF
Consulting Group, Inc.

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CITY OF BROOKLYN CENTER

BROOKDALE COVENANT CHURCH SITE PLAN
CSAH 152 (BROOKLYN BOULEVARD)

SP 109-020-013, 027-752-032, 141-020-
SAP 109-124-001



NO.	DATE	BY	CHK	APP
1	03/09/18	TERESA MASLOW		

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of New York.
Name: **TERESA MASLOW**
City: **ALBANY**
Date: **03/09/18** License # **48096**

STATE PROJECT NO. **SP 109-020-013**
CITY PROJECT NO. **SP 109-020-013**

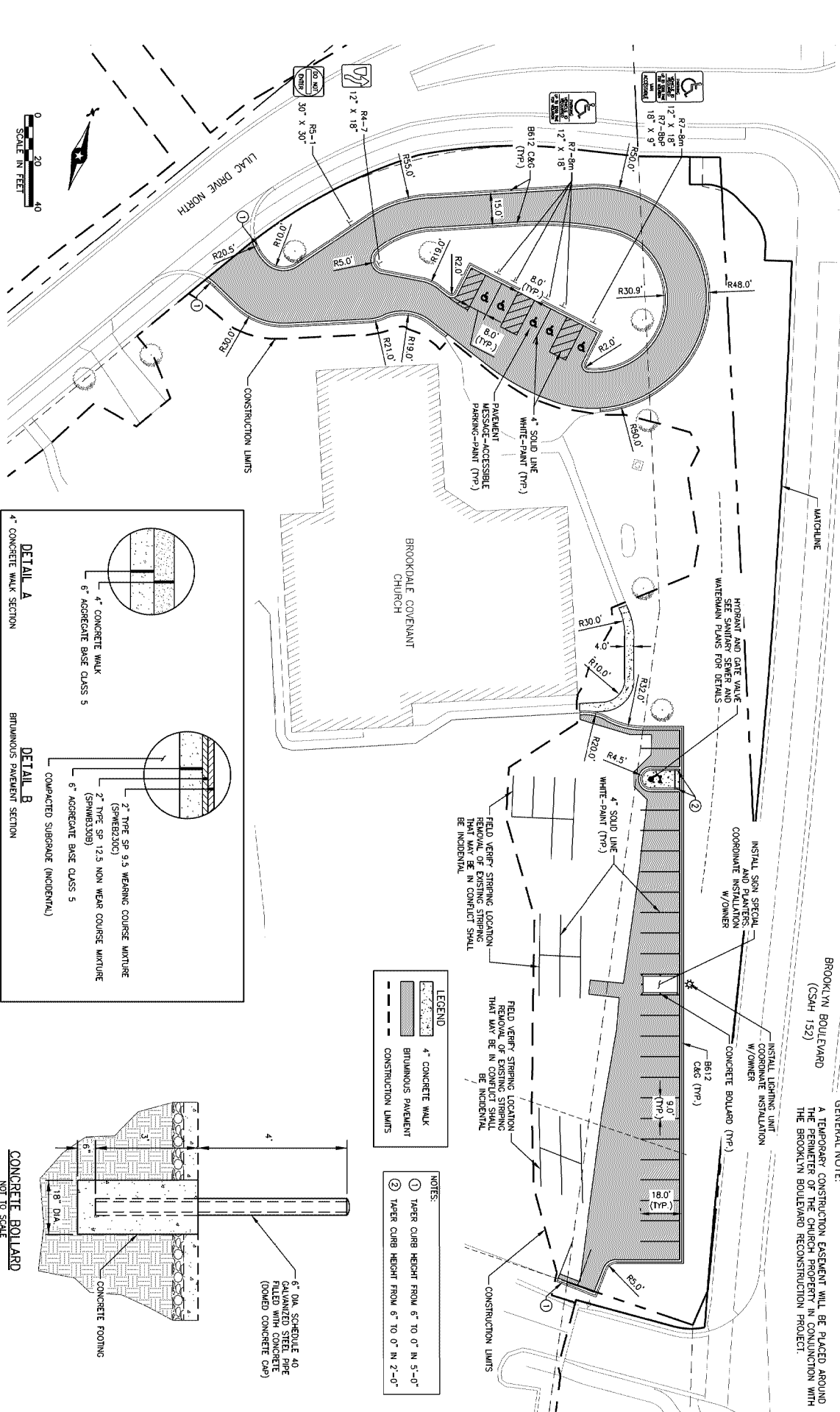
DESIGNED BY **TERESA MASLOW**
CHECKED BY **P. GALVIN**
DATE **03/09/18**

SRE
Consulting Group, Inc.

**ENGINEERS
PLANNERS
DESIGNERS**

CITY OF BROOKLYN CENTER
BROOKDALE COVENANT CHURCH SITE PLAN
CSAH 152 (BROOKLYN BOULEVARD)
SP 109-020-013, 027-792-092, 141-020-116, 2755-105 (TH 100)
SAP 109-124-001

**SHEET
433
OF
546**



**CITY OF
BROOKLYN CENTER
NOTICE OF PUBLIC
HEARING**

TO WHOM IT MAY CONCERN:

Please take notice that the Planning Commission of the City of Brooklyn Center will hold a public hearing on Thursday, April 11th, 2019, at approximately 7:00 p.m., at Brooklyn Center City Hall, located at 6301 Shingle Creek Parkway, Brooklyn Center, Minnesota. A definite time for this application to be considered cannot be given as it will depend on the progression of the agenda items.

TYPE OF REQUEST: Preliminary and Final Plat for Brookdale Covenant Addition

PETITIONER: Mike Albers (City of Brooklyn Center)

PROPERTY OWNER: Brookdale Covenant Church

PROPERTY NAMED IN THE PETITION: 5139 Brooklyn Boulevard, Brooklyn Center, MN 55429

PROPERTY ID:

10-118-21-11-0010

BRIEF STATEMENT OF CONTENTS OF PETITION:

The Applicant is requesting preliminary and final plat approval of the currently un-platted Subject Property located in the vicinity of 5139 Brooklyn Boulevard to Brookdale Covenant Addition. This request is associated with the improvements underway as part of the Brooklyn Boulevard Corridor Project Phase 1.

Questions, comments, statements of support or objections should be directed to City Planner / Zoning Administrator Ginny McIntosh at (763) 569-3319 or email to gmcintosh@ci.brooklyn-center.mn.us.

Auxiliary aids for persons with disabilities are available upon request at least 96 hours in advance. Please contact the City Clerk at (763) 569-3300 to make arrangements.

Respectfully,

Ginny McIntosh

City Planner / Zoning Administrator

Published in the

Sun Post

March 28, 2019

919167

MEMORANDUM

DATE: April 5, 2019

TO: Ginny McIntosh, City Planner and Zoning Administrator

FROM: Andrew Hogg, Assistant City Engineering

SUBJECT: Public Works – Preliminary and Final Plat Review for 5139 Brooklyn Blvd

Public Works Department has staff reviewed the preliminary plat and final plat submittals for the proposed BROOKDALE COVENANT ADDITION and provide the following recommendations:

General:

1. The City shall coordinate with Hennepin County for the vacation of the county interest in the unused Brooklyn Boulevard right of way.
2. An updated certified abstract of title or registered property report should be provided to the City Engineer and City Attorney for review at the time of the preliminary plat/final application (within 30 days of preliminary plat application) for property the city has interest in. Additionally, this will need to stay current and be updated through the approval process as required to maintain and be current within 30 days of the release of final plat.
3. Some private site appurtenances (e.g. light poles, signs, etc.) were designed to encroach on what will be public easement areas upon recording of the final plat. For appurtenances that will not have any direct impact on the public elements within the easement area, as allowed and approved by the City, will require an Encroachment Agreement or other appropriate instrument subsequent to recording of the final plat. The Encroachment Agreement or other appropriate instrument shall have specific details and requirements pertaining to the encroachment.
4. Submit two mylar copies of the final plat signed by the surveyor and owner.

All aforementioned items, comments and recommendations are provided based on the information submitted by the applicant at the time of this review. The preliminary plan and final plat must be developed and maintained in substantial conformance with the referenced plans, unless modified by the staff recommended conditions above. Subsequent approval of the final plat may require additional modifications based on the City Engineer and other public officials having jurisdiction over approval of the final site plans.

COUNCIL ITEM MEMORANDUM

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: Doran Cote, Public Works Director

FROM: Mike Albers, City Engineer

SUBJECT: Resolution Amending Levy No. 20163 and Certifying Amended Special Assessments for Improvement Project Nos. 2018-08 and 2019-05, Bellvue and Southeast Area Mill and Overlay Improvements to Hennepin County Tax Rolls

Requested Council Action:

- Motion to approve a resolution certifying special assessments for the project to the Hennepin County Tax Rolls for the properties located at 5328 Irving Avenue and 5501 Irving Avenue

Background:

A series of two public hearings were held on April 8, 2019, the first hearing pertaining to ordering improvements and authorizing preparation of plans and specifications for Improvement Project Nos. 2018-08 and 2019-05, Bellvue and Southeast Area Mill and Overlay Improvements. The second hearing was held to consider certification of proposed special assessments for street improvements for Improvement Project Nos. 2018-08 and 2019-05. The City Council approved resolutions pertaining to both; however, the property owner of 5328 Irving Avenue objected to the special assessment amount for their property via letter (see attached letter dated March 31, 2019) and the property owner of 5501 Irving Avenue objected to the special assessment amount for their property at the assessment hearing. The property owner of 5501 Irving Avenue objected because she felt her property should not be considered subdividable and that her house has significant value to the neighborhood based on its age. The adoption of special assessments for these two properties were continued to be considered by the Council at a later date. The remaining special assessment levy for all other properties within the project area was approved. The prior April 8, 2019, City Council memorandum is attached for additional background information pertaining to the project and special assessments.

In response to the objections and as directed, additional information is provided as follows:

Special assessments are a way for cities to charge certain properties for the cost of making a local improvement, or to collect certain charges that will benefit those properties. The authority to levy special assessments is granted under Minnesota Statute, Chapter 429.

In 1964, the Village Council approved a Special Assessment Policy which detailed matters regarding the financing of public improvements as the community developed. This Special Assessment Policy has been periodically amended, and related policies approved by separate resolution. In 1985, a substantial change in policy was approved by resolution, when the City abandoned residential assessments based on frontage to adopt a policy based on residence unit.

Per the Special Assessment Policy 2.10.2.B, the Assessment Formula for Surface Improvements is as follows: The assessments to be levied against properties within the benefited areas shall be distributed to those properties on the basis of the following provisions:

1. Residential Streets

1. **For residential properties zoned R1**, the assessment to be applied against each non-subdividable property shall be a unit amount established annually by the City Council. Said assessment is intended to represent a specific proportion of the average cost of making a typical improvement, such as the average cost of reconstructing a typical block of residential street. For properties which may be legally subdividable into two or more lots, the assessment to be applied shall equal the maximum number of lots allowable times the unit assessment. The assessment shall be calculated as follows:

1. For reconstruction or resurfacing of a residential street, the average cost of a typical similar project shall be multiplied by the Council's designated proportion to be assessed. The total assessed shall be divided by the average number of lots to be assessed to determine the unit assessment.
2. Absent any other policy changes, such as an increase in the proportion of cost to be assessed, the unit assessment shall be adjusted annually to reflect cost of living increases as measured by the Construction Index.

1. **For residential properties zoned R2**, the assessment shall be applied on a front foot basis, said unit being calculated as follows: The R1 unit assessment shall be divided by 75 feet, to determine the front foot rate. The minimum assessment for an R2 property shall be the R1 unit assessment.

1. For those properties zoned R1 or R2 having frontage on two or more streets, special assessments shall be levied for improvements on only one of those frontages, at the owner's choice. For example, a property on the corner of A street and B Avenue may choose to be assessed when A street is improved, or B Avenue, but not both.

On November 13, 2018, the City Council adopted the 2019 special assessment rates for street and storm drainage improvements for residential zoned properties which is updated annually in accordance with the City's Special Assessment Policy.

<u>Land Use</u>	<u>2019 Assessment Rates for Pavement Rehabilitation (mill and overlay)</u>
R1 zoned, used as one-family site that cannot be subdivided	\$1529.00 per lot (street)
R2 zoned, or used as a two-family site that cannot be subdivided	\$20.3867 per front foot with a \$1529.00 per lot minimum (street)
R3 zoned (per unit)	<u>Assessable frontage x \$20.3867</u> (street) Number of residential units

Summary for 5328 Irving Avenue

5328 Irving Avenue is a residential property zoned R2. The property is a mid-block property that has 49.38' frontage of Irving Avenue on the west and access to an alley on the east (see attached

map).

It is City policy and practice that all residential properties zoned R2 shall be assessed for street and storm drainage improvements when the improvements provide benefit to the property. This particular property was assessed in 1999 for improvements to Irving Avenue in the amount of \$2,120 for street improvements and \$690 for storm drainage improvements for a total special assessment of \$2,810 for the benefits received from that project.

Likewise, in accordance with the City's Assessment Policy, this property also remains responsible for its share of assessments due to the benefits that will be received from the proposed street improvements for the Bellvue and Southeast Area Mill and Overlay Improvements. The 2019 special assessment for street improvements for this residential property zoned R2 is \$1,529 which is the minimum per lot assessment amount per the special assessment policy and is equivalent to the R1 assessment rate.

The City performed a special assessment benefits valuation (see attached Real Estate Consulting Letter Report) which confirms that the expected benefit from this project will result in a greater value than the amount that is being assessed to this property for these improvements in accordance with Minnesota Statute 429.

Staff recommends that this property remain on the assessment roll and approved accordingly.

Summary for 5501 Irving Avenue

5501 Irving Avenue is a residential property zoned R1. This property is not on the National Register of Historic Places. The property is a corner property that has approximately 125' of frontage on Irving Avenue and approximately 138.6' of frontage on 55th Avenue. Attached is a map which indicates that the property has sufficient frontage and area to be considered a subdividable property per City Ordinance 35-400. Other similar properties have routinely been assessed as subdividable properties for similar improvements throughout the City.

It is City policy and practice that all residential properties zoned R1 shall be assessed for street and storm drainage improvements when the improvements provide benefit to the property. This particular property was assessed in 1998 for improvements to 55th Avenue in the amount of \$2,060 for street improvements and \$670 for storm drainage improvements for a total special assessment of \$2,730 for the benefits received from that project.

Likewise, in accordance with the City's Assessment Policy, this property also remains responsible for its share of assessments due to the benefits that will be received from the proposed street improvements for the Bellvue and Southeast Area Mill and Overlay Improvements. The 2019 special assessment for street improvements for this subdividable residential property zoned R1 is \$3,058 which equivalent to two R1 assessments.

