

Streets

The neighborhood's existing streets are surfaced with bituminous pavement. Patches, overlays, and sections of alligator cracking are present at random locations throughout the project area as shown in Figure 1.



Figure 1 - Looking North on Kellogg Avenue from 55th Street

The streets vary in width between 24 feet and 30 feet. While the pavement condition varies throughout the neighborhood, it is generally in poor condition. Only 18% of the streets in the project area have concrete curb and gutter, and 60% of this existing concrete curb and gutter is in poor condition.

As part of this study, 14 soil borings were taken in the project area. The borings indicate layers of predominantly silty sand or lean clay beneath the street pavement. Some borings showed that the developers, who built the neighborhood streets, contrary to today's City standards, did not install a layer of aggregate base between the bituminous pavement and the subgrade soils. The absence of a layer of aggregate base contributes to the visible distresses in the street surface.

The existing geometry of the intersection at Park Place and Woodcrest Drive has a large surface area of pavement and intersection corners with long radius curb-lines, which allow vehicles to comfortably maneuver through the intersection at speeds higher than typical or desirable for conventional intersections. This geometric condition tends to diminish pedestrian crossing safety and requires additional city resources during snow removal operations. The existing geometric configuration of the intersection is shown in Figure 2.

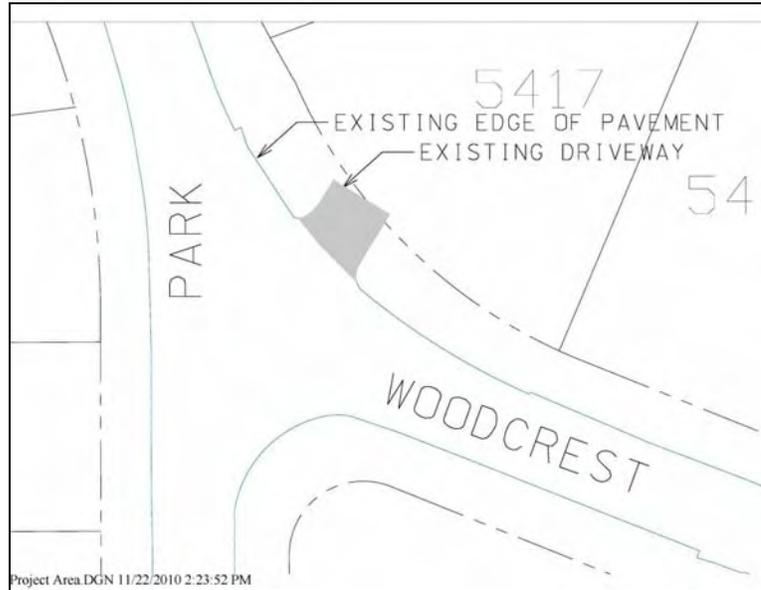


Figure 2 - Existing Geometric Configuration at Park Place/Woodcrest Drive Intersection

City Project No. B-096 completed in 2000 was a petitioned project that reconstructed 56th Street between Oaklawn Avenue and Park Place. Reconstruction included the addition of concrete curb and gutter and an extension of the trunk storm sewer pipe within 56th Street from Park Place to Brookview Avenue.

Twenty-five (25) driveways featuring decorative concrete textures, brick paver blocks, and upgraded concrete style construction are present in the project area. Sixty-eight (68) decorative landscaping features are located in the right-of-way (ROW) in the project area. Figure 3 depicts typical decorative driveways and landscaping features found in the project area.



5505 Woodcrest Drive – Decorative Driveway



5536 Oaklawn Avenue – Landscaping Feature

Figure 3

Storm Sewer

The neighborhood relies on the slope of the edges of its streets to convey storm water runoff to trunk storm sewer pipes and inlets located along 54th and 56th Streets. These existing trunk pipes outlet directly into Minnehaha Creek.

No trunk storm sewer pipes and inlets are located between 54th and 56th Streets. A gentle ridge aligned in an east-west direction between 54th and 55th Streets divides storm water runoff into sheet flows that proceed along the street edges to the trunk storm sewer pipes and inlets located along 54th and 56th Streets. Storm water runoff traveling south to 56th Street makes its way through 55th Street via bituminous valley gutters built into 55th Street's intersections with the neighborhood's north-south streets.

Storm water runoff travels 2 to 3 times further overland in the neighborhood than the recommended maximum distance of 500 feet before entering an inlet. This longer distance causes runoff to pool along the edges of many of the streets or at select intersections. Sixty-five (65) residents reported storm water runoff problems via the questionnaire. Below is a list of worst locations of pooling runoff.

- The intersection of Kellogg Avenue and 56th Street.
- The intersection of Oaklawn Avenue and 55th Street.
- A combination of existing street grades, a lack of storm sewer trunk pipe and inlets contribute to driveway and garage flooding at 5523 and 5524 Park Place.

Storm water runoff is only marginally conveyed by the neighborhood's bituminous valley gutters and longitudinal street slopes to the existing storm sewer trunk pipe network in 54th and 56th Streets.

Figure 4 below shows the intersection of Kellogg Avenue and 56th Street and the resultant stormwater pooling during a recent rain event.



Figure 4 – Pooling Runoff at Kellogg Avenue Looking North from 56th Street

Eighty-five (85) home owners told us they operate sump pumps via returned questionnaires. They use these pumps to discharge ground water away from their homes. In most cases, their pumps discharge the ground water into their yards or an adjacent street. The discharges either seep back towards their, or their neighbor's home, or pool along street edges.

Trunk Water Main and Sanitary Sewer Pipes

Trunk water main and sanitary sewer pipe materials are cast iron and clay pipe respectively. The trunk water main and sanitary sewer pipes were constructed from the early 1940's to the early 1960's.

Six-inch (6") diameter trunk water main pipes serve the neighborhood. The valves and fire hydrants along the trunk water main pipe are operable. Drawing No. 1 in the Appendix shows that since 1989, when the City began documenting its trunk water main pipe and City-owned water service pipe breaks, there have been 48 broken trunk water main pipe and City-owned water service pipe repairs. While these repairs have occurred randomly throughout the neighborhood, they do tend to occur more frequently in the older part of the neighborhood west of Brookview Avenue.

Nine-inch (9") diameter trunk sanitary sewer pipes serve the neighborhood. At the time of this study's publication, closed-circuit television inspections of the trunk sanitary sewer pipes are incomplete. However, there are no recorded blockages of trunk sanitary sewer pipes.

Private Water Main and Sanitary Sewer Service Pipes

While construction and maintenance records are not available for these pipes, they are the same age as the trunk pipes. The service pipes are likely in a condition similar to the trunk pipes.

Water main service pipes within the neighborhood were originally lead pipes. During the 1970's, the City's portion of the service pipe was reconstructed with copper pipes.

Sanitary sewer service pipes are likely 6-inch diameter clay pipes. Based on their age, the City should expect that cracks and separated joints have developed along these pipes. These faults in the pipe facilitate tree root intrusion and the inflow and infiltration of clear ground water into the City's sanitary sewer network.

Private Utilities

Providers of privately owned gas, electric, telephone and cable television utilities all have infrastructure in the neighborhood. These utilities are either overhead on poles or buried underground both within and outside of the street right-of-way (ROW).

The gas main trunk and service pipes are made of steel.

Sixty-five (65) residents told us they own and operate either an underground pet containment or lawn irrigation system within the project boulevards.

Residential Roadway Lighting

The neighborhood's roadway light network consists of a combination of standard cobra head lights mounted on wood poles and traditional cobra head lights mounted on metal light poles. These lights are typically located at the intersections with some lights at mid-block locations.

PROPOSED IMPROVEMENTS:

The project involves installing concrete curb and gutter and reconstructing the bituminous pavement. It also involves extending the existing storm sewer trunk pipe network and connecting sump pump drain pipe to the trunk storm sewer pipe. The sump pump drain pipe will allow property owners to discharge ground water from their sump pumps into the trunk storm sewer pipe network. The project will also involve reconstructing the trunk water main pipe. The project will spot repair select segments of the trunk sanitary sewer pipe.

The scope of the water main, sanitary and storm sewer reconstruction should meet the following parameters.

- Protect boulevard trees.
- Provide continuous sewer and water service to residents.
- Maintain pedestrian and vehicle access in the neighborhood.
- Reconstruct private sanitary sewer service pipes between the sanitary sewer trunk pipe and right-of-way (ROW) line.
- Encourage residents to reconstruct their private sanitary sewer service pipe between the ROW line and their homes prior to construction.
- Reconstruct the City-owned water service pipe between the water main trunk pipe and curb stop box. Reconstruction should also include replacing all of the curb stops.
- Encourage residents to reconstruct their private water main service pipes between the curb stop and their homes.

Streets

The project will reconstruct the streets with a bituminous surface to approximately their existing widths. The project will recycle the existing street pavement section. Wherever it is missing today, the project will install a layer of aggregate base between the bituminous pavement and the subgrade soils. The limits of street reconstruction for Park Place, Oaklawn Avenue, and Kellogg Avenue at 54th Street will consider 54th Street's future limits of reconstruction.

With the exception of 56th Street between Oaklawn Avenue and Park Place, the project will remove and replace all of the sections of existing concrete curb and gutter. Since a majority of the existing concrete curb and gutter is in poor condition, spot repairs are not as cost effective for the City as complete removal and replacement. New concrete curb and gutter and concrete driveway aprons are proposed for all the streets whether it is present today or not.

Even though 56th Street between Oaklawn Avenue and Park Place was reconstructed in 2000, the intersections of 56th Street at Oaklawn Avenue and at Park Place will be damaged and then reconstructed with the proposed trunk water main pipe reconstruction.

Intersection curb radii will be reduced at the intersection of Park Place and Woodcrest Drive to narrow the pavement at the intersection, reduce vehicular speed through turns and make vehicle maneuvers more deliberate for drivers and predictable for pedestrians. The driveway and the introduction of new boulevard at 5417 Woodcrest Drive will be extended to match the proposed curb line. The proposed geometric configuration of the intersection is shown in Figure 5.

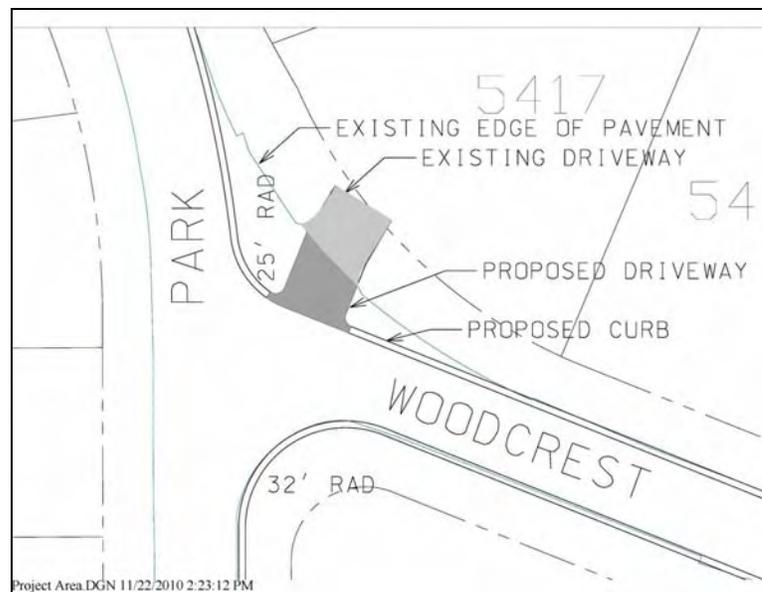


Figure 5 – Proposed Geometric Configuration at Park Place/Woodcrest Intersection

Storm Sewer

Wherever possible the project will mitigate pooling storm water runoff along street edges and intersections by both installing concrete curb and gutter along all neighborhood streets and extending the existing storm sewer pipe network in 56th Street north to 55th Street and adding inlets along 55th Street.

The project will correct the list of worst locations of pooling runoff given on page 4 of this study as follows.

- The intersection of Kellogg Avenue and 56th Street will receive a combination of concrete curb and gutter and valley gutters to allow runoff to sheet flow east to the intersection of Oaklawn Avenue and 56th Street where storm sewer catch basins are proposed.
- The intersection of Oaklawn Avenue and 55th Street will receive storm sewer catch basins.

- An extension of the existing storm sewer pipe network in 56th Street north to proposed inlets near 5520 Park Place will mitigate driveway and garage flooding at 5523 and 5524 Park Place.

The project will install one storm water runoff treatment manhole along Brookview Avenue just south of 55th Street. This special manhole will remove most of the sandy sediment and floatable debris from storm water runoff that flows to 55th Street before it enters the existing storm sewer trunk pipe in 56th Street that flows directly to Minnehaha Creek.

The project will address ground water flow issues by installing a 6-inch sump drain trunk pipe behind the concrete curb and gutter throughout the majority of the project wherever it is feasible. This pipe allows the home owner to connect their sump pump discharge service pipes to the storm sewer pipe network. Such connections prevent their sump pumps from discharging back into their yards or an adjacent street. A 4-inch service line pipe will be installed towards the ROW line in front of the resident's home from the sump drain trunk pipe. From their ROW line, the resident is responsible for installing an underground pipe and any plumbing modifications needed to connect it to their sump pump or footing drain at their own cost using their own contractor.

Trunk Water Main and Sanitary Sewer Pipes

The number of breaks in the trunk water main pipes indicate that these pipes are approaching the end of their useful life. The increased costs to maintain the trunk water main pipe and City-owned service pipes lead the City Engineering and Utility Departments to investigate taking advantage of street reconstruction to reconstruct the trunk water main and City-owned water service pipes.

Based on those investigations, the City decided that to protect the investment in new streets made by both the property owners and the City, the City would reconstruct all trunk water main pipe as part of the project. Failure to repair the trunk water main pipes now would inevitably lead to future trunk water main pipe breaks where restoration would include concrete curb and gutter and bituminous patches.

Due to the depth and location of the trunk water main pipes, traditional open cut pipe reconstruction methods involving the excavation of a trench will be used on a limited basis in non-sensitive areas. Limiting the use of open cut method will protect boulevard trees and landscaping. The project will reconstruct 80% of the trunk water main trunk pipe network using a trenchless reconstruction method called pipe bursting. Drawing No. 3 in the Appendix shows the proposed combination of open cut and pipe bursting reconstruction methods to be deployed in this project.

During the reconstruction of the water main, residents will have continuous water service. Temporary water main and service pipes will be strung out on the ground along the boulevards and front yards of the neighborhood's streets. These temporary pipes are connected to sections of the existing water main already, or not yet, reconstructed. Continuous water service is provided to each home via its outside garden hose spigot. The contractor will need access into

each home in the neighborhood to make a proper temporary water main connection.

The project will replace all of the existing fire hydrants with new City standard hydrants. The project will move hydrants that are too close to an edge of a driveway pavement to the nearest boulevard location adjacent to side-yard property lines. The project will add hydrants in locations where the spacing of the existing hydrants exceed the recommended 500-ft.

Reconstruction will repair the trunk sanitary sewer pipes that have tree roots intruding into the pipe, or the pipe has sagged or cracked. Soon to be completed closed circuit television inspections will provide the exact locations, if any, of these repairs. Wherever possible, the repairs will be completed using open cut repair methods. In sensitive locations, repairs will be completed using trenchless repair methods.

Private Utilities

CenterPoint Energy reports that they want to take advantage of street reconstruction in the project area to upgrade all of their steel gas main trunk and service pipes to plastic pipe. The City would coordinate this upgrade with CenterPoint Energy prior to the start of street reconstruction.