At the assessment hearing a question was raised whether the 1998 assessment was for one lot or two and looking at the information available it appears the assessment in 1998 was for one lot though staff is uncertain why. A question was also asked what the assessment would be for a similar lot in an R3 multi-family district and whether this single family property would pay more than an R3 zoned property because it is subdividable. Applying the current assessment policy if this same lot were zoned R3 would result in a total assessment of \$5,985.94 which would be divided by the total number of units on the lot.

The City performed a special assessment benefits valuation (see attached Real Estate Consulting Letter Report) which confirms that the expected benefit from this project will result in a greater value than the amount that is being assessed to this property for these improvements in accordance with Minnesota Statute 429.

Staff recommends that this property remain on the assessment roll and approved accordingly.

Under Minnesota Statute, the City has much discretion in determining a fair and equitable methodology in assigning appropriate special assessments for construction projects. Staff feels this methodology is fair, remains consistent with past policy and practice and feels that the benefits to the property from these improvements are equitable. If the property owner continues to object to the special assessment should the Council certify the special assessment, the property owner may choose to appeal the City Council's decision. An appeal by the property owner is required to be filed with district court. The City Attorney will advise the City Council of options for handling the dispute and potential litigation issues should the need arise.

Budget Issues:

The proposed street and utility improvements are included in the 2019 Capital Improvement Program. The total project cost is estimated to be \$4,961,000. Funding sources for the project are budgeted from sources as described in the project feasibility report previously accepted by the City Council on March 11, 2019. The amount of the assessments that is in question for these two properties (\$4,587) is important to the overall project funding for the street portion of the project expenses. Included is an Assessment Map for the project and the proposed amended Assessment Roll table pertaining to 5328 Irving Avenue and 5501 Irving Avenue.

Strategic Priorities and Values:

Resident Economic Stability

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/16/2019	Cover Memo
Amended Levy Roll	4/16/2019	Cover Memo
5328 Irving Objection to Special Assessment	4/16/2019	Cover Memo
April 8 City Council Memo	4/16/2019	Cover Memo
5328 Irving Map	4/16/2019	Cover Memo
5501 Irving Map	4/16/2019	Cover Memo
Real Estate Consulting Letter Report	4/17/2019	Cover Memo
Final Assessment Map	4/17/2019	Cover Memo

Member
moved its adoption:

introduced the following resolution and

RESOLUTION NO. _____

RESOLUTION AMENDING LEVY NO. 20163 AND CERTIFYING
AMENDED SPECIAL ASSESSMENTS FOR IMPROVEMENT PROJECT
NOS. 2018-08 AND 2019-05, BELLVUE AND SOUTHEAST AREA MILL
AND OVERLAY IMPROVEMENTS TO HENNEPIN COUNTY TAX ROLLS

WHEREAS, Special Assessments for Improvement Project Nos. 2018-08 and 2019-05, Bellvue and Southeast Area Mill and Overlay Improvements were certified by the City Council on April 8, 2019, with the exception of two properties (5328 Irving Avenue and 5501 Irving Avenue); and

WHEREAS, it was the majority consensus of the City Council to remove the aforementioned properties, 5328 Irving Avenue, PID NO. 02-118-21-44-0043 and 5501 Irving Avenue, PID NO. 02-118-21-41-0036, from the assessment roll, and continue the special assessment hearing until after further review could take place; and

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed Special Assessment Levy No. 20163.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that

1. Such proposed assessments for 5328 Irving Avenue and 5501 Irving Avenue are hereby added to Special Assessment Levy No. 20163 for street improvements as approved under Resolution No. 2019-63, made a part hereof, are hereby amended, accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included is hereby found to be benefited by the improvement in the amount of the assessments levied against it.
2. Such assessments shall be payable in equal annual installments extending over a period of ten (10) years as indicated on the assessment roll. The first of the installments shall be payable with ad valorem taxes in 2020, and shall bear interest on the entire assessment at the rate of 5.0 percent per annum from October 1, 2019, through December 31, 2020. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may at any time prior to certification of assessment to the County Auditor pay the whole assessment, to the City Treasurer, without interest, if entire assessment is

RESOLUTION NO. _____

paid on or before September 30, 2019. After September 30, 2019, he or she may pay the total assessment, plus interest. Interest will accumulate from October 1, 2019, through the date of payment. Such payment must be made by the close-of-business November 20, 2019, or interest will be charged through December 31 of the succeeding year. If the owner wishes to pay off the balance at some point in the future, such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

4. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the proper tax lists of the county, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

April 22, 2019

Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member

and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 22, 2019
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY
IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0211821440043	5328	IRVING AVE N	20163	\$ 1,529.00	R2
0211821410036	5501	IRVING AVE N	20163	\$ 3,058.00	Subdividable R1 = 2 equivalent parcels

John Tschohl Investments

March 31, 2019

9201 EAST BLOOMINGTON FREEWAY
BLOOMINGTON, MINNESOTA 55420
952-884-3311

Michael Albers
City Engineer
Brooklyn City Council
City of Brooklyn Center
6300 Shingle Creek Parkway
Brooklyn Center, MN 55430

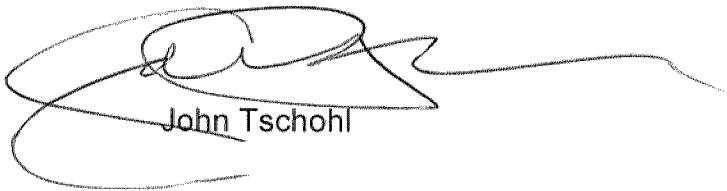
Dear Mr. Albers

I own 5328 Irving Ave N. I am totally opposed to the street improvements for Irving Ave. It is not needed and a waste of our money

The City charges already too much for everything. The residents in this neighed do not need these street improvements and cannot afford them.

To force me to pay \$1,529 is unrealistic, unfair and a total waste of money. Their will be no improvement in value of this house after the improvements. I hope the City Council votes this down.

Sincerely,



John Tschohl

COUNCIL ITEM MEMORANDUM

DATE: 4/8/2019

TO: Curt Boganey, City Manager

THROUGH: Doran Cote, Public Works Director

FROM: Mike Albers, City Engineer

SUBJECT: Bellvue and Southeast Area Mill and Overlay Improvements

Requested Council Action:

- *Motion to open public hearing*
- *Take public input*
- *Motion to close the public hearing*
- *Motion to approve Resolution Ordering Improvements and Authorizing Preparation of Plans and Specifications for Improvement Project Nos. 2018-08 and 2019-05, Bellvue and Southeast Area Mill and Overlay Improvements (4/5th vote required)*

- *Motion to open public hearing*
- *Take public input*
- *Motion to close the public hearing*
- *Motion to Approve Resolution Certifying Special Assessments for Improvement Project Nos. 2018-08 and 2019-05, Bellvue and Southeast Area Mill and Overlay Improvements to the Hennepin County Tax Rolls (simple majority vote required)*

Background:

A series of two public hearings are scheduled on April 8, 2019. The first public hearing is to consider ordering improvements and authorize preparation of plans and specifications for Improvement Project Nos. 2018-08 and 2019-05. The second public hearing is to consider certification of proposed special assessments for street improvements for Improvement Project Nos. 2018-08 and 2019-05. All potentially affected property owners have been notified by mail of the date of public hearings and the amount of proposed special assessments. The public hearings have also been published in the official City newspaper in accordance with state statute.

I. Explanation of Improvements

The proposed project includes roadway and utility improvements for the residential neighborhood area commonly referred to as Bellvue and Southeast Area Mill and Overlay. This project was established by the City Council on March 26, 2018 and June 11, 2018, by Resolution No's. 2018-56 and 2018-121. On March 11, 2019, the City Council received a project feasibility report and called for a public hearing to be held on April 8, 2019, to consider these improvements.

The project feasibility report provides a description of recommended improvements for the neighborhood and an estimated project budget. The proposed improvements are as follows:

1. Street Improvements - The recommend street improvements include street resurfacing rehabilitation (mill and overlay) of existing pavement, miscellaneous repairs of concrete curb and gutter and driveway aprons,

miscellaneous repairs of sidewalk and boulevard restoration.

2. Storm Drainage Improvements - The recommended storm sewer improvements include replacing catch basin castings as necessary within the project areas.

3. Sanitary Sewer Improvements - The recommended sanitary sewer improvements include replacing manhole castings and lids as necessary within the project areas.

4. Water Main Improvements - The recommended water main improvements include replacement of approximately 50 percent of existing valves and hydrants, adjusting gate valve castings as impacted within the project areas and insulating approximately 13 water services that have been susceptible to freezing in the past.

II. Summary of Assessments

Special assessments are proposed as one of several funding sources for the improvements located within the Bellvue and Southeast Area. On November 13, 2018, the City Council adopted the 2019 special assessment rates for street and storm drainage improvements for residential zoned properties. The 2019 rates were established in accordance with the City's Special Assessment Policy.

The feasibility report includes a preliminary assessment roll identifying approximately 269 residential properties that are zoned "R1", 3 sub-dividable residential property that are zoned "R1", 312 residential properties that are zoned "R2", 1 multi-family property with 28 units that is zoned "R3" and 5 multi-family properties that are zoned "R4".

Assessments for Street Rehabilitation (Mill and Overlay)

Special assessments for this project have been calculated in accordance with the City's Special Assessment Policy. The 2019 special assessment rate for street rehabilitation improvements (mill and overlay) is \$1,529 for non-subdividable single-family residential properties that are zoned R1 or R2. Assessments for subdividable R1 zoned properties that are larger than the standard single-family lot including 520 56th Avenue, 5556 Emerson Avenue and 5501 Irving Avenue were based on computing a maximum number of subdividable lots times the full R1 unit assessment amount for street improvements. Assessments for multi-family properties that are zoned R3 were based on unit assessments prorated per total lot frontage for street improvements. Assessments for multi-family properties that are zoned R4 were based on an acreage basis for street improvements. See attached revised Appendix C—Final Assessment Roll and Figure 4—Assessment Map from the project feasibility report.

Public Comments

Public comments were included in the Feasibility Report (Appendix B). Subsequently, an additional public comment was received from 5501 Irving Avenue (see attached memorandum dated April 1, 2019).

A property owner may choose to appeal or object to a special assessment. If an owner files an appeal with the City Clerk prior to public hearing, or should any person appear at public hearing and object to an assessment, staff recommends that the City Council refer any substantive objections to staff for a report back to the City Council at a continued public hearing. An example might be an issue whereby staff would need to research the history of a particular complaint and assemble documentation. The City Council should consider removing the objection related assessment from the proposed levy roll and adopting the remaining proposed assessments.

An owner may appeal a special assessment to district court pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or City Clerk within 30 days after adoption of the special assessment and filing such notice with the district court within ten days after service upon the Mayor or City Clerk. If an appeal for a specific property is actually filed with district court, the City Attorney will advise the City Council of options for handling the dispute and potential litigation issues.

Currently, staff is aware of one objection letter from the property owner of 5328 Irving Avenue (see attached letter dated March 31, 2019). The property owner would still need to file an appeal with district court within ten days of the assessment hearing. 5328 Irving Avenue is an R2 property that was last assessed for street improvements to Irving Avenue in 1999. Staff recommends that this property remain on the assessment roll and approved accordingly.

Payment Options Available to Property Owners

Once an assessment roll is adopted by the City Council, the owner of each property has the following payment options:

1. Pay the entire amount of special assessment, without interest, between April 15 and September 30, 2019.
2. From October 1, 2019, to the end of the business day on November 20, 2019, a property owner may pay the total assessment, with interest calculated from October 1, 2019, to the date of payment.
3. A property owner may pay the assessment over a 10-year period. The first payment will be due with taxes in 2020. The total principle will be payable in annual installments. Interest at 5.0 percent is paid on the unpaid balance.
4. Partial prepayments (such as paying half now and certifying the balance) are not allowed under the City's current Assessment Policy.

III. Recommended Council Procedure

First Public Hearing to Order Improvements: Staff recommends that a presentation be provided to the City Council prior to holding the first public hearing. Following the presentation, a public hearing to consider ordering the improvement project should be conducted to receive public comments. Public comments concerning special assessments should be deferred to the second public hearing. A resolution ordering the improvements and authorizing preparation of plans and specifications is provided for City Council consideration upon closing of the first public hearing.

Second Public Hearing for Special Assessments: After taking action on the first proposed resolution to order the project, it is recommended that the City Council then conduct a second public hearing on proposed special assessments. The attached resolution certifying special assessments for street improvements for Improvement Project Nos. 2018-08 and 2019-05 to the Hennepin County tax rolls is provided for City Council consideration upon closing of the second public hearing.

Budget Issues:

The proposed street and utility improvements are included in the 2019 Capital Improvement Program. The total project cost is estimated to be \$4,961,000. Funding sources for the project are budgeted from sources as described in the project feasibility report previously accepted by the City Council on March 11, 2019. The special assessment rates were adopted by the City Council on November 13, 2018, and funding source amounts that are included in the feasibility report are listed below:

	Feasibility Report (3/11/19)
Special Assessments	\$ 911,379.74
Sanitary Sewer Utility Fund	\$ 180,000.00
Water Utility Fund	\$ 411,000.00
Storm Drainage Utility Fund	\$ 980,000.00
Street Reconstruction Fund	\$ 2,228,620.26
<u>Municipal State Aid Fund</u>	<u>\$ 250,000.00</u>
Total	\$ 4,961,000.00

Strategic Priorities and Values:

Key Transportation Investments

ATTACHMENTS:

Description	Upload Date	Type
Resolution Ordering Improvements	4/1/2019	Cover Memo
Resolution Certifying Special Assessments	4/1/2019	Cover Memo
Assessment Map	4/1/2019	Cover Memo
Final Levy Roll	4/1/2019	Cover Memo
5328 Irving Avenue Notice of Objection to Assessment	4/1/2019	Cover Memo
Resident Comment Update Memo	4/1/2019	Cover Memo
PowerPoint	4/2/2019	Cover Memo

Member introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

RESOLUTION ORDERING IMPROVEMENTS AND AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS FOR IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05, BELLVUE AND SOUTHEAST AREA MILL AND OVERLAY IMPROVEMENTS

WHEREAS, the Brooklyn Center City Council on March 26, 2018 and June 11, 2018, authorized consideration of street and utility improvements in the area generally described as “Bellvue Neighborhood and Southeast Area”, more specifically described as follows: 4th Street N from 55th Avenue N to Bellvue Lane; 54th Avenue N from 175’ west of Irving Avenue N to Dupont Avenue N; 55th Avenue N from 175’ west of Irving Avenue N to 4th Street N; 56th Avenue N from 175’ west of Irving Avenue N to Interstate 94; Aldrich Avenue N from 56th Avenue N to 57th Avenue N; Bellvue Lane from 500’ west of Camden Avenue N to 4th Street N; Bryant Avenue N from 53rd Avenue N to 57th Avenue N; Camden Avenue N from 53rd Avenue N to 57th Avenue N; Colfax Avenue N from 53rd Avenue N to 57th Avenue N; Dupont Avenue N from 53rd Avenue N to 57th Avenue N; Emerson Avenue N from 53rd Avenue N to 57th Avenue N; Fremont Avenue N from 53rd Avenue N to 57th Avenue N; Girard Avenue N from 53rd Avenue N to 57th Avenue N; and Irving Avenue N from 53rd Avenue N to 57th Avenue N; and

WHEREAS, the City Council has received and accepted a feasibility report for said proposed improvements, as prepared under the City Engineer’s supervision; and

WHEREAS, said improvements are necessary, cost effective and feasible as detailed in the feasibility report; and

WHEREAS, the City Council on March 11, 2019, adopted a resolution setting a date for a public hearing regarding the proposed improvements for Bellvue and Southeast Area; and

WHEREAS, ten days published notice of public hearing was given and the public hearing was held on April 8, 2019, at which time all persons desiring to be heard were given the opportunity to be heard thereon; and

WHEREAS, the City Council has considered all comments, testimony, evidence and reports offered at or prior to the April 8, 2019, public hearing; and

WHEREAS, the City reasonably expects to spend monies from the Infrastructure Construction Fund on a temporary basis to pay the expenditures described in this resolution; and

WHEREAS, the City reasonably expects to reimburse itself for such expenditures from the proceeds of taxable or tax-exempt bonds, the debt service of which is expected to be paid from property taxes, special assessments or utility fees. The maximum amount of special assessment obligations expected to be issued for such project is \$911,379.74; and

RESOLUTION NO. _____

WHEREAS, the City Engineer is prepared to develop plans and specifications for said public improvement project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota, that:

1. Improvement Project Nos. 2018-08 and 2019-05, Bellvue and Southeast Area Mill and Overlay Improvements, are hereby ordered and the City Engineer is authorized to prepare plans and specifications for said improvements.
2. This resolution is intended to constitute official intent to issue taxable or tax exempt reimbursement bonds for purposes of Treasury Regulations and any successor law, regulation, or ruling. This resolution will be modified to the extent required or permitted by Treasury Regulations or any successor law, regulation, or ruling.