The City will repair any damage to privately-owned pet containment and irrigation utilities caused by street and City utility reconstruction activities.

Private Water Main and Sanitary Sewer Service Pipes

Reconstructing the trunk water main pipe using pipe bursting method destroys the connection between the City-owned water service pipe and the trunk water main pipe. A small excavation is needed to restore this connection. The City will take advantage of this excavation, make it larger, and reconstruct the entire City-owned water service pipe including the curb stop box as shown in Drawing No. 4.

Because CenterPoint Energy will reconstruct its gas main and service pipes that are beneath the neighborhood's streets, the only non-reconstructed existing utility that will remain beneath the new streets are the private sanitary sewer service pipes. To protect the investment in new streets made by the property owners and the City, the City will reconstruct with this project each private sanitary sewer service pipe between the trunk sanitary sewer pipe and the ROW line as shown in Drawing No. 4. Drawing No. 4 also shows the limits of the service pipes owned by the property owners. Reconstructing the service pipes to these limits with this project mitigates the opportunity for future potential damage to the new street surface due to future private sanitary sewer service pipe repairs. Furthermore, property owners would not have to pay the cost to patch the new street while accomplishing a future repair.

Because the City will reconstruct resident-owned sanitary sewer service pipe to the ROW line with this project, residents can avoid potential future blockages and eliminate the inflow and infiltration of clear ground water along the balance of their service pipe by reconstructing their sanitary sewer service pipe to their home at their own cost using their own contractor. Based on the City's experiences reconstructing private sanitary sewer service pipes during the

Country Club Area's Sewer Water and Street Reconstruction Project during 2008 and 2009, the City believes property owners in Minnehaha Woods may discover it costs about the same amount to have their own contractor reconstruct the private sanitary sewer service pipe between the trunk sanitary sewer pipe and their home as it does for the City's contractor to reconstruct the private sanitary sewer service pipe between the trunk sanitary sewer pipe and the ROW line.

Residents should take advantage of the coming disruptions in the neighborhood caused by the project and complete their service pipe reconstruction work before the City's contractor begins their work. This schedule for the residents is necessary to maximize the progress of the City's contractor. If a property owner chooses to reconstruct their private sanitary sewer service pipe between the trunk sanitary sewer pipe and their home, the City will allow the property owner's plumber to leave a temporary patch in the street pavement and temporarily restore the City-owned boulevard. During street reconstruction, the City's contractor would complete the final restoration the street pavement and City-owned boulevard.

If a resident chooses to reconstruct their sanitary sewer service all the way to their home, that would likely be the best time to also reconstruct their water service pipe from the curb stop to their home at their own cost using their own contractor. Because the sanitary sewer and water service pipes are likely near each other, a resident can usually reconstruct both of these service pipes to their home by digging only one trench across their yard. Furthermore, a resident will likely realize a cost savings if they reconstruct both of these service pipes simultaneously, versus reconstructing each service pipe separately.

If a resident has reconstructed their private service pipe(s) within approximately the past 15 years, there is probably no need for that resident to again reconstruct that service pipe(s) now. Residents can discover whether or not their service pipe(s) have been reconstructed by contacting the City's Building Department.

Options do exist for residents to reconstruct both of their service pipes across their yards with minimal digging. Residents can use the new trenchless pipe reconstruction methods the City intends to use to reconstruct its trunk water main and sanitary sewer pipes. While these options can be more expensive to accomplish, they can protect a resident's landscaping, sidewalk, or driveway that may be located above both of the service pipes.

At the December 9, 2010 Open House neighborhood property owners were encouraged to reconstruct their entire water service and sanitary sewer service pipes from the curb stop box and trunk sanitary sewer pipe respectively to their home before the City's reconstruction project begins. In an effort to facilitate this reconstruction work by the property owners, the City made available to property owners at the Open House a Plumbers Questionnaire Summary dated February 28, 2008. That summary is included in the Appendix of this study.

Residential Roadway Lighting and Sidewalks

The questionnaire asked if the project area wanted to reconstruct the street lights and add a sidewalk to the project area. The results report that the project area's

property owners do not want to reconstruct the street lights or add a sidewalk to the project area. These items are not included in the proposed improvements.

RIGHT-OF-WAY: Adequate ROW exists to implement this project.

EASEMENTS: Easement acquisition is not anticipated to reconstruct this project area.

PROJECT COSTS: **The total estimated project cost is \$6,611,000 (2011 Dollars).** The estimated total project cost is summarized in Table 1.

**Table 1
 Summary of Total Estimated Project Cost**

ITEM	ESTIMATED COST ²	
	CITY	RESIDENTS
Sanitary Sewer Trunk Pipe	\$175,000	
Sanitary Sewer Service Pipe Between the Trunk Pipe and the Right-Of-Way line ¹		\$861,000
Water Main Trunk Pipe and Service Pipe Up To and Including Curb Stop Box	\$2,215,000	
Storm Sewer	\$1,100,000	
Street Reconstruction ¹		\$2,260,000
Sub-total	\$3,490,000	\$3,121,000
Total	\$6,611,000	

¹ Cost to be assessed to residents

² Costs are given in 2011 dollar

The total estimated cost includes indirect costs for engineering and clerical and finance costs from start of construction to final assessment hearing.

ASSESSMENTS: An estimated special assessment rate of approximately \$16,300 (2011 Dollars) per residential equivalent unit (REU) is proposed to be levied against the property owners in the project area. There are 192 REU's in the project area. The estimated total assessment rate is summarized in Table 2.

**Table 2
 Summary of Total Estimated Assessment Rates per REU**

ITEM	ESTIMATED ASSESSMENT ¹
Sanitary Sewer Service Pipe Between the Trunk Pipe and the Right-Of-Way line	\$4,500
Street Reconstruction	\$11,800
Total	\$16,300

¹ Assessment rate is given in 2011 dollars

Drawing No. 2 in the Appendix of this study summarizes the application of the estimated assessment rates. Properties that abut the project but their addresses are not included in the project will be either not assessed due to past assessments or assessed at either 1/3 or 2/3 of the estimated rate. The following are exceptions to this statement.

- 5600 Woodcrest Drive, 5601 Woodcrest Drive, 5601 Park Place: Private sanitary sewer service pipes for these 3 properties are outside the project's limits. Therefore, the City will not reconstruct any segment of these service pipes with this project. These 3 properties are proposed to be assessed at 1/3 of the estimated street reconstruction assessment rate or \$3,935.

The City will consider deducting that portion of the assessment rate for the sanitary sewer service pipe repair if the resident:

- repairs using their own contractor their own private sanitary sewer service pipe between at least the trunk sanitary sewer pipe and ROW line before reconstruction is underway, or
- has replaced their entire sanitary sewer service pipe with PVC pipe in the last 15 years.

A copy of the preliminary assessment roll is included in the Appendix.

FEASIBILITY:

City staff and its consulting engineer believe the improvements are necessary, cost-effective, and feasible from an engineering stand point.

PROJECT SCHEDULE:

The estimated schedule shown in Table 3 is feasible from an Engineering standpoint.