April 8, 2019

Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member
and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.

Member introduced the following resolution and moved
its adoption:

RESOLUTION NO. _____

RESOLUTION CERTIFYING SPECIAL ASSESSMENTS FOR IMPROVEMENT
PROJECT NOS. 2018-08 AND 2019-05, BELLVUE AND SOUTHEAST AREA
MILL AND OVERLAY IMPROVEMENTS TO THE HENNEPIN COUNTY TAX
ROLLS

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met, heard and passed upon all objections to the proposed Special Assessment Levy No. 20163; and

WHEREAS, assessment rolls, copies of which are attached hereto and part hereof by reference, have been prepared by the City Engineer and City Clerk, tabulating those properties where street improvement costs are to be assessed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Brooklyn Center, Minnesota that:

1. Such proposed assessments, Special Assessment Levy No. 20163 for street improvements, made a part hereof, are hereby accepted and shall constitute special assessments against lands named therein, and each tract of land therein included is hereby found to be benefited by the improvement in the amount of the assessments levied against it.
2. Such assessments shall be payable in equal annual installments extending over a period of ten (10) years as indicated on the assessment roll. The first of the installments shall be payable with ad valorem taxes in 2020, and shall bear interest on the entire assessment at the rate of 5.0 percent per annum from October 1, 2019, through December 31, 2020. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may at any time prior to certification of assessment to the County Auditor pay the whole assessment, to the City Treasurer, without interest, if entire assessment is paid on or before September 30, 2019. After September 30, 2019, he or she may pay the total assessment, plus interest. Interest will accumulate from October 1, 2019, through the date of payment. Such payment must be made by the close-of-business November 20, 2019, or interest will be charged through December 31 of the succeeding year. If the owner wishes to pay off the balance at some point in the future, such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

RESOLUTION NO. _____

4. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the proper tax lists of the county, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

April 8, 2019

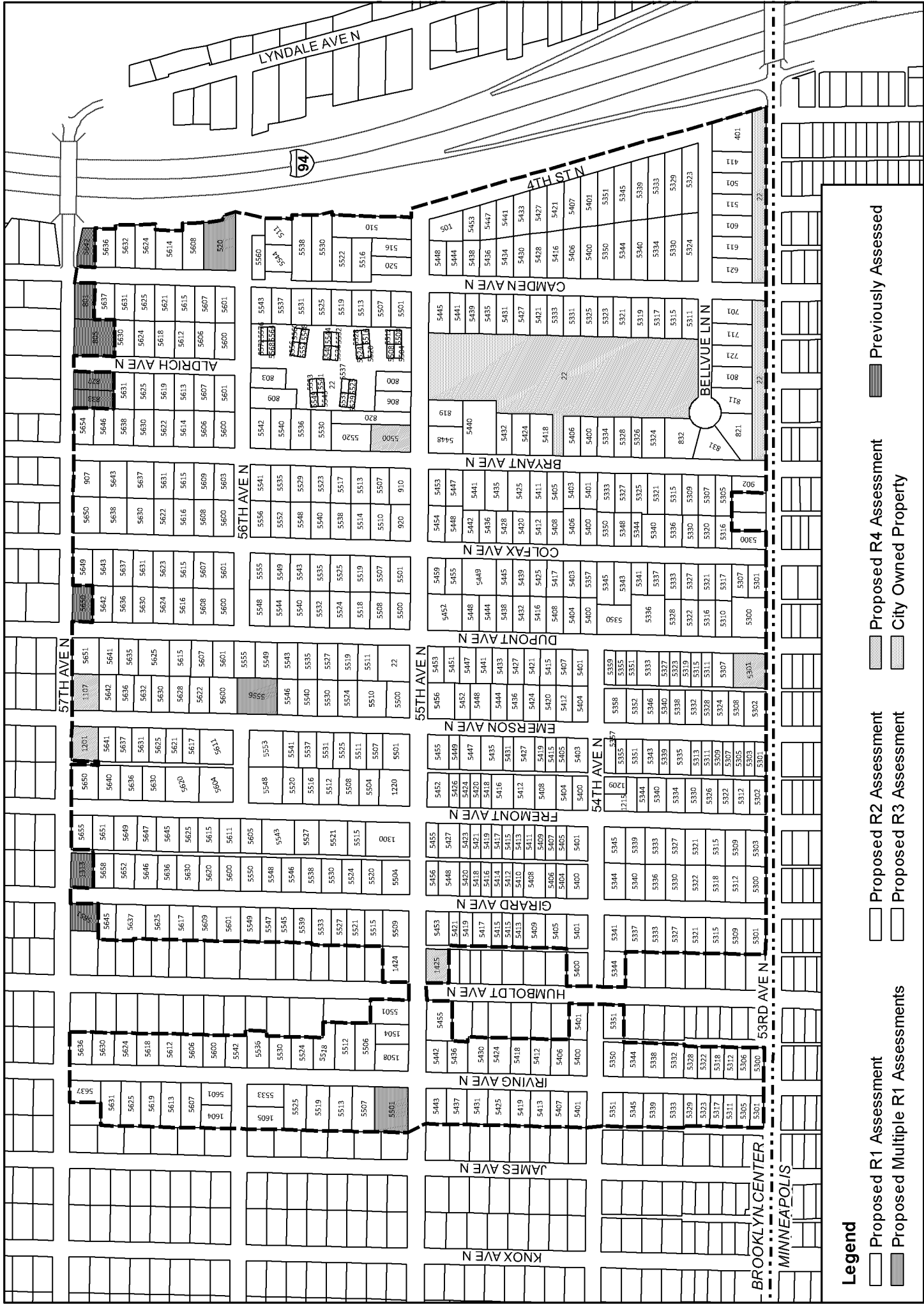
Date

Mayor

ATTEST: _____
City Clerk

The motion for the adoption of the foregoing resolution was duly seconded by member
and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:
whereupon said resolution was declared duly passed and adopted.



CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 8, 2019
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY
IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0111821430065	5323	4TH ST N	20163	\$ 1,529.00	R2
0111821430066	5329	4TH ST N	20163	\$ 1,529.00	R2
0111821430064	5333	4TH ST N	20163	\$ 1,529.00	R2
0111821430063	5339	4TH ST N	20163	\$ 1,529.00	R2
0111821430062	5345	4TH ST N	20163	\$ 1,529.00	R2
0111821430061	5351	4TH ST N	20163	\$ 1,529.00	R2
0111821430060	5401	4TH ST N	20163	\$ 1,529.00	R2
0111821430059	5407	4TH ST N	20163	\$ 1,529.00	R2
0111821430058	5421	4TH ST N	20163	\$ 1,529.00	R2
0111821430057	5427	4TH ST N	20163	\$ 1,529.00	R2
0111821430056	5433	4TH ST N	20163	\$ 1,529.00	R2
0111821430091	5441	4TH ST N	20163	\$ 1,529.00	R2
0111821430090	5447	4TH ST N	20163	\$ 1,529.00	R2
0111821430052	5453	4TH ST N	20163	\$ 1,529.00	R2
0111821340081	902	53RD AVE N	20163	\$ 1,529.00	R2
0111821330135	1209	54TH AVE N	20163	\$ 1,529.00	R2
0111821330134	1215	54TH AVE N	20163	\$ 1,529.00	R2
0111821430049	501	55TH AVE N	20163	\$ 1,529.00	R2
0111821420048	510	55TH AVE N	20163	\$ 1,529.00	R1
0111821420044	516	55TH AVE N	20163	\$ 1,529.00	R1
0111821420045	520	55TH AVE N	20163	\$ 1,529.00	R1
0111821310149	800	55TH AVE N	20163	\$ 1,529.00	R1
0111821310150	806	55TH AVE N	20163	\$ 1,529.00	R1
0111821340046	819	55TH AVE N	20163	\$ 1,529.00	R2
0111821310065	820	55TH AVE N	20163	\$ 1,529.00	R1
0111821310117	910	55TH AVE N	20163	\$ 1,529.00	R1
0111821310057	920	55TH AVE N	20163	\$ 1,529.00	R1
0111821320099	1220	55TH AVE N	20163	\$ 1,529.00	R1
0111821320030	1300	55TH AVE N	20163	\$ 1,529.00	R1
0111821320059	1424	55TH AVE N	20163	\$ 1,529.00	R1
0111821330072	1425	55TH AVE N	20163	\$ 780.12	Multi Family R4 (A) 5387.54 sf, (B) 0 sf
0211821410029	1504	55TH AVE N	20163	\$ 1,529.00	R1
0211821410028	1508	55TH AVE N	20163	\$ 1,529.00	R1
0111821420057	511	56TH AVE N	20163	\$ 1,529.00	R1
0111821420034	520	56TH AVE N	20163	\$ 3,058.00	Subdividable R1 = 2 equivalent parcels
0111821310146	803	56TH AVE N	20163	\$ 1,529.00	R1
0111821310147	809	56TH AVE N	20163	\$ 1,529.00	R1
0211821410045	1604	56TH AVE N	20163	\$ 1,529.00	R1
0211821410031	1605	56TH AVE N	20163	\$ 1,529.00	R1
0111821310009	907	57TH AVE N	20163	\$ 1,529.00	R1
0111821320018	1107	57TH AVE N	20163	\$ 996.35	Multi Family R4 (A) 6,880.88 sf, (B) 0 sf
0111821320105	1201	57TH AVE N	20163	\$ 928.97	Multi Family R4 (A) 6,415.56 sf, (B) 0 sf
0111821320085	22	ADDRESS UNASSIGNED	20163	\$ 1,529.00	R1 (Parking Lot)
0111821310112	5600	ALDRICH AVE N	20163	\$ 1,529.00	R1

CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 8, 2019
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY
IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0111821310091	5601	ALDRICH AVE N	20163	\$ 1,529.00	R1
0111821310113	5606	ALDRICH AVE N	20163	\$ 1,529.00	R1
0111821310090	5607	ALDRICH AVE N	20163	\$ 1,529.00	R1
0111821310114	5612	ALDRICH AVE N	20163	\$ 1,529.00	R1
0111821310089	5613	ALDRICH AVE N	20163	\$ 1,529.00	R1
0111821310115	5618	ALDRICH AVE N	20163	\$ 1,529.00	R1
0111821310088	5619	ALDRICH AVE N	20163	\$ 1,529.00	R1
0111821310004	5624	ALDRICH AVE N	20163	\$ 1,529.00	R1
0111821310087	5625	ALDRICH AVE N	20163	\$ 1,529.00	R1
0111821310005	5630	ALDRICH AVE N	20163	\$ 1,529.00	R1
0111821310086	5631	ALDRICH AVE N	20163	\$ 1,529.00	R1
0111821310145	5500	ALDRICH DR N	20163	\$ 241.00	R3
0111821310144	5504	ALDRICH DR N	20163	\$ 241.00	R3
0111821310143	5508	ALDRICH DR N	20163	\$ 241.00	R3
0111821310142	5512	ALDRICH DR N	20163	\$ 241.00	R3
0111821310141	5516	ALDRICH DR N	20163	\$ 241.00	R3
0111821310140	5520	ALDRICH DR N	20163	\$ 241.00	R3
0111821310139	5524	ALDRICH DR N	20163	\$ 241.00	R3
0111821310137	5525	ALDRICH DR N	20163	\$ 241.00	R3
0111821310138	5528	ALDRICH DR N	20163	\$ 241.00	R3
0111821310136	5529	ALDRICH DR N	20163	\$ 241.00	R3
0111821310133	5532	ALDRICH DR N	20163	\$ 241.00	R3
0111821310135	5533	ALDRICH DR N	20163	\$ 241.00	R3
0111821310132	5536	ALDRICH DR N	20163	\$ 241.00	R3
0111821310134	5537	ALDRICH DR N	20163	\$ 241.00	R3
0111821310131	5540	ALDRICH DR N	20163	\$ 241.00	R3
0111821310129	5541	ALDRICH DR N	20163	\$ 241.00	R3
0111821310130	5544	ALDRICH DR N	20163	\$ 241.00	R3
0111821310128	5545	ALDRICH DR N	20163	\$ 241.00	R3
0111821310125	5548	ALDRICH DR N	20163	\$ 241.00	R3
0111821310127	5549	ALDRICH DR N	20163	\$ 241.00	R3
0111821310124	5552	ALDRICH DR N	20163	\$ 241.00	R3
0111821310126	5553	ALDRICH DR N	20163	\$ 241.00	R3
0111821310123	5556	ALDRICH DR N	20163	\$ 241.00	R3
0111821310122	5560	ALDRICH DR N	20163	\$ 241.00	R3
0111821310121	5564	ALDRICH DR N	20163	\$ 241.00	R3
0111821310120	5568	ALDRICH DR N	20163	\$ 241.00	R3
0111821310119	5572	ALDRICH DR N	20163	\$ 241.00	R3
0111821310118	5576	ALDRICH DR N	20163	\$ 241.00	R3
0111821430110	401	BELLVUE LA	20163	\$ 1,529.00	R2
0111821430109	411	BELLVUE LA	20163	\$ 1,529.00	R2
0111821430108	501	BELLVUE LA	20163	\$ 1,529.00	R2
0111821430107	511	BELLVUE LA	20163	\$ 1,529.00	R2
0111821430106	601	BELLVUE LA	20163	\$ 1,529.00	R2
0111821430105	611	BELLVUE LA	20163	\$ 1,529.00	R2
0111821430104	621	BELLVUE LA	20163	\$ 1,529.00	R2
0111821340140	701	BELLVUE LA	20163	\$ 1,529.00	R2
0111821340139	711	BELLVUE LA	20163	\$ 1,529.00	R2
0111821340138	721	BELLVUE LA	20163	\$ 1,529.00	R2
0111821340137	801	BELLVUE LA	20163	\$ 1,529.00	R2
0111821340136	811	BELLVUE LA	20163	\$ 1,529.00	R2
0111821340135	821	BELLVUE LA	20163	\$ 1,529.00	R2

CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 8, 2019
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY
IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0111821340134	831	BELLVUE LA	20163	\$ 1,529.00	R2
0111821340133	832	BELLVUE LA	20163	\$ 1,529.00	R2
0111821340078	5305	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340079	5307	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340072	5309	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340073	5315	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340071	5321	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340036	5324	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340069	5325	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340037	5326	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340130	5327	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340039	5328	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340129	5333	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340038	5334	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340041	5400	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340132	5401	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340131	5403	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340057	5405	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340040	5406	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340060	5411	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340042	5418	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340043	5424	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340128	5425	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340044	5432	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340127	5435	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340045	5440	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340126	5441	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340049	5447	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340047	5448	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821340048	5453	BRYANT AVE N	20163	\$ 1,529.00	R2
0111821310061	5500	BRYANT AVE N	20163	\$ 2,177.61	Multi Family R4 (A) 15038.72 sf, (B) 0 sf
0111821310116	5507	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310053	5513	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310054	5517	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310060	5520	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310049	5523	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310050	5529	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310044	5530	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310051	5535	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310043	5536	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310041	5540	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310052	5541	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310042	5542	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310092	5600	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310035	5603	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310093	5606	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310034	5609	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310094	5614	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310036	5615	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310095	5622	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310096	5630	BRYANT AVE N	20163	\$ 1,529.00	R1

CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 8, 2019
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY
IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0111821310037	5631	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310011	5637	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310097	5638	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310013	5643	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310098	5646	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821310099	5654	BRYANT AVE N	20163	\$ 1,529.00	R1
0111821340016	5311	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340017	5315	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340015	5317	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340014	5319	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340012	5321	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340013	5323	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430079	5324	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340010	5325	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430078	5330	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340011	5331	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340009	5333	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430080	5334	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430081	5340	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430083	5344	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430082	5350	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430084	5400	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430085	5406	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430087	5416	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340008	5421	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340120	5427	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430086	5428	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430054	5430	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340119	5431	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430055	5434	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340004	5435	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430050	5436	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430051	5438	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340005	5439	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340144	5441	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430047	5444	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821340143	5445	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821430048	5448	CAMDEN AVE N	20163	\$ 1,529.00	R2
0111821310107	5501	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821310106	5507	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821310105	5513	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821420049	5516	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821310104	5519	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821420050	5522	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821310103	5525	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821420042	5530	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821310102	5531	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821310101	5537	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821420043	5538	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821310100	5543	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821420056	5544	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821420038	5560	CAMDEN AVE N	20163	\$ 1,529.00	R1

CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 8, 2019
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY
IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0111821310111	5601	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821310110	5607	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821420033	5608	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821420032	5614	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821310109	5615	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821310108	5621	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821420031	5624	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821310001	5625	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821310002	5631	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821420030	5632	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821420029	5636	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821310003	5637	CAMDEN AVE N	20163	\$ 1,529.00	R1
0111821340083	5300	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340087	5301	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340086	5307	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340125	5316	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340091	5317	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340076	5320	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340090	5321	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340093	5327	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340075	5330	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340095	5333	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340074	5336	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340122	5337	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340067	5340	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340121	5341	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340099	5343	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340145	5344	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340100	5345	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340064	5348	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340066	5350	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340104	5357	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340062	5400	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340103	5403	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340061	5406	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340058	5408	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340059	5412	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340108	5417	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340055	5420	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340107	5425	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340054	5428	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340053	5436	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340110	5439	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340052	5442	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340112	5445	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340050	5448	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340113	5449	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340051	5454	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340116	5455	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821340117	5459	COLFAX AVE N	20163	\$ 1,529.00	R2
0111821310075	5501	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310074	5507	COLFAX AVE N	20163	\$ 1,529.00	R1

CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 8, 2019
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY
IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0111821310056	5510	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310058	5514	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310073	5519	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310072	5525	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310071	5535	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310059	5538	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310045	5540	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310070	5543	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310046	5548	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310069	5549	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310047	5552	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310068	5555	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310048	5556	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310032	5600	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310029	5601	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310028	5607	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310033	5608	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310027	5615	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310030	5616	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310031	5622	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310026	5623	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310012	5630	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310020	5631	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310015	5637	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310010	5638	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310014	5643	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310021	5649	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821310008	5650	COLFAX AVE N	20163	\$ 1,529.00	R1
0111821340085	5300	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330146	5301	DUPONT AVE N	20163	\$ 2,225.69	Multi Family R4
0111821330145	5307	DUPONT AVE N	20163	\$ 1,529.00	(A) 15,370.79 sf, (B) 0 sf
0111821340089	5310	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330144	5311	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330143	5315	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340088	5316	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330142	5319	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340092	5322	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330141	5323	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330140	5327	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340094	5328	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330139	5333	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340096	5336	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340098	5350	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330138	5351	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330137	5355	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330136	5359	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340101	5400	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330082	5401	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340102	5404	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330081	5407	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340106	5408	DUPONT AVE N	20163	\$ 1,529.00	R2

CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 8, 2019
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY
IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0111821330080	5415	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340105	5416	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330079	5421	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330078	5427	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340111	5432	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330077	5433	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340109	5438	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330076	5441	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340115	5444	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330075	5447	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340114	5448	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330074	5451	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821340118	5452	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821330073	5453	DUPONT AVE N	20163	\$ 1,529.00	R2
0111821310076	5500	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310077	5508	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320084	5511	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310078	5518	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320083	5519	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310079	5524	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320082	5527	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310080	5532	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320081	5535	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310081	5540	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320080	5543	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310082	5544	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310083	5548	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320009	5549	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320008	5555	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310023	5600	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320007	5601	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320006	5607	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310022	5608	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320005	5615	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310025	5616	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310024	5624	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320004	5625	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310017	5630	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320003	5635	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310019	5636	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320002	5641	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821310018	5642	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821320001	5651	DUPONT AVE N	20163	\$ 1,529.00	R1
0111821330124	5301	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330147	5302	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330123	5303	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330122	5305	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330121	5307	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330148	5308	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330120	5309	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330119	5311	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330118	5313	EMERSON AVE N	20163	\$ 1,529.00	R2

CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 8, 2019
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY
IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0111821330149	5324	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330150	5328	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330151	5332	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330161	5335	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330152	5338	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330114	5339	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330153	5340	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330113	5343	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330154	5346	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330112	5351	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330155	5352	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330111	5355	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330110	5357	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330156	5358	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330100	5403	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330083	5404	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330099	5405	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330084	5412	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330098	5415	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330097	5419	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330085	5420	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330086	5424	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330096	5427	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330095	5431	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330094	5435	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330087	5436	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330088	5444	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330093	5447	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330089	5448	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330092	5449	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330157	5452	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330091	5455	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821330158	5456	EMERSON AVE N	20163	\$ 1,529.00	R2
0111821320124	5500	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320095	5501	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320096	5507	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320123	5510	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320097	5511	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320087	5524	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320120	5525	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320088	5530	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320119	5531	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320093	5537	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320089	5540	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320092	5541	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320090	5546	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320091	5553	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320010	5556	EMERSON AVE N	20163	\$ 3,058.00	Subdividable R1 = 2 equivalent parcels
0111821320011	5600	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320112	5611	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320111	5617	EMERSON AVE N	20163	\$ 1,529.00	R1

CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 8, 2019
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY
IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0111821320110	5621	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320012	5622	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320108	5625	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320013	5628	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320014	5630	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320109	5631	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320015	5632	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320016	5636	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320107	5637	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320106	5641	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821320017	5642	EMERSON AVE N	20163	\$ 1,529.00	R1
0111821330125	5302	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330001	5303	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330002	5309	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330126	5312	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330003	5315	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330004	5321	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330127	5322	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330170	5326	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330005	5327	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330130	5330	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330006	5333	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330131	5334	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330007	5339	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330132	5340	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330133	5344	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330008	5345	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330101	5400	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330042	5401	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330102	5404	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330041	5405	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330040	5407	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330103	5408	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330039	5409	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330038	5411	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330104	5412	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330163	5413	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330162	5415	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330105	5416	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330160	5417	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330106	5418	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330159	5419	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330168	5420	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330165	5421	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330164	5423	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330169	5424	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330108	5426	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330034	5427	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330109	5452	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821330033	5455	FREMONT AVE N	20163	\$ 1,529.00	R2
0111821320098	5504	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320101	5508	FREMONT AVE N	20163	\$ 1,529.00	R1

CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 8, 2019
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY
IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0111821320100	5512	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320029	5515	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320102	5516	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320103	5520	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320028	5521	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320027	5527	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320026	5543	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320104	5548	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320113	5604	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320025	5605	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320024	5611	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320023	5615	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320114	5620	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320022	5625	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320115	5630	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320116	5636	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320117	5640	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320021	5645	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320073	5647	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320072	5649	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320118	5650	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320020	5651	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821320019	5655	FREMONT AVE N	20163	\$ 1,529.00	R1
0111821330016	5300	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330017	5301	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330018	5309	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330015	5312	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330019	5315	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330014	5318	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330020	5321	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330013	5322	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330021	5327	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330012	5330	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330022	5333	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330011	5336	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330023	5337	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330010	5340	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330024	5341	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330009	5344	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330043	5400	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330063	5401	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330044	5404	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330062	5405	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330045	5406	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330046	5408	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330061	5409	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330047	5410	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330048	5412	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330060	5413	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330049	5414	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330059	5415	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330058	5415	GIRARD AVE N	20163	\$ 1,529.00	R2 (Unit B)

CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 8, 2019
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY
IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0111821330050	5416	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330057	5417	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330166	5418	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330056	5419	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330167	5420	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330055	5421	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330052	5448	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330054	5453	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821330053	5456	GIRARD AVE N	20163	\$ 1,529.00	R2
0111821320031	5504	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320058	5509	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320057	5515	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320032	5520	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320056	5521	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320033	5524	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320055	5527	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320034	5530	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320054	5533	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320035	5538	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320053	5539	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320052	5545	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320036	5546	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320075	5547	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320037	5548	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320074	5549	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320038	5550	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320039	5600	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320051	5601	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320050	5609	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320049	5617	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320040	5620	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320048	5625	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320041	5630	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320042	5636	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320078	5637	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320079	5645	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320043	5646	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320044	5652	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821320122	5658	GIRARD AVE N	20163	\$ 1,529.00	R1
0111821330025	5344	HUMBOLDT AVE N	20163	\$ 1,529.00	R2
0211821440112	5351	HUMBOLDT AVE N	20163	\$ 1,529.00	R2
0111821330064	5400	HUMBOLDT AVE N	20163	\$ 1,529.00	R2
0211821440085	5401	HUMBOLDT AVE N	20163	\$ 1,529.00	R2
0211821440076	5455	HUMBOLDT AVE N	20163	\$ 1,529.00	R2
0211821410001	5501	HUMBOLDT AVE N	20163	\$ 1,529.00	R1
0211821440038	5300	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440044	5301	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440045	5305	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440039	5306	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440046	5311	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440040	5312	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440047	5317	IRVING AVE N	20163	\$ 1,529.00	R2

CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 8, 2019
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IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0211821440041	5318	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440042	5322	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440048	5323	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440043	5328	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440049	5329	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440116	5332	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440107	5333	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440117	5338	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440106	5339	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440118	5344	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440105	5345	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440119	5350	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440104	5351	IRVING AVE N	20163	\$ 1,529.00	R2
0211821440086	5400	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440089	5401	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440087	5406	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440088	5407	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440135	5412	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440140	5413	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440136	5418	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440139	5419	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440137	5424	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440138	5425	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440078	5430	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440083	5431	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440079	5436	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440082	5437	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440080	5442	IRVING AVE N	20163	\$ 1,529.00	R1
0211821440081	5443	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410036	5501	IRVING AVE N	20163	\$ 3,058.00	Subdividable R1 = 2 equivalent parcels
0211821410027	5506	IRVING AVE N	20163	\$ 1,529.00	
0211821410035	5507	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410026	5512	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410034	5513	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410025	5518	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410033	5519	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410024	5524	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410032	5525	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410023	5530	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410030	5533	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410123	5536	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410021	5542	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410020	5600	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410044	5601	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410019	5606	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410043	5607	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410018	5612	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410042	5613	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410017	5618	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410041	5619	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410016	5624	IRVING AVE N	20163	\$ 1,529.00	R1

CITY OF BROOKLYN CENTER FINAL ASSESSMENT ROLL
April 8, 2019
2019 BELLVUE AND SOUTHEAST AREA MILL & OVERLAY
IMPROVEMENT PROJECT NOS. 2018-08 AND 2019-05

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
0211821410040	5625	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410015	5630	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410039	5631	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410014	5636	IRVING AVE N	20163	\$ 1,529.00	R1
0211821410037	5637	IRVING AVE N	20163	\$ 1,529.00	R1
Total Assessments				\$ 911,379.74	

John Tschohl Investments

March 31, 2019

9201 EAST BLOOMINGTON FREEWAY
BLOOMINGTON, MINNESOTA 55420
952-884-3311

Michael Albers
City Engineer
Brooklyn City Council
City of Brooklyn Center
6300 Shingle Creek Parkway
Brooklyn Center, MN 55430

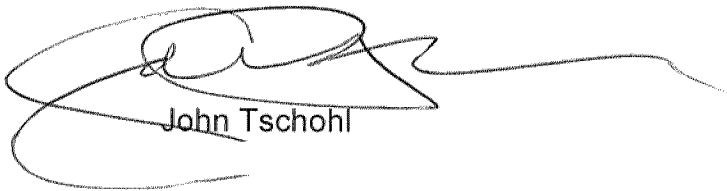
Dear Mr. Albers

I own 5328 Irving Ave N. I am totally opposed to the street improvements for Irving Ave. It is not needed and a waste of our money

The City charges already too much for everything. The residents in this neighed do not need these street improvements and cannot afford them.

To force me to pay \$1,529 is unrealistic, unfair and a total waste of money. Their will be no improvement in value of this house after the improvements. I hope the City Council votes this down.

Sincerely,



John Tschohl



MEMORANDUM

DATE: April 1, 2019

TO: Curt Boganey, City Manager

THROUGH: Doran Cote, P.E., Director of Public Works

FROM: Mike Albers, P.E., City Engineer

SUBJECT: Resident Survey Comment Update – Bellvue and Southeast Area Mill and Overlay Improvements, Project Nos. 2018-08 and 2019-05

This memo supplements Appendix B (Resident Comments) of the feasibility report for the Bellvue and Southeast Area Mill and Overlay Improvements dated March 5, 2019.

On March 25, 2019, City staff received verbal comments regarding the special assessment from the property owner of 5501 Irving Avenue North. 5501 Irving Avenue is a R1 property that was last assessed for street improvements to 55th Avenue in 1998. The property owner comments voiced concerns over their property being considered subdividable and receiving 2 equivalent R1 special assessments amounting to \$3,058.00.

Attached is a map which indicated that the property has sufficient frontage and area to be considered a subdividable property per City Ordinance 35-400. Other similar properties have routinely been assessed as subdividable properties for similar improvements throughout the city. Staff recommends that this property remain on the assessment roll as a subdividable parcel.

No appeal or objection letters have been filed with the Clerk for this property.

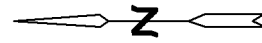
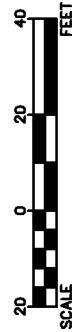
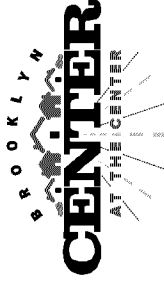


3/5/19

5501 IRVING AVENUE

BELLVUE AND SOUTHEAST AREA
MILL AND OVERLAY

CITY OF BROOKLYN CENTER
6301 SHINGLE CREEK PARKWAY
BROOKLYN CENTER, MN 55430
(763)569-3340



Section 35-400. TABLE OF MINIMUM DISTRICT REQUIREMENTS. Every use of land within the City of Brooklyn Center shall conform to the following minimum requirements which are applicable to the Land Use District in which such use is contemplated.

(Note: Refer to applicable footnotes)

<u>District</u>	(1) Land Area (Sq. Ft.)	Width (Feet)	<u>Yard Setbacks (10) (12)</u>				(2)
			(2) <u>Front</u>	(5) <u>Rear (6)</u>	Side	(3) (5) <u>Side Interior</u>	
R1							
One Family Dwelling (Interior Lot)	9,500/unit	75	35	25 (9)		10	25
One Family Dwelling (Corner Lot)	10,500/unit	90	35	-- (5)		10	25
R2							
One Family Dwelling (Interior Lot)	7,600/unit	60	35	25 (9)		10	25
One Family Dwelling (Corner Lot)	8,750/unit	75	35	-- (5)		10	25
Two Family Dwelling (Interior Lot)	6,200/unit	75	35	40		10	25
Two Family Dwelling (Corner Lot)	6,200/unit	90	35	-- (5)		10	25
R3 (See Sec. 35-410)	5,400/unit	-- (7)	35	40		-- (7)	25
R4 (See Sec. 35-410)	3,600/unit	100	35	40		10	25
R5 (See Sec. 35-410)	2,700/unit	100	35 (4)	40 (4)		15 (4)	25 (4)
R6 (See Sec. 35-410)	2,200/unit	100	50 (4)	40 (4)		20 (4)	50 (4)
R7 (See Sec. 35-410)	1,400/unit	--	50 (4)	40 (4)		20 (4)	50 (4)
C1 (See Sec. 35-411)	-- (11)	150	35	40		10	25
C1A (See Sec. 35-411)	-- (11)	150	35 (4)	40 (4)		10 (4)	25 (4)
C2 (See Sec. 35-412)	--	100	35, (4)	40 (4)		10 (4)	25 (4)
I-1 (See Sec. 35-413)	--	100	50	25		10	50
I-2 (See Sec. 35-413)	--	100	35	25		10	25

Public Hearings for Bellvue and Southeast Area Mill & Overlay (2019)



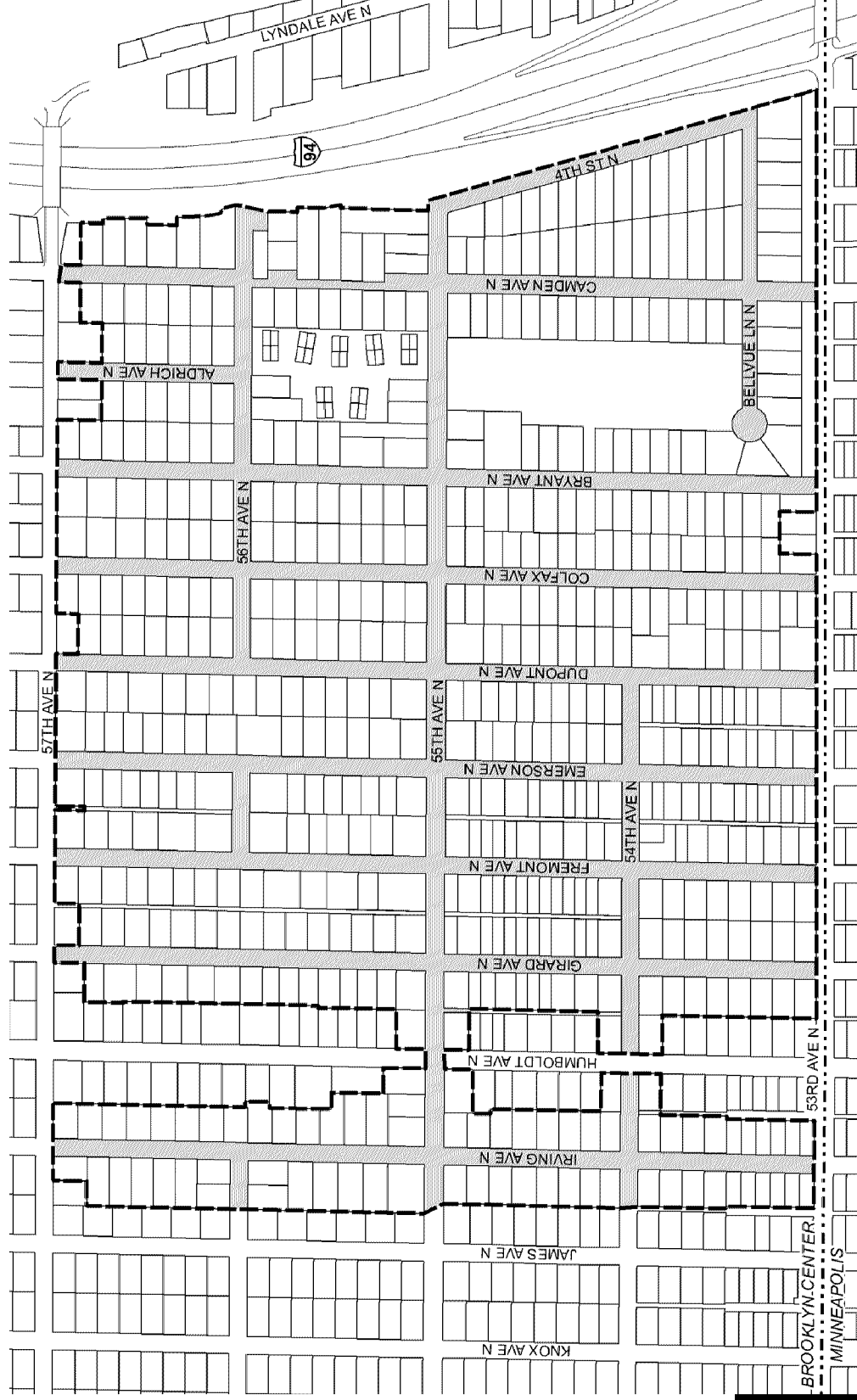
City Council Meeting, April 8, 2019
Mike Albers, City Engineer

Public Hearing to Order Improvements Public Hearing for Special Assessments

- Bellvue and Southeast Area Mill and Overlay Improvements, Improvement Project Nos. 2018-08 and 2019-05
- Local public improvements to the City's infrastructure based on State of Minnesota Statute Chapter 429

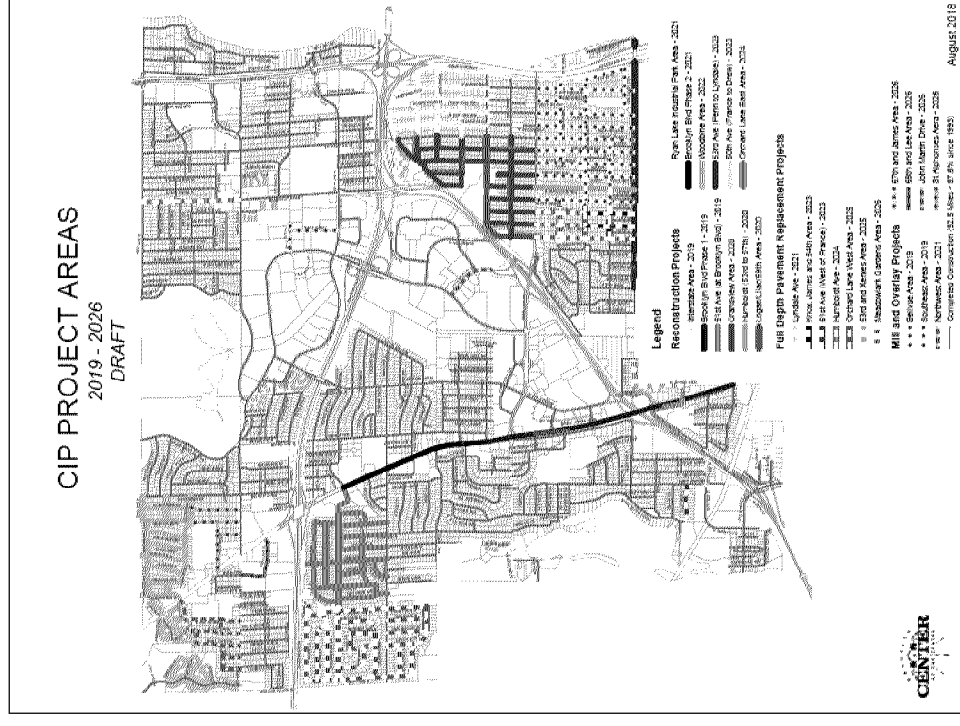


Bellvue and Southeast Area Mill & Overlay



Capital Improvement Program

- City Initiated Program in 1993
- Reconstruct Aging Public Streets and Utilities
- 92.5 miles (88%) Completed
- 2019 will be the 26th Year
- Projected Completion 2021
- 13.1 Miles Remaining
- Est. Cost 2019-2033 CIP: \$198 million



Project Planning

Project Evaluation

- Sanitary Sewer
 - Root intrusion, inflow and infiltration, sags, broken pipe
- Water Main
 - Corrosion, leaks, frozen water services, water quality, pipe material
- Storm Drainage
 - Local flooding, pavement preservation
- Streets, Sidewalks and Trails
 - Pavement deterioration, curb and gutter condition
- Street Lights
 - Evaluate condition of lighting system



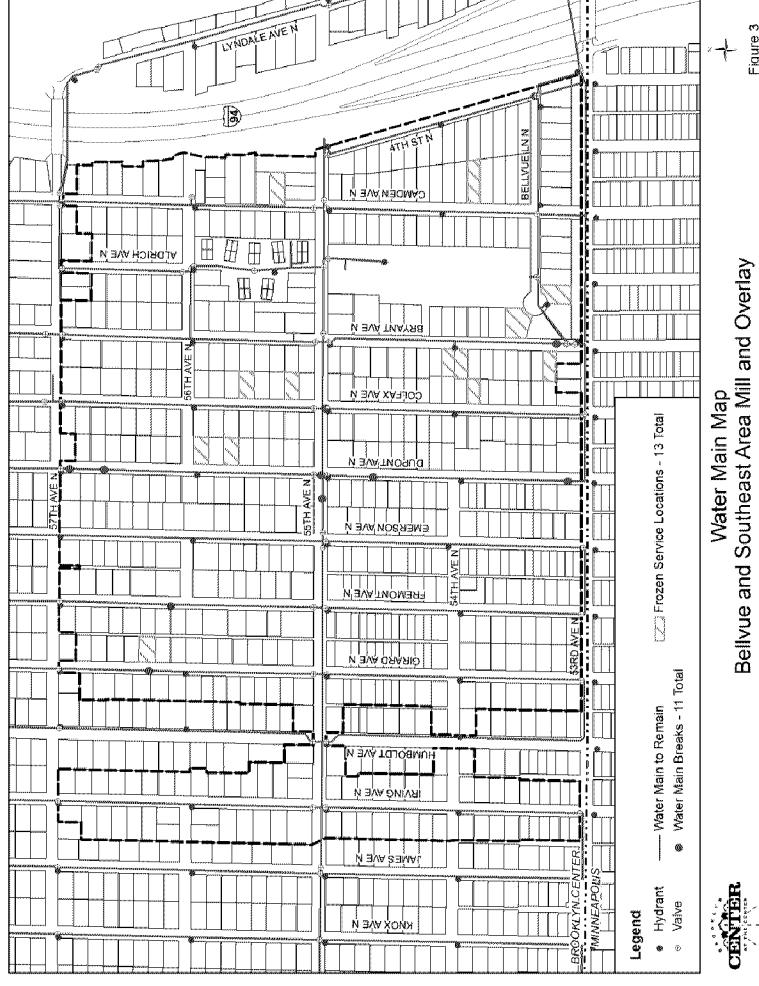
Utility Improvements

- Sanitary Sewer
 - Installed in 1998 and 1999
 - 8" – 10" PVC
 - Televised and in Good Condition
 - Replace castings with external seal
- Storm Drainage
 - Installed in 1952, 1998, 1999
 - 12" – 54" RCP and HDPE Pipes
 - Televised and in Good Condition
 - Replace castings as needed
- Street Lighting
 - No Improvements are proposed
 - Majority of existing street light system are fiberglass free-standing lights that have underground power service with a rectilinear light fixture
 - Other existing street lights within the project area are on multiuse poles the have overhead power service with cobra-head type LED light fixtures