Table 3
Project Schedule

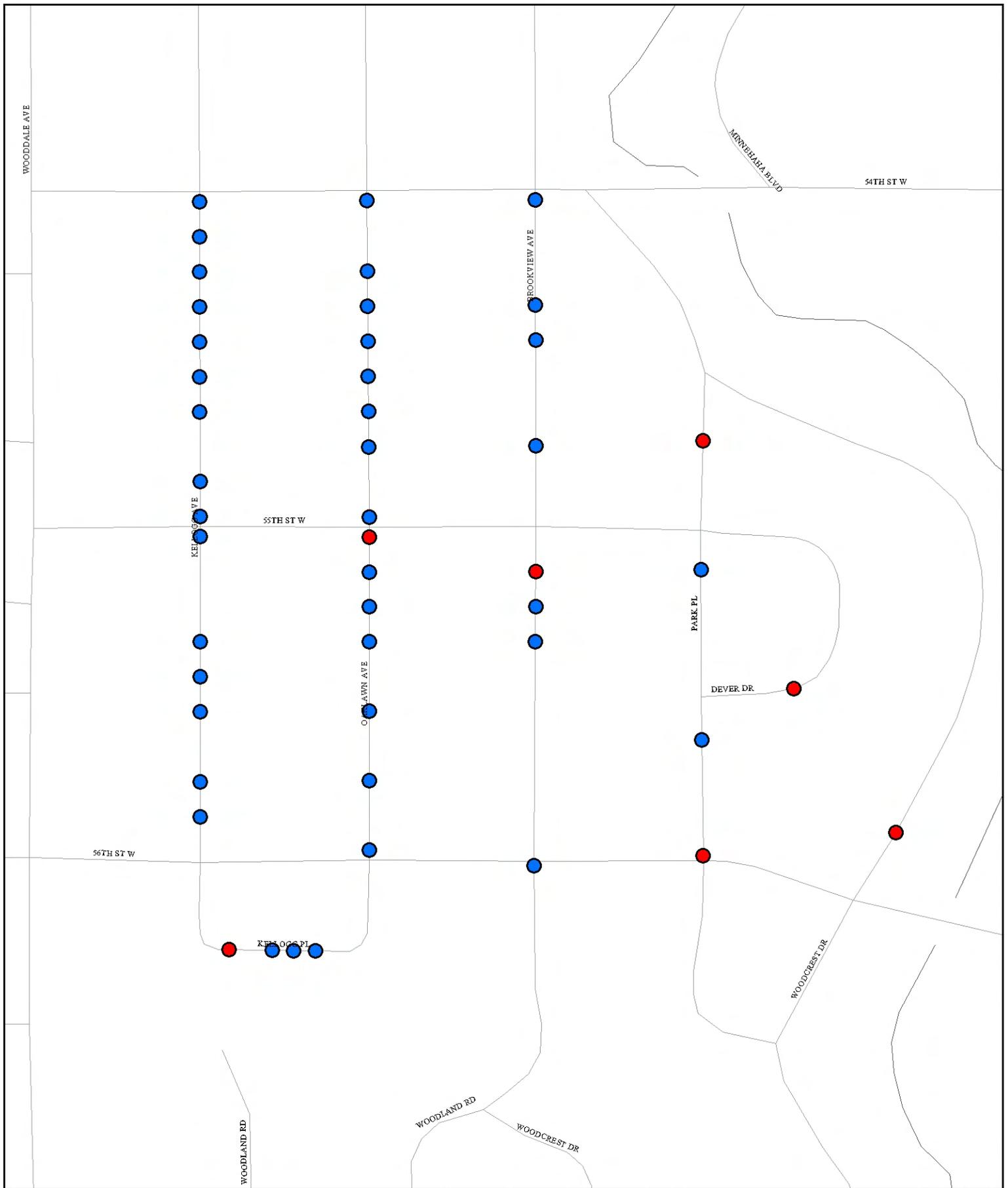
Event	Date
Pavement Rehabilitation Open House	September 20, 2010
Neighborhood Informational Meeting	December 9, 2010
Public Improvement Hearing	January 18, 2011
Bid Opening	March 2011
Award Contract	April 2011
Begin Construction	May 2011
Complete Construction	Fall 2011
Final Assessment Hearing	Fall 2012

APPENDIX

Drawing No. 1	City of Edina Minnehaha Woods Water Main & Service Breaks
Drawing No. 2	Assessment Summary
Drawing No. 3	Water Main Reconstruction
Drawing No. 4	Typical Section Showing Utility Ownership

- Certification Page
- Local Street Reconstruction Program Open House Invitation dated September 7, 2010
- Minnehaha Woods Neighborhood Roadway Improvements - Resident Questionnaire Transmittal Letter and Questionnaire dated September 23, 2010
- Minnehaha Woods Neighborhood Roadway Improvements Property Owner Questionnaire Results Summary as of October 8, 2010
- Minnehaha Woods Neighborhood Roadway Improvements Informational Meeting Invitation dated November 30, 2010
- Minnehaha Woods Neighborhood Roadway Improvements Informational Meeting Attendance Roster dated December 9, 2010
- List of Questions asked by Residents at the December 9, 2010 Informational Meeting
- Plumbers Questionnaire Summary Provided to Residents at the December 9, 2010 Informational Meeting
- Preliminary Assessment Roll

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City of Edina
Minnehaha Woods BA334
Watermain & Service Breaks

DRAWING NO. 1

- Main
- Service

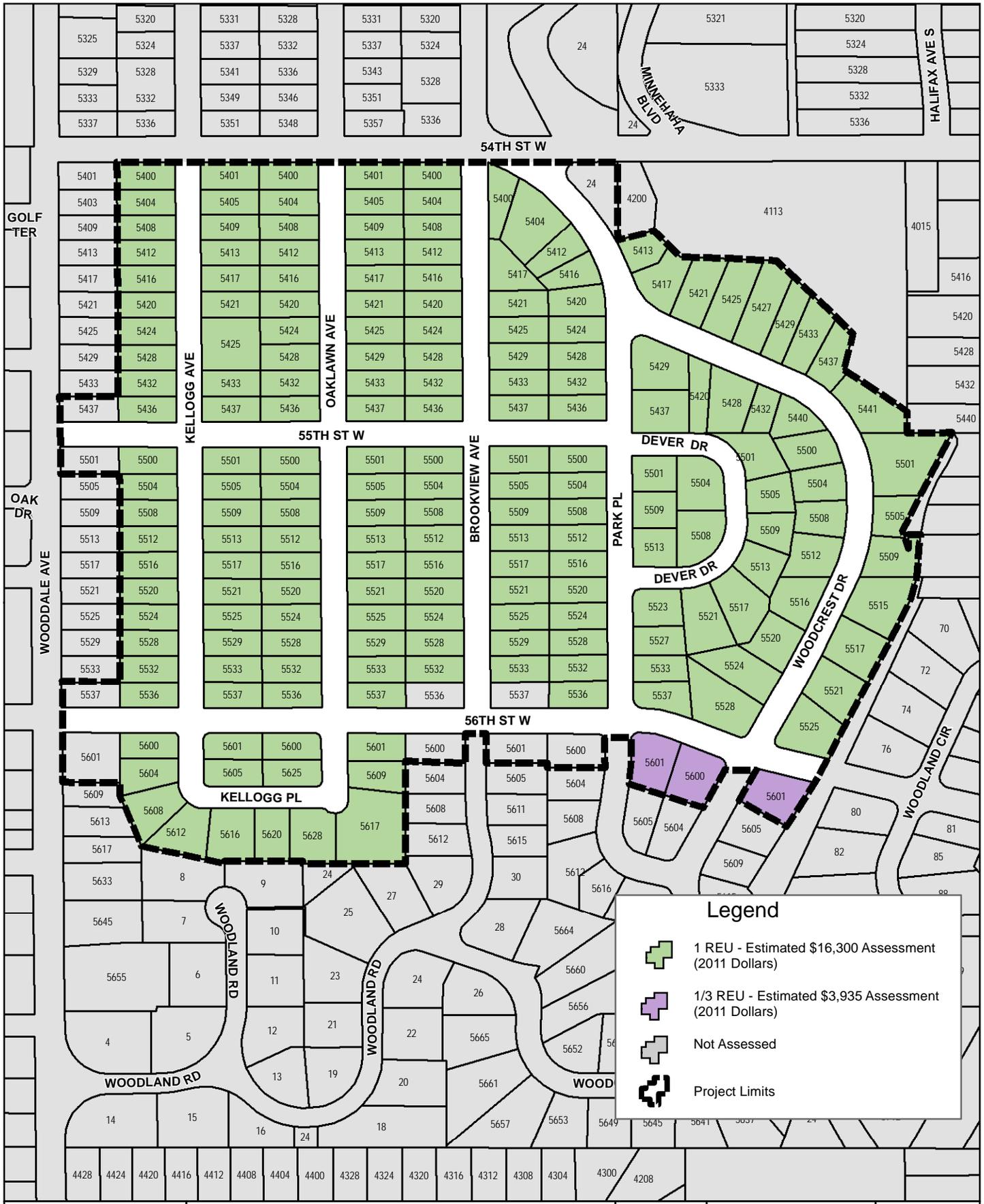


Engineering Dept
 September, 2010



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Legend

-  1 REU - Estimated \$16,300 Assessment (2011 Dollars)
-  1/3 REU - Estimated \$3,935 Assessment (2011 Dollars)
-  Not Assessed
-  Project Limits



Minnehaha Woods
Neighborhood Improvements
No. BA-334
Edina, Minnesota

Project:
EDINA 113734

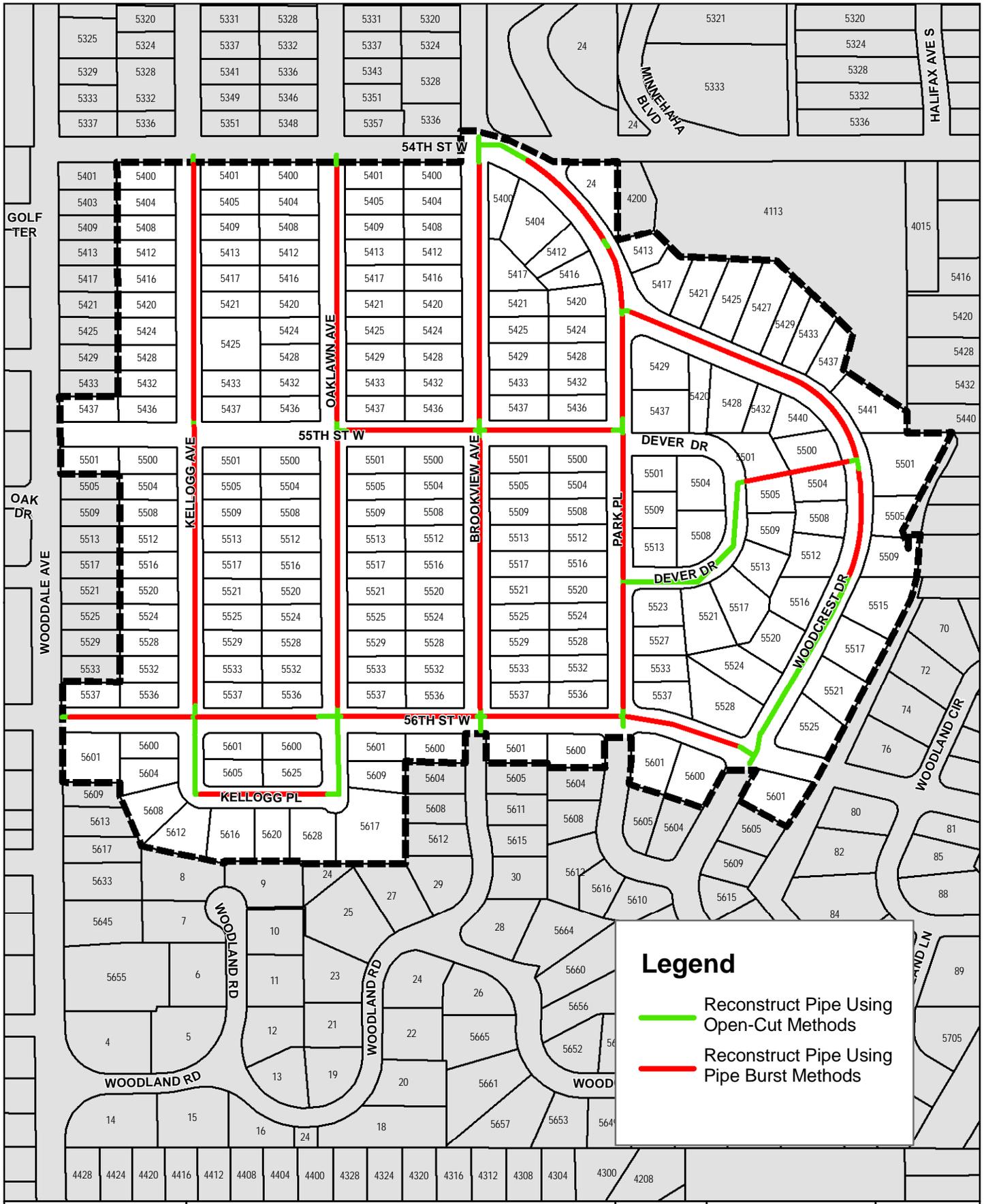
Print Date:
12/8/2010

**Assessment
Summary**

Drawing
No.
2

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12/1/2010 -- 8:35:14 AM



Legend

- Reconstruct Pipe Using Open-Cut Methods
- Reconstruct Pipe Using Pipe Burst Methods