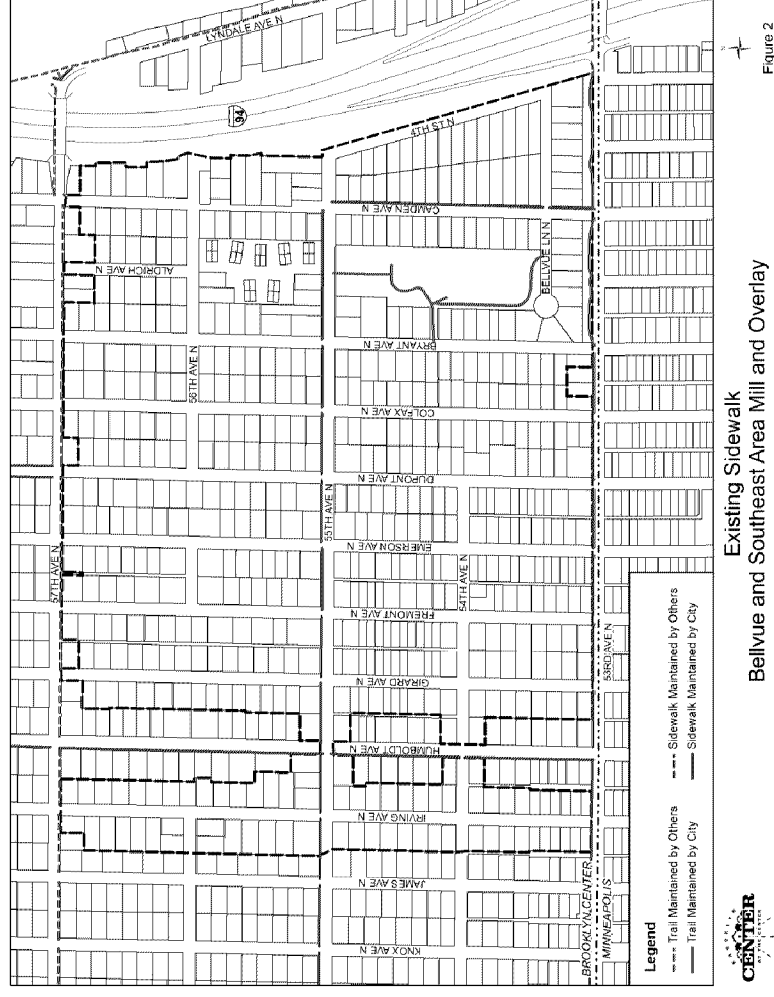
Utility Improvements: Water Main

- Existing Conditions
 - Installed between 1964 and 1982, 1998
 - 6" - 10" CIP, 16" Steel Pipe, 6" DIP
 - 50% of Hydrants and Valves replaced in 1998 and 1999
 - 11 water main breaks and 13 frozen water services in the past
 - Fair to Good Condition
- Proposed Improvements
 - Partial replacement of Hydrants and Valves (approximately 50%)
 - Adjust Gate Valve Castings as needed
 - Insulate past frozen water services from main to approximately the water curb stop



Sidewalk Improvements

- Existing Conditions
 - Sidewalks exist along the north side of 55th Ave west of Camden Ave and along the east side of Camden Ave from 53rd Ave to 55th Ave
 - Pedestrian and Bicycle Plan identified a sidewalk gap along Dupont Ave from 53rd Ave to 57th Ave
- Proposed Improvements
 - No new sidewalks are proposed due to steep slopes, tree and yard impacts and beyond the scope of a typical Mill and Overlay
 - Sidewalk repairs as needed
 - Pedestrian Curb Ramps will be reconstructed at all cross streets with Trail Project

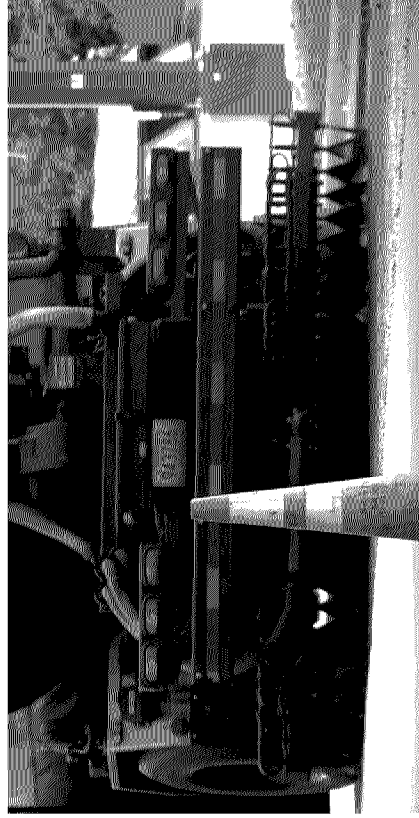


Street Improvements

- Existing Conditions
 - Roadway constructed in 1998 and 1999 with curb and gutter
 - Pavement Material Deterioration
- Proposed Improvements
 - Mill and Overlay (M&O) of Existing Pavement
 - Combination of 2" M&O or a Edge M&O depending on street condition (To be determine after spring thaw)
 - Spot Repair Curb and Gutter and Driveway Aprons
 - Turf Restoration: Sod Where Impacted Due to Concrete Work



During Construction



Preliminary Project Budget

	CIP – Est.	Percent
	<u>Project Amount</u>	<u>Total</u>
Special Assessments	\$ 911,379.74	18.4%
Sanitary Sewer Utility	\$ 180,000.00	3.6%
Water Utility	\$ 411,000.00	8.3%
Storm Drainage Utility	\$ 980,000.00	19.8%
Street Reconstruction Fund	\$ 2,228,620.26	44.9%
<u>Municipal State Aid Fund</u>	<u>\$ 250,000.00</u>	<u>5.0%</u>
Total	\$ 4,961,000.00	100%

Note: These are only preliminary estimated amounts – these amounts will change. Costs and funding will be further updated and revised in the final design stage and bidding of the project.



Legend

- Proposed R1 Assessment
- Proposed Multiple R1 Assessments
- Proposed R2 Assessment
- Proposed R3 Assessment
- Proposed R4 Assessment
- Previously Assessed
- City Owned Property

City Owned Property

Assessment Map Bellvue and Southeast Area Mill and Overlay

12

Special Assessments - Estimated Amounts & Payment Options

The City has an Assessment Policy that outlines how street improvement projects are funded. The proposed assessments were calculated in accordance with the City's Special Assessment Policy.

Assessment Rate for Mill and Overlay Rehabilitation Projects:

- 2019 Assessment Rates for R1 or R2 properties: **\$1,529 Per Property***
- 2019 Assessment Rates for R3 properties: based on front foot basis, divided by total number of units
- 2019 Assessment Rates for R4/C properties: based on acreage with a "A" zone rate and a "B" zone rate
- 2019 Interest Rate: 5.0%

*For properties which may be legally subdividable into two or more lots, the assessment to be applied shall equal the maximum number of lots allowable times the unit R1 assessment

Payment Options:

1. Pay in full - No interest between April 15 & Sept. 30, 2019
 2. Pay in full from Oct. 1 to Nov. 20, 2019 with interest from Oct. 1
 3. Pay in installments with property taxes over a 10-year period starting in 2020
- Partial prepayments cannot be accepted
 - If the project is approved an Assessment Reminder Letter will be sent
 - Deferment Questions: Contact Engineering at 763-569-3340



Estimated Payment Amount

Assessment Amount:		\$1,529.00		
Assessment Interest Rate:		5.00%		
Assessment Term:		10 Years		
Year	Annual Payment	Principle	Interest	Balance
1	\$248.46	\$152.90	\$95.56	\$1,376.10
2	\$221.71	\$152.90	\$68.81	\$1,223.20
3	\$214.06	\$152.90	\$61.16	\$1,070.30
4	\$206.42	\$152.90	\$53.52	\$917.40
5	\$198.77	\$152.90	\$45.87	\$764.50
6	\$191.13	\$152.90	\$38.23	\$611.60
7	\$183.48	\$152.90	\$30.58	\$458.70
8	\$175.84	\$152.90	\$22.94	\$305.80
9	\$168.19	\$152.90	\$15.29	\$152.90
10	\$160.54	\$152.90	\$7.64	\$0.00
Totals:	\$1,968.60	\$1,529.00	\$439.60	

Note: These are only preliminary estimated amounts – these amounts will change dependent on when interest starts accruing. Approximate monthly payment ranges from \$14 - \$21.



Preliminary Project Schedule

- City Council Receives Feasibility Report March 11, 2019
- Neighborhood Informational Meeting March 20, 2019
- **Conduct Public Hearings/Order Plans April 8, 2019**
- Approve Plans/Advertise for Bids April 22, 2019
- Accept Bids/Award Project May/June 2019
- Begin Construction June/July 2019
- Substantial Completion October 2019



Recommended Action

1) Public Hearing to Order Improvements

- Motion to open Public Hearing to Order Improvements
- Take public input on the improvements
- Motion to close Public Hearing
- Consideration of comments and motion to adopt resolution Ordering Improvements and Authorizing Preparation of Plans and Specifications

2) Public Hearing for Special Assessments

- Motion to open Public Hearing for Special Assessments
- Take public input on the special assessments
- Motion to close Public Hearing
- Consideration of comments and motion to adopt resolution Certifying Special Assessments for Improvement Project to the Hennepin County Tax Rolls



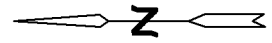
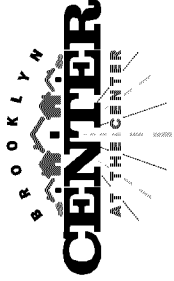


4/15/19

5328 IRVING AVENUE

BELLVUE AND SOUTHEAST AREA
MILL AND OVERLAY

CITY OF BROOKLYN CENTER
6301 SHINGLE CREEK PARKWAY
BROOKLYN CENTER, MN 55430
(763)569-3340





Report Type
Real Estate Consulting
Letter Report

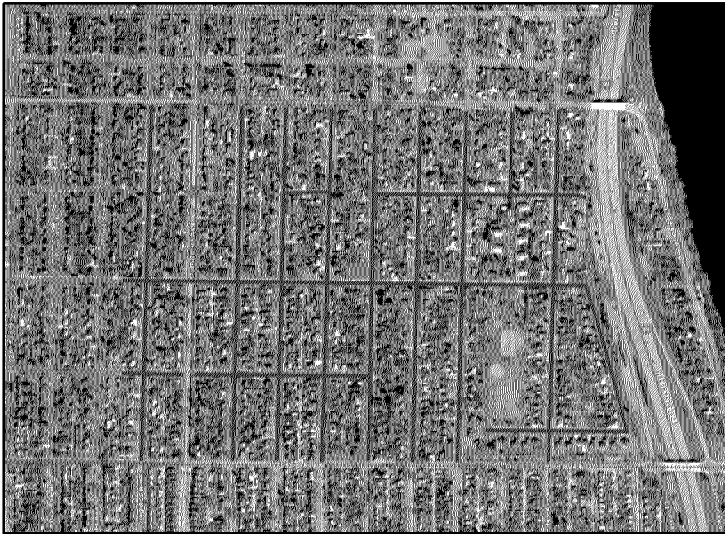
Effective Date
April 16, 2019

Client

City of Brooklyn Center
Attn: Doran Cote, Public Works Director
6301 Shingle Creek Parkway
Brooklyn Center, MN 55430

Subject Property

Street & Utility Improvement Project
4th Street North, Camden Avenue North, Aldrich Avenue North,
Bryant Avenue North, 56th Avenue North, 55th Avenue North,
54th Avenue North, Colfax Avenue North, Dupont Avenue North,
Emerson Avenue North, Fremont Avenue North, Girard Avenue North,
Irving Avenue North
Brooklyn Center, MN 55430



File # V1904003

Prepared By:
Ethan Waytas, MAI, Appraiser
William R. Waytas, SRA, Appraiser

Nagell Appraisal Incorporated
12805 Highway 55, Suite 300
Plymouth, Minnesota 55441
Tel: 952.544.8966 | Fax: 952.544.8969

NAGELL APPRAISAL INCORPORATED

**12805 Highway 55 #300
Plymouth, MN 55441
*Established in 1968***

**Minneapolis 952-544-8966
St. Paul 651-209-6159
Central Fax 952-544-8969**

City of Brooklyn Center
Attn: Doran Cote, Public Works Director
6301 Shingle Creek Parkway
Brooklyn Center, MN 55430

April 16, 2019

To Doran Cote:

Per your request, this is a letter report is to assist the city for guidance regarding a potential street and utility improvement project within the city (see attached map for the location of the street in the project). The proposed project is the mill and overlay of streets within the Bellvue Neighborhood in Brooklyn Center. See the report exhibits for all the streets within the project.

This report is not an appraisal, but rather provides a preliminary opinion of a general range of market benefit, if any, for similar properties.

SCOPE OF ASSIGNMENT

In accordance with your request, a drive-by viewing of the properties has been made along with some general market comments regarding benefit (if any) for the proposed street improvement project as it relates to the subject market. As noted in the engagement letter, no specific sales data has been collected for this assignment. The general market comments are based on past appraisals, experience, and market information.

Pictures of the streets were taken on April 16, 2019 by William R. Waytas. The appraiser also viewed aerial/satellite image on the county GIS website and Google street view images. A project feasibility report was provided and has been retained in the appraiser's workfile.

PROJECT

The City of Brooklyn Center is proposing to complete a mill and overlay of the streets within the Bellvue Neighborhood. There are also some utility updates proposed as well.

Per request, you desire to know the benefit (if any) as it impacts properties in the project area.

Motivation for the road improvement project stems from deteriorating road surface.

AREA DESCRIPTION

Brooklyn Center is a first ring suburban community located about 10 minutes north of Downtown Minneapolis. Redevelopment has been occurring in scattered locations throughout the city. The area is considered average given its proximity to the TCMA and major connecting roadways (Interstate 94, 694, and Highway 100). Most major shopping is within 5 minutes. Existing buildings in the area tend to be of average quality while newer buildings tend to be average to good. No apparent adverse influences.

The population for Brooklyn Center in 2010 was 30,104, up from 29,172 in 2000—a 3.2% increase. The 2017 estimated population is 31,006, a 3.0% increase.

Single family homes generally range in value between \$100,000 and \$350,000+ in the City Limits with an average of about \$210,000 (MLS statistics). The city is a mixture of residential, industrial, and commercial. Most homes are average quality.

SUBJECT PROPERTIES

The project area consists of single-family homes, townhomes, apartments, some commercial, religious property, and city owned property (i.e. parks).

EXISTING STREETS & UTILITIES

Physical Condition of the Existing Road: The existing road improvements are asphalt with concrete curb and gutter. The existing road varies in width, but is generally around 30'. The road condition is rated to be fair to average. The concrete curb and gutter is rated to be fair to average in various areas. The city feasibility report indicates that the roads in the project were reconstructed around 1998 and 1999. There are signs of transverse, alligator, and longitudinal cracking, along with some graveling.

Physical Condition of Existing Utilities: There is existing sanitary sewer and water in the project area.

The roads also have storm sewer.

Functional Design of the Road: The existing paved road is dated, in fair, and does have substantial large cracks. The road condition is rated to be fair. There are signs of transverse, alligator, and longitudinal cracking, along with graveling.