Minnehaha Woods
Neighborhood Improvements
No. BA-334
Edina, Minnesota

Project:
EDINA 113734
Print Date:
12/01/2010

**Water Main
Reconstruction**

Drawing
No.
3

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EDINA,
MINNESOTA

MINNEHAHA WOODS
NEIGHBORHOOD IMPROVEMENTS
NO. BA-334

TYPICAL
SECTION
SHOWING UTILITY
OWNERSHIP

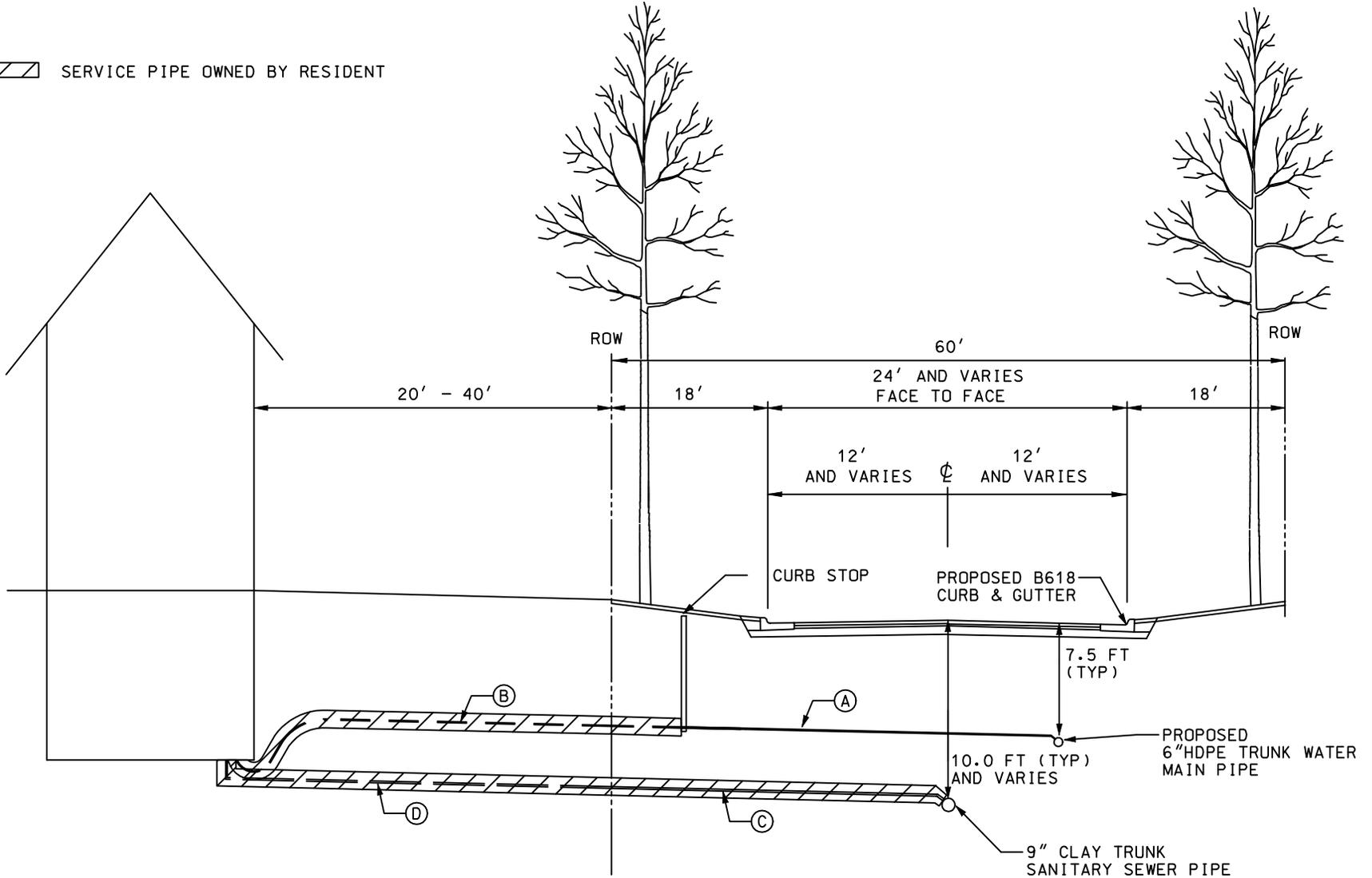
FILE NO.
EDINA 113734
DATE
12/1/10

DRAWING
NO.
4

KEYED NOTES:

- (A) WATER MAIN SERVICE PIPE RECONSTRUCTION BY CITY
- (B) POSSIBLE WATER MAIN SERVICE PIPE RECONSTRUCTION BY RESIDENT
- (C) SANITARY SEWER SERVICE PIPE RECONSTRUCTION BY CITY
- (D) POSSIBLE SANITARY SEWER SERVICE PIPE RECONSTRUCTION BY RESIDENT

SERVICE PIPE OWNED BY RESIDENT



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FEASIBILITY STUDY - BA-334

MINNEHAHA WOODS NEIGHBORHOOD IMPROVEMENTS

SEH No. EDINA 113734

January 18, 2011

I hereby certify that this 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

Paul J. Pasko III, PE
Paul J. Pasko III, PE

Date: 1-18-11 Lic. No.: 24638

Reviewed by: Tony Moore 1-18-11
Date

Short Elliott Hendrickson Inc.
10901 Red Circle Drive, Suite 300
Minnetonka, MN 55343-9301
952.912.2600

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September 7, 2010

RE: 2011 Street Reconstruction Projects

Dear Resident:

Last fall you were notified that the City of Edina initiated the process of roadway and utility improvements for your neighborhood for the summer of 2011. At the same time you were also invited to an open house to learn more about the process.

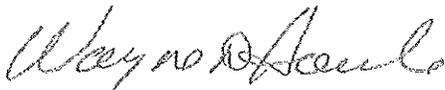
Once again, you are invited to attend a similar informational meeting on Monday, September 20, 7:00 p.m., at the new Public Works and Park Maintenance Facility, located at 7450 Metro Boulevard, see attached map on back.

The meeting will consist of a short presentation starting at 7:15 p.m. with question and answer to follow. The presentation will cover topics such as "How are streets selected for reconstruction; Who funds the project; Special Assessment; What can I expect during construction; How can I stay informed." The exact amount that you will be assessed for this project will not be available in time for the open house; however, based on past projects, you can expect the amount to be between \$8,000 to \$12,000.

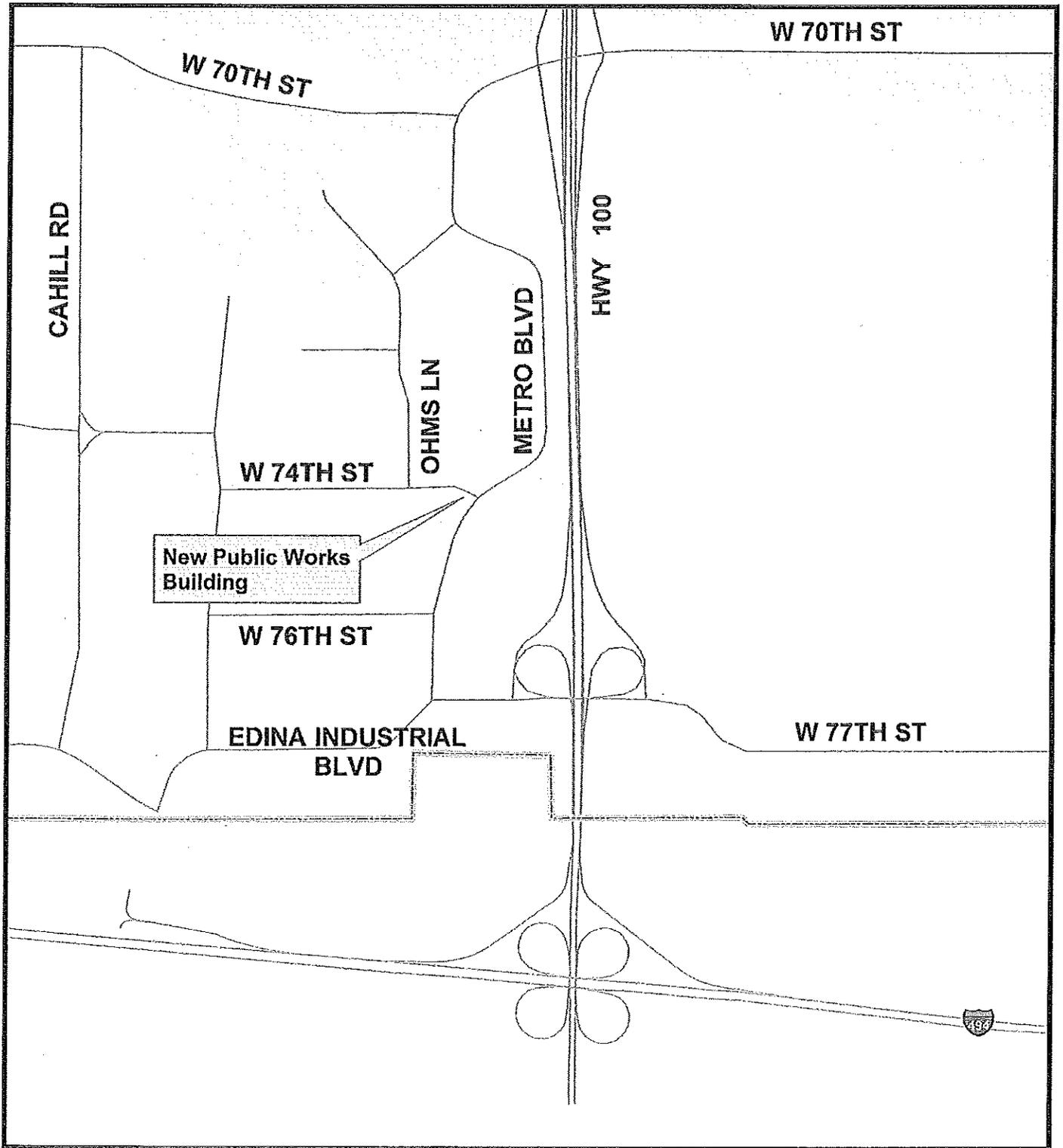
To prepare for the meeting, please review the enclosed brochure "A Guide to Edina's Street Reconstruction Process". Also for additional information on our Reconstruction Process please go to our website at <http://www.CityOfEdina.com/FutureProjects>.

Please contact Assistant City Engineer, Jack Sullivan if you have any questions or if you are unable to attend and would like more information on the process. Jack can be reached at jsullivan@ci.edina.mn.us or 952-826-0445.