Roads in poor to fair condition do not meet the expectations of typical market participants in this suburban market for re-development, resale price, and/or updating the current uses. Overall, the existing street improvements are in fair condition, are beginning to look dated and reflect likewise on the adjoining and side street properties.

PROPOSED ROAD IMPROVEMENT

The city is proposing to complete a mill and overlay of the streets within the project area. In addition, portions of the concrete curb and gutter will be replaced.

The city is not changing street lighting at this time.

The site will improve the storm sewer system, which includes replacing catch basin castings as well as other adjustments.

The city is proposing to replace all manhole castings and lids for the sanitary sewer system.

The city is proposing to replace approximately half the valves and hydrants in the project. In addition, shallow service lines that have been susceptible to freezing will be insulated from the water main to the water curb stop.

Given the existing condition of the road, the proposed project is logical.

If any of the above descriptions change, the benefit due to the project could differ.

HIGHEST AND BEST USE

The subject project area is located in the southeastern portion of the city. The properties in the project area are mostly single-family residential, with some townhomes, apartments, commercial, religious, and city owned sites.

Owners in the subject area appear to typically update their property as needed when site and building components wear out or become dated. Owners in the overall area commonly pave their driveways or maintain parking lots as needed, recognizing it adds value when done. Therefore, it is logical to update the road to the subject properties as needed, as these are essential property characteristics that are expected in this market.

An informed buyer would consider the condition of the road and traffic flow/management. A well-constructed and good condition road provides aesthetic appeal to a property and efficient/safe traffic flow. Given a choice, a potential informed buyer would likely prefer a newer road with good traffic flow over a deteriorating road with fair traffic flow; likewise for a property with and without private utilities.

If replacement of components of real estate near the end of their economic life in a home or building is postponed, it can be costlier in the long run; delays in replacing components can result in incurring higher interim maintenance costs and potential difficulty in marketing the property. Also, it is typical for the cost of the replacement of an improvement to increase over time. That said it is logical and prudent for market participants to update/replace dated components when needed. Therefore, the highest and best use of the surrounding properties in the project area is for the continued uses (generally) with the proposed infrastructure improvements.

DISCUSSION OF MARKET BENEFIT

Listed below are the factors that will be taken into consideration concerning the potential benefit to the properties.

Description	Existing Improvements	Change
1) Road Surface	Fair to Average	New, paved, good (mill & overlay)
2) Base Condition	Average	Average
3) Curb	Concrete curb and gutter, some fair	Concrete curb and gutter replaced as necessary
4) Drainage	Average	Average, improved (see below)
5) Storm Sewer	Fair to Average	New catch basin castings and other improvements
6) City water	Older valves and hydrants, shallow lines	50% new valves and hydrants, insulate shallow lines
7) City sewer	Average	New manhole castings and lids
8) Sidewalk	Average	Average
9) Street Lights	Average	Average
10) Functional Design of Road	Dated	Good
11) Traffic Management	Average	Average
12) Pedestrian Use (biking, walking, etc.)	Fair	Good
13) Median	n/a	n/a
14) Road Proximity to Properties	n/a	n/a
15) Dust	n/a	n/a
16) Visual Impact on Properties	Fair	Good

Based on the preceding grid, the subject properties will improve in 10 of the 16 categories. Market participants generally recognize that roads need replacing when nearing the end of a long economic life. A typical buyer in the subject market commonly prefers a good condition paved road surface road versus an inferior condition paved road surface. In addition to visual benefit, new street improvements provide better and safer use for pedestrians (biking, walking, stroller, rollerblading, etc.) and drivers. The new street and utility infrastructure will enhance potential for re-development and/or updating the current properties. Properties that indirectly/directly abut or have driveways/access that exit on the new street will benefit.

Based on past appraisals, experience, and general market information, it is not uncommon for properties similar to those in the subject market to realize an increase in price for new street improvements and utilities.

Discussion of Market Benefit – Continued

Given the scope of the project, the age/quality/condition of houses and/or land, properties in the area with newer street improvements and/or utilities could see an average price benefit of:

- **Single family residential** \$1,800 to \$3,000 per legal lot
(larger lots on the upper end of range)
- **Townhome properties** \$300 to \$800 per unit
- **Apartment properties** \$0.15 to \$0.30 per SF of site area
- **Commercial/Religious use properties** \$0.15 to \$0.35 per SF of site area

Corner lots are based at a pro-rata percentage using street frontage. So if 75% of the frontage is being improved while 25% on the side street(s) is not, then the multiplier would be 75% of the benefit.

CONCLUSION

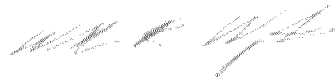
The benefit amount noted above should not be construed or relied on as being an appraisal, but are general observations based on the overall market. If an appraisal were made on the individual properties, the actual benefit amount could vary from market observations above.

If you have additional questions, please do not hesitate to contact us.

Sincerely,



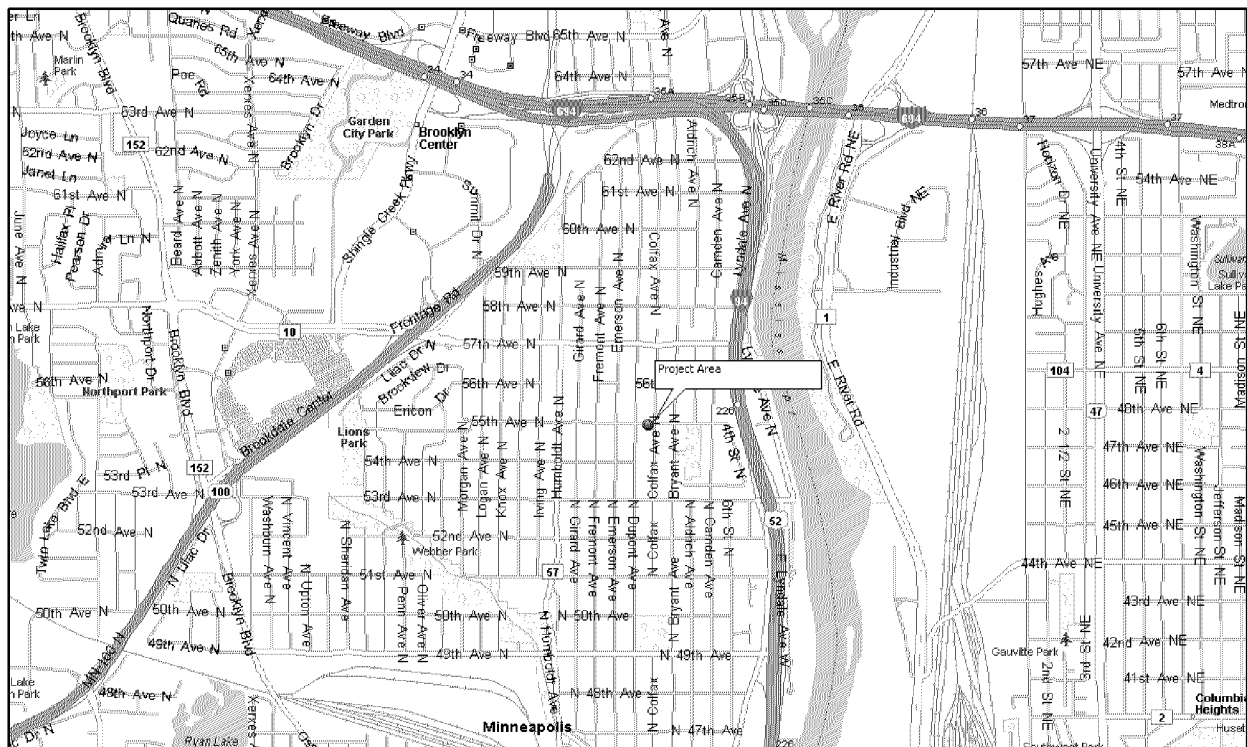
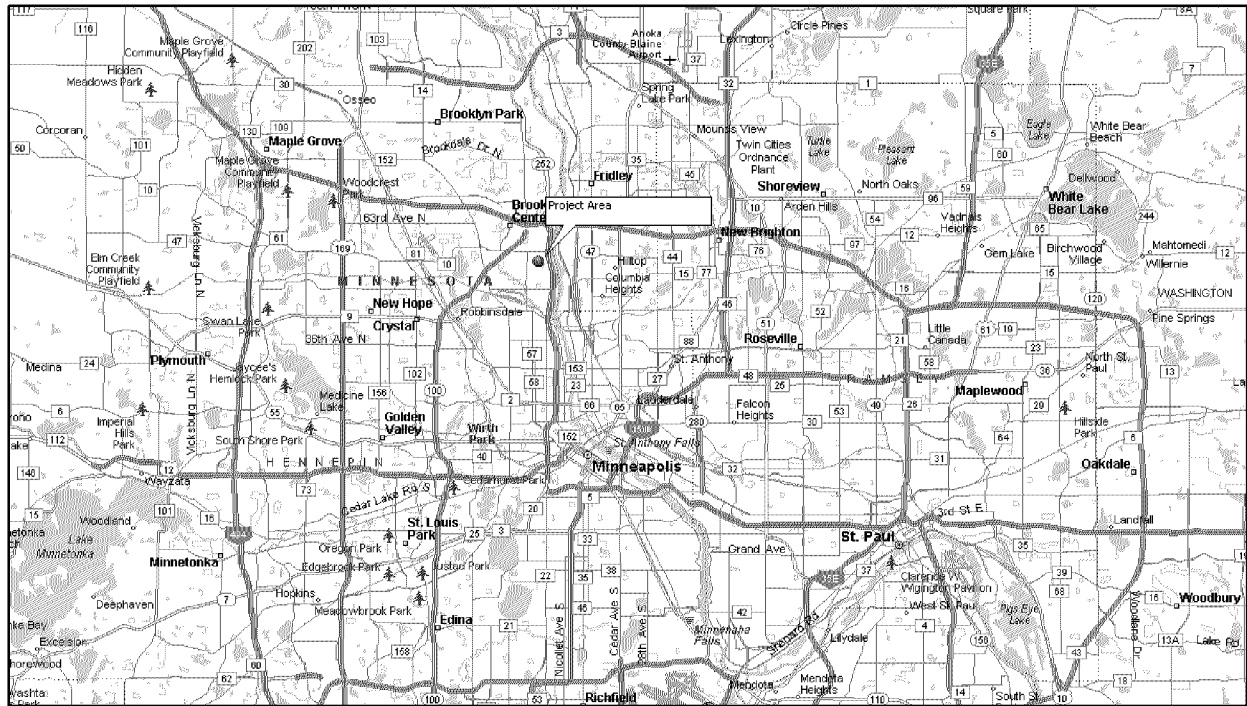
Ethan Waytas, MAI
Certified General MN 40368613



William R. Waytas, SRA
Certified General MN 4000813

Enclosures: Location Map, Aerial Map View of Project, Subject Photos, Qualifications, Engagement Letter

LOCATION MAP



AERIAL VIEW OF PROJECT MAP



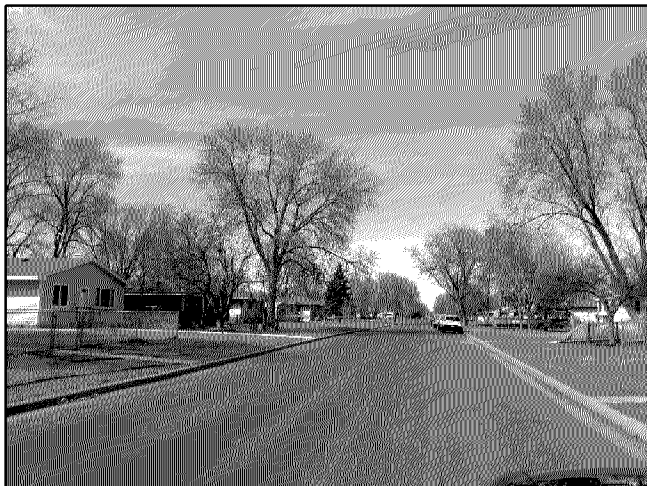
Red line reflects the road project

FEASIBILITY REPORT PROJECT AREA



The project is indicated by green colored streets

SUBJECT PHOTOGRAPHS



Street scene



Street scene



Street scene



Street scene

Subject Photographs – continued



Street scene



Street scene



Street scene



Street scene

Subject Photographs – continued



Street scene



Street scene



Street scene

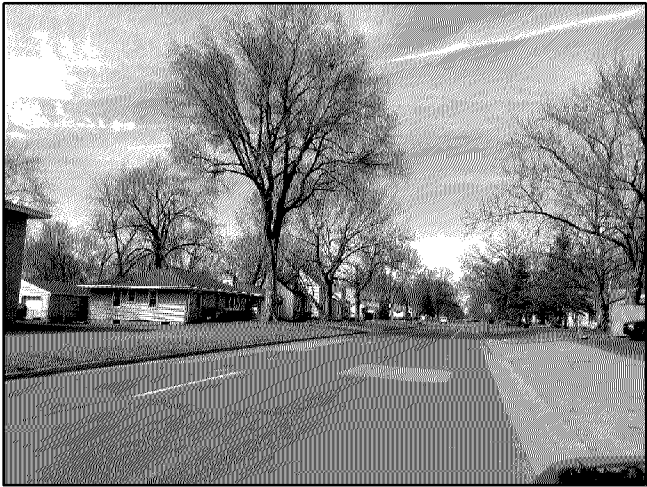


Street scene

Subject Photographs – continued



Street scene



Street scene



Street scene



Street scene

Subject Photographs – continued



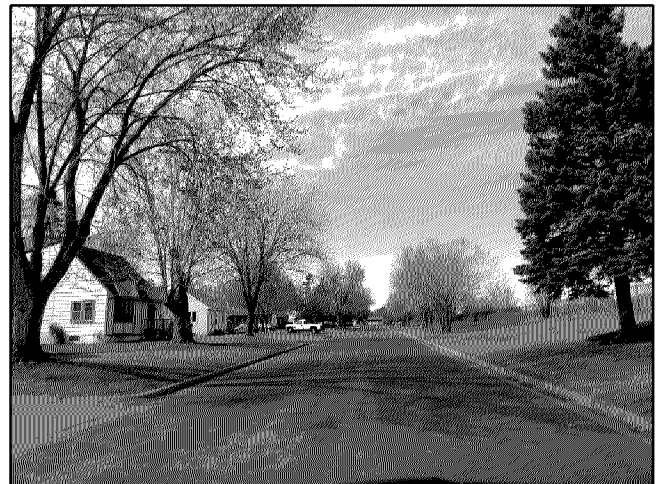
Street scene



Street scene



Street scene



Street scene

QUALIFICATIONS

Appraisal Experience

Presently and since 2006, **Ethan Waytas, MAI** has been employed as an employee of Nagell Appraisal Incorporated, an independent appraisal firm (10 employees) who annually prepare 1,500 +/- appraisal reports of all types. He is currently a full time licensed certified general real estate appraiser, partner, and director of the company's IT department.