Sincerely,



Wayne D. Houle, P.E.
Director of Public Works
and City Engineer



City of Edina
New Public Works Building
7450 Metro Blvd
Edina, MN 55439





September 23, 2010

City of Edina

RE: 2011 Minnehaha Woods Neighborhood Roadway Improvements - Resident Questionnaire Transmittal Letter

Dear Resident:

The City of Edina has initiated the process of roadway and utility improvements for the summer of 2011 for your neighborhood. The first step was to hire the firm Short, Elliott, Hendrickson, Inc. (SEH) to assist us with the preparation of a feasibility study of the improvements. You may have already noticed staff from SEH in the neighborhood gathering information such as photographs and measurements. The second step was to hold an open house on September 20, 2010, for you to become familiar with the process.

Things to know and consider:

- Residents pay a portion of the overall project cost in the form of a special assessment. Typical special assessments range from \$8,000 to \$15,000 per Residential Equivalent Unit (REU) or, per property, and are payable over 10 years. You will not be billed for the special assessment until October 2012. Estimated special assessments for your neighborhood will not be determined until after information has been gathered from the questionnaires and a feasibility report is completed.
- Components of a project vary and are based on questionnaire responses. Special assessments typically include cost of new roadway, sidewalk and streetlights. Other utility upgrades such as water main, sanitary sewer, storm sewer and concrete curb and gutter are funded through the utility fund and are not special assessed.
- Construction typically starts in spring/early summer and end in late fall of the same year.

The next step is to get feedback from you regarding a number of key components of the project. The information you share with us is essential in determining certain aspects of the project that may be constructed. This information will be discussed at the project information meeting in mid-November, 2010.

The following information explains the questionnaire that is enclosed with this notification. A map showing the boundaries of the area to be reconstructed is also enclosed. After reading this letter completely, please complete the questionnaire and return by October 8, 2010, in the self-addressed stamped envelope.

I. Drainage Service Connection

Do you use a sump pump or have you considered installing one? Do you currently have a footing drain? The project could include a sump drain system along the roadway to collect groundwater,

City Hall

4801 WEST 50TH STREET
EDINA, MINNESOTA, 55424-1394

www.cityofedina.com

952-927-8861
FAX 952-826-0390
TTY 952-826-0379

discharges from private sump pumps, roof drains or any other storm water runoff from private property.

A typical sump pump discharges onto a homeowner's lawn. This can cause problems with your lawn, your neighbor's lawn, or your basement if your lawn drains back to your home. Discharging a sump pump onto the lawn can also cause problems with the street if the discharge constantly runs down the gutter line promoting algae growth. Discharging the sump pump into the sanitary sewer system such as floor drains or laundry tubs is against the law, both City Ordinance and State Statute.

If the topography and final street designs favor a City sump drain system we will need to know if you currently have a sump pump or a footing drain. Any plumbing needed between your home and the City sump drain system would be your responsibility. The City sump drain system is funded through the storm sewer utility fund.

II. Local Drainage Problems

Does storm water run-off stand in the street in front of your house? Does it stand in your yard for long periods of time? We would like to know if these situations are occurring in your area. If they are, please describe the issue in the local drainage problems section of the questionnaire. This improvement project could provide an opportunity to correct some of these issues.

III. Private Underground Utilities

Some residents install private underground utilities in the City owned boulevards. These utilities are usually lawn irrigation or pet containment systems. Utility and roadway reconstruction can damage these utilities. If they are damaged, they will be repaired as part of the project. However, if the contractor knows the location of these private utilities, they can attempt to avoid damaging them.

If you have any private underground utilities, please tell us in the private underground utilities section of the questionnaire.

IV. Residential Street Lights

As part of all improvement projects, staff asks if residents favor upgrading their street light system or installing a new system. In some cases, the street light system is at the end of its useful life and requires upgrading. New light systems typically have lights installed at the corners of street intersections and place additional lights at approximately the middle of the block. Funding for street lights are currently through special assessments. The typical cost is approximately \$1,500 to \$2,500 per REU or, per property.

In the residential street light section of the questionnaire are examples of the different styles of street lighting that could be installed in your neighborhood. Please rank your style preferences. Please note that ranking your style preferences does not mean you are in favor of streetlights.

V. Pedestrian Issues

As part of all reconstruction projects, staff asks if residents see a need to add sidewalks to the neighborhood. Funding for sidewalks is split between special assessments, the City of Edina and the Edina School District (if the sidewalk falls within a school walking zone). The typical cost to add a couple blocks of sidewalks to a multi-block area is \$300-\$600 per REU or, per property.

If you know of a problem at a pedestrian crossing, missing sidewalk or other pedestrian issues please tell us about it in the pedestrian issues section of the questionnaire.

VI. Traffic Management

The Edina Transportation Commission typically reviews traffic issues on local streets. We would like to know if you feel that your roadway has a traffic issue. Please tell us about it the traffic management section of the questionnaire.

Receive Project Updates via the City Extra

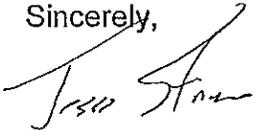
If you sign up for our "City Extra" e-mail notification service, you will receive project updates as they occur. During feasibility study preparations, such updates are usually notifications of upcoming meetings. Later, if the Council chooses to proceed with construction of this project, the updates will occur weekly. During construction, the updates will include information such as when access to your driveway might be limited or when to have your contractor repair your private lawn irrigation system if it was damaged by construction activities.

The "City Extra" is our best form of communication with you. This service is free and allows individuals to sign up to receive e-mail messages from the City on a variety of topics. To sign up for the service go to the City Extra website at <http://cityextra.cityofedina.com> and place a check mark in the box next to this project's name, "Minnehaha Woods Improvement Project" Please contact the City at 952-927-8861 if you are having trouble signing up for City Extra.

Questions

If you have questions after reading this letter, please email me at jstruve@ci.edina.mn.us or call me at 952-903-5713.

Sincerely,



Jesse Struve, PE
Utility Engineer

Enclosed: Property Owners Questionnaire
Self-Addressed Stamped Envelope
Neighborhood Reconstruction Map

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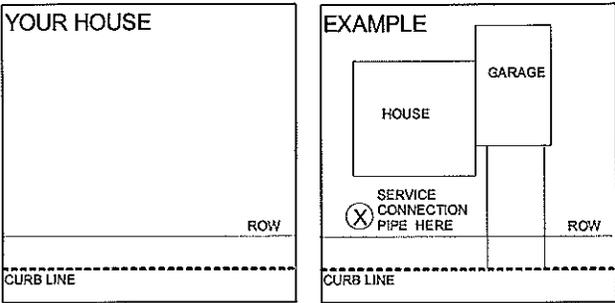
PROPERTY OWNERS QUESTIONNAIRE
2011 MINNEHAHA WOODS
NEIGHBORHOOD ROADWAY IMPROVEMENTS
CITY OF EDINA

Please do not answer these questions until after you have read the entire newsletter. Please complete and return this survey by October 8, 2010, using the self-addressed stamped-envelope.

I. Drainage Service Connection:

- A. Does your home have a drain tile/footing drain? Yes No Unknown
- B. Does your home have a sump pump? Yes No Unknown
- C. Would you be willing to connect your sump pump up to a City drain if provided (at your own cost)? Yes No
- D. Would you be willing to connect your roof drains up to a City drain if provided (at your own cost)? Yes No

Please sketch in the space to the right: your house, garage, driveway, sump pump discharge location and approximately where along the ROW line you would like the service connection pipe placed.



II. Local Drainage Problems – please list specific surface water drainage problems in your neighborhood:

III. Private Underground Utilities

- A. Do you have an underground lawn irrigation system in the City right-of-way boulevard and if so which company services your irrigation system? (Typically the right-of-way is 10' to 15' behind the roadway.)
 Yes No
- B. Do you have an underground electric pet containment system in the City's right-of-way Boulevard?
 Yes No

IV. Residential Street Lights:

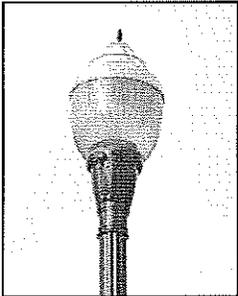
A. Do you favor upgrading your streetlights (there is a direct cost of approximately \$1,500 to \$2,500 per REU)?

- Yes No

B. If the streetlights are upgraded, which style do you prefer? Please rank all the styles from 1 to 5, with 5 being most liked. Please answer even if you answered "IV. A" as "No".

Acorn:

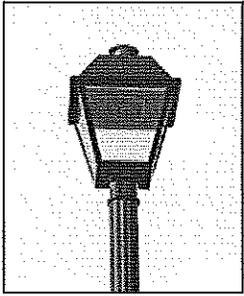
Style can be viewed along Concord Ave from Valley View Rd to South View Ln, Edina.



Dislike Like
1 2 3 4 5

Coach:

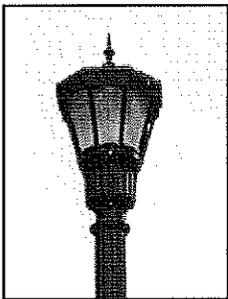
Style can be viewed in the Sunnyslope neighborhood, just north of Edina City Hall, Edina.



Dislike Like
1 2 3 4 5

Arlington Lantern:

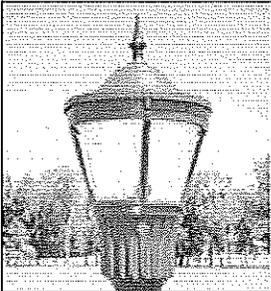
Style can be viewed in the Country Club neighborhood, just north of West 50th St along Wooddale Ave, Edina.



Dislike Like
1 2 3 4 5

Round Lantern:

Style can be viewed at County Road 101 and W 78th St North, Maple Grove.



Dislike Like
1 2 3 4 5

V. Pedestrian Issues:

A. Knowing that residents pay a portion of sidewalk costs in Edina, do you see a need to add new sidewalks in your neighborhood?

- Yes No

B. If Yes, Where? _____

C. Please list specific neighborhood pedestrian issues below (e.g. crossing adjacent busy roadways, etc.).

VI. Traffic Management

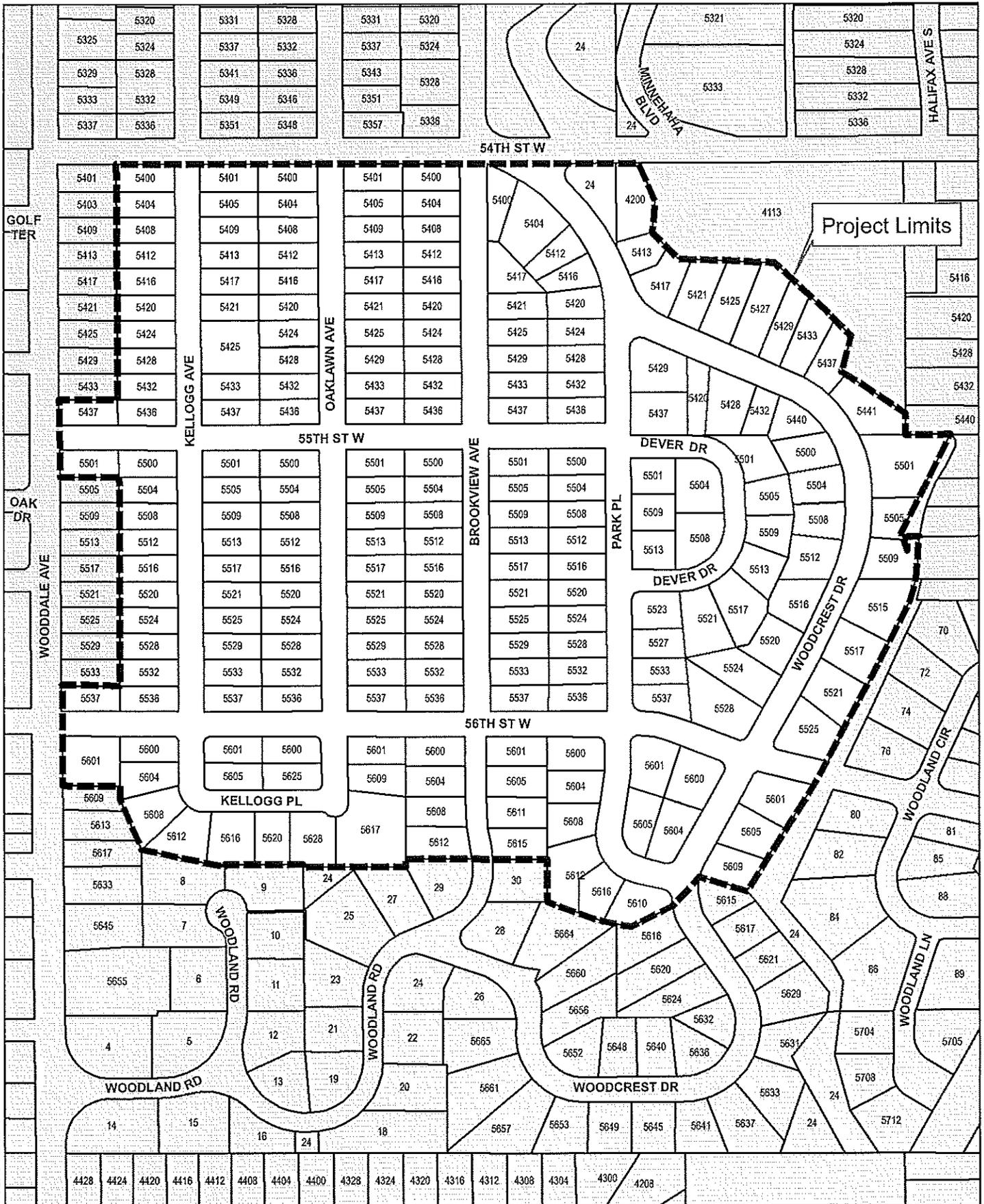
A. Do you feel your neighborhood or roadway has any traffic issues?

- Yes No

B. If yes, what is it and where does it occur?

Thank you for your cooperation. Please return this questionnaire in the enclosed self-addressed, stamped-envelope. **Please complete all questions and return to the City of Edina by October 8, 2010.**

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PROPERTY OWNERS QUESTIONNAIRE
2011 MINNEHAHA WOODS NEIGHBORHOOD
ROADWAY IMPROVEMENTS
CITY OF EDINA
Questionnaire Results

Summary

Number of questionnaires mailed	219
Number of returned questionnaires	133
Percentage returned questionnaires	61%

I. Drainage Service Connection:

- A. Does your home have a drain tile/footing drain? **69 Yes 39 No 23 Unknown**
- B. Does your home have a sump pump? **85 Yes 47 No 2 Unknown**
- C. Would you be willing to connect your sump pump up to a City drain if provided (at your own cost)? **17 Yes 88 No**
- D. Would you be willing to connect your roof drains up to a City drain if provided (at your own cost)? **13 Yes 103 No**

II. Local Drainage Problems-- please list specific surface water drainage problems in your neighborhood:

Comments available upon request.

III. Private Underground Utilities

- A. Do you have an underground lawn irrigation system in the City right-of-way boulevard and if so which company services your irrigation system? (Typically the right-of-way is 10' to 15' behind the roadway.) **53 Yes 80 No**
- B. Do you have an underground electric pet containment system in the City's right-of-way Boulevard? **12 Yes 120 No**

IV. Residential Street Lights:

- A. Do you favor upgrading your streetlights (there is a direct cost of approximately \$1,500 to \$2,500 per REU)? **29 Yes 99 No**
- B. If the streetlights are upgraded, which style do you prefer? Please rank all the styles from 1 to 5 with 5 being