Properties appraised:

- **Commercial** - low and high-density multi-family, retail, office, industrial, restaurant, church, strip-mall, fast-food, convenience stores, auto-service and repair, cinema, numerous special use properties, golf courses, and subdivision analysis.
- **Residential** – single-family residences, hobby farms, lakeshore, condominiums, townhouses, REO and land.
- **Eminent Domain** – extensive partial and total acquisition appraisal services provided to numerous governmental agencies and private owners.
- **Special Assessment** – numerous street improvement and utilities projects for both governmental and private owners.
- **Clients** - served include banks, savings and loan associations, trust companies, corporations, governmental bodies, relocation companies, attorneys, REO companies, accountants and private individuals.
- **Area of Service** - most appraisal experience is in the greater Twin Cities Metro Area (typically an hour from downtown metro). Numerous assignments throughout Minnesota.

Testimony

- Court, commission, mediation testimony, etc. has been given

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #40368613

Holds the MAI designation from the Appraisal Institute

Education

- Graduate of the University of Minnesota: College of Science and Engineering, Twin Cities Campus
Bachelor of Science in Computer Science, with distinction, 3.86 GPA.
- **General & Professional Practice Courses & Seminars**
- Basic Appraisal Procedures
- Basic Appraisal Principles
- 2012-2013 15-Hour National Uniform Standards of Professional Appraisal Practice
- General Appraiser Sales Comparison Approach
- General Appraiser Income Approach – Part 1
- General Appraiser Income Approach – Part 2
- Advanced Income Capitalization
- General Appraiser Report Writing and Case Studies
- Real Estate Finance, Statistics and Valuation Modeling
- 2014-2015 7-hour National USPAP Update Course
- General Appraiser Site Valuation & Cost Approach
- Advanced Market Analysis and Highest & Best Use
- Advanced Concepts & Case Studies
- Quantitative Analysis

Curriculum Vitae -- continued

Appraisal Experience

Presently and since 1985, **William R. Waytas** has been employed as a full time real estate appraiser. Currently a partner and President of the Nagell Appraisal & Consulting, an independent appraisal firm (10 employees) who annually prepare 1,500 +/- appraisal reports of all types. Mr. Waytas was employed with Iver C. Johnson & Company, Ltd., Phoenix, AZ from 1985 to 1987.

Properties appraised:

- **Commercial** - low and high-density multi-family, retail, office, industrial, restaurant, church, strip-mall, fast-food, convenience stores, auto-service and repair, hotel, hotel water park, bed & breakfast, cinema, marina, numerous special use properties, and subdivision analysis.
- **Residential** – single-family residences, hobby farms, lakeshore, condominiums, townhouses, REO and land.
- **Eminent Domain** – extensive partial and total acquisition appraisal services provided to numerous governmental agencies and private owners.
- **Special Assessment** – numerous street improvement and utilities projects for both governmental and private owners.
- **Review** – residential, commercial and land development.
- **Clients** - served include banks, savings and loan associations, trust companies, corporations, governmental bodies, relocation companies, attorneys, REO companies, accountants and private individuals.
- **Area of Service** - most appraisal experience is in the greater Twin Cities Metro Area (typically an hour from downtown metro). Numerous assignments throughout Minnesota.

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #4000813.
Appraisal Institute: SRA, Senior Residential Appraiser Designation,
General Associate Member
Employee Relocation Council: CRP Certified Relocation Professional Designation.
International Right-Of-Way Association: Member
HUD/FHA: On Lender Selection Roster and Review Appraiser
DNR: Approved appraiser for Department of Natural Resources

Testimony

-- Court, deposition, commission, arbitration & administrative testimony given.

Mediator

-- Court appointed in Wright County.

Committees

-- President of Metro/Minnesota Chapter, 2002, Appraisal Institute.
-- Chairman of Residential Admissions, Metro/MN Chapter, AI.
-- Chairman Residential Candidate Guidance, Metro/Minnesota Chapter, AI.
-- Elm Creek Watershed Commission, Medina representative 3 years.
-- Medina Park Commission, 3 years.

Curriculum Vitae -- continued

Education

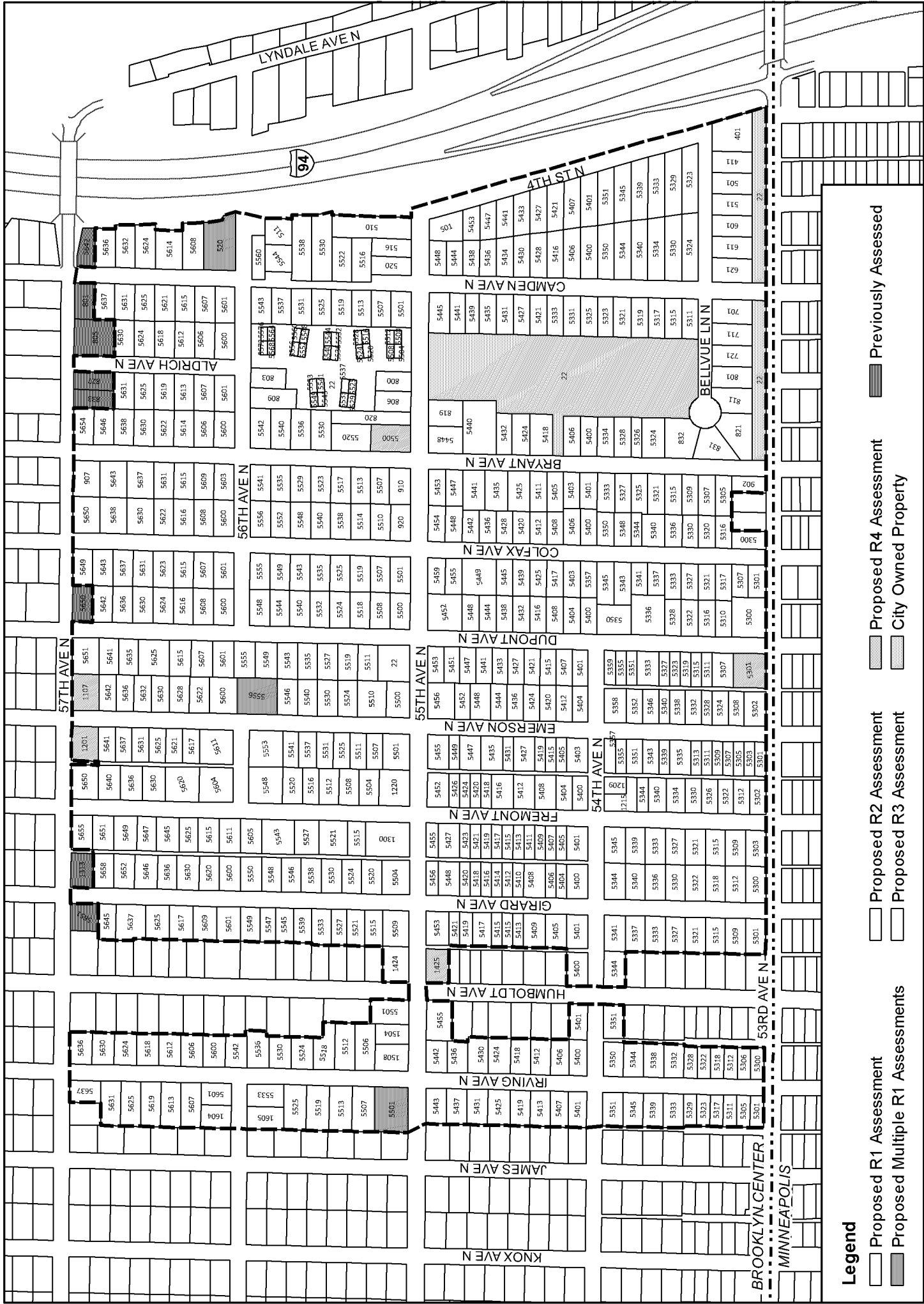
- Graduate of Bemidji State University, Minnesota. B.S. degree in Bus. Ad.
- During college, summer employment in building trades (residential and commercial).
- Graduate of Cecil Lawter Real Estate School. Past Arizona Real Estate License.
- **General & Professional Practice Courses & Seminars**
- Course 101-Introduction to Appraising Real Property.
- Numerous Standards of Professional Practice Seminar.
- Fair Lending Seminar.
- Eminent Domain & Condemnation Appraising.
- Eminent Domain (An In-Depth Analysis)
- Property Tax Appeal
- Eminent Domain
- Business Practices and Ethics
- Scope of Work
- Construction Disturbances and Temporary Loss of Going Concern
- Uniform Standards for Federal Land Acquisitions (Yellow Book Seminar)
- Partial Interest Valuation Divided (conservation easements, historic preservation easements, life estates, subsurface rights, access easements, air rights, water rights, transferable development rights)
- **Commercial/Industrial/Subdivision Courses & Seminars**
- Capitalization Theory & Techniques
- Highest & Best Use Seminar
- General & Residential State Certification Review Seminar
- Subdivision Analysis Seminar.
- Narrative Report Writing Seminar (general)
- Advanced Income Capitalization Seminar
- Advanced Industrial Valuation
- Appraisal of Local Retail Properties
- Appraising Convenience Stores
- Analyzing Distressed Real Estate
- Evaluating Commercial Construction
- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets
- **Residential Courses & Seminars**
- Course 102-Applied Residential Appraising
- Narrative Report Writing Seminar (residential)
- HUD Training session local office for FHA appraisals
- Familiar with HUD Handbook 4150.1 REV-1 & other material from local FHA office.
- Appraiser/Underwriter FHA Training
- Residential Property Construction and Inspection
- Numerous other continuing education seminars for state licensing & AI

Speaking Engagements

- Bankers
- Auditors
- Assessors
- Relocation (Panel Discussion)

Publications

- Real Estate Appraisal Practice (book): Acknowledgement
- Articles for Finance & Commerce and Minnesota Real Estate Journal



**Council/EDA Work
Session**

City Hall Council Chambers
April 22, 2019

AGENDA



The City Council requests that attendees turn off cell phones and pagers during the meeting. A copy of the full City Council packet is available to the public. The packet ring binder is located at the entrance of the council chambers.

ACTIVE DISCUSSION ITEMS

1. Liquor License Violation Penalty Policy Discussion

PENDING LIST FOR FUTURE WORK SESSIONS

1. Pending Items
 - Cities United Update
 - Livable Wages -5/13
 - Public Subsidy Policy discussion with Ehlers Consulting - 5/13
 - Discussion on Ordinance process -5/28
 - 2020 Elections Update - 6/24

MEMORANDUM - COUNCIL WORK SESSION

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: Dr. Reggie Edwards, Deputy City Manager

FROM: Barb Suciu, City Clerk

SUBJECT: Liquor License Violation Penalty Policy Discussion

Recommendation:

- Provide direction to staff regarding development of a uniform fee structure for establishments that violate the City liquor license ordinance

Background:

The City Council held a public hearing for an establishment that had violated the City's liquor license ordinance on January 14, 2019 for sale of alcohol to a person under the age of 21.

The City Council directed staff and the City Attorney to provide information on the penalties the that City has previously imposed for liquor license violations (attached) and asked that two resolutions be prepared for its consideration –one imposing a civil penalty and the other not imposing any penalty.

The City Council determined a fine for the establishment on January 28, 2019.

On February 25, 2019, Study Session, the Council further discussed a uniform method for Liquor Compliance Check fines. Staff has gathered additional comparison information related to liquor compliance check fines comparisons, which is attached.

Staff is seeking direction from the Council regarding establishment of uniform method of Liquor Compliance Check fines.

Policy Issues:

What is the Council's direction regarding development of a uniform fee structure for establishments that violate the City liquor license ordinance?

Strategic Priorities and Values:

Safe, Secure, Stable Community

ATTACHMENTS:

Description	Upload Date	Type
Liquor Violation City Comparisons	3/28/2019	Backup Material
Past Practices Liquor License Violation Fines	3/18/2019	Cover Memo

Liquor Violations in Comparative Cities						
City	1st Violation	2nd Violation	3rd Violation	4th Violation	5th Violation	Comments
Crystal	\$750; 1 day suspension	\$1,500; 3 day suspension 24 months after 1st violation	\$2,000; 10 day suspension 35 months after 2nd violation	Revocation 26 months after 3rd violation		
Fridley	\$250	\$500	\$750			Within a 12 month reporting period
Golden Valley	\$500 plus 1 day suspension	\$1,000 plus 3 day suspension	\$2,000 plus 10 day suspension	Revocation		
Maplewood	\$500	\$1,000	\$2,000			Within a 24 month reporting period
New Hope	\$250 3 day suspension	\$750 15 day suspension	\$1,500 30 day suspension	Revocation		Within a 24 month reporting period
Richfield	\$1,000 5 day suspension	\$1,750 plus 7 day suspension 12 months after 1st violation	\$2,000 plus 12 day suspension 24 months after 2nd violation	\$2,000 plus 24 months after 3rd violation * Brought before City Council for revocation hearing	\$2,000; if within 24 months of the fourth offense, the establishment's license will be revoked for the remainder of the license year	An establishment whose license is revoked is ineligible for a license for a period of five (5) years from the date of revocation.
Roseville	\$1,000	\$2,000	\$2,000	Revocation		
Shoreview	\$500	\$500 with 3 day suspension	\$1,000 5 day suspension	\$1,500 10 day suspension	License Revoked	Each violation has one (1) additional compliance check. All consecutive violations are within a 36 month period.
White Bear Lake	Class A/\$175	Class B/\$275				
Other Cities						
Brooklyn Park	\$500	\$750	\$1,000	\$1,250	\$1,500 and revoked	
Minneapolis	\$500	\$1,000	\$2,000			Each violation within a 24 month

* If the offense occurs outside of two years of a third offense, it will be considered a third offense.

Brooklyn Center Past Practices of Liquor Sale Violation Penalties

Occurrence	Violation	License	Penalty Imposed	Resolution No.
August 2014	Reporting Error	Earle Browne Lanes	\$1,000	2014-173
October 2012	Underage	Sun Foods	\$1,000	2012-133
October 2012	Underage	Global Kitchen	\$1,000	2012-132
July 2011	Underage	Scoreboard Pizza	\$500 / 3-Day Suspension	2011-100
January 2010	Underage	Super America	\$1,000	2010-11
December 2009	Underage	American Legion	\$1,000	2009-159



MEMORANDUM - COUNCIL WORK SESSION

DATE: 4/22/2019

TO: Curt Boganey, City Manager

THROUGH: N/A

FROM: Barb Suciu

SUBJECT: Pending Items

Recommendation:

- Cities United Update
- Livable Wages -5/13
- Public Subsidy Policy discussion with Ehlers Consulting - 5/13
- Discussion on Ordinance process -5/28
- 2020 Elections Update - 6/24

Background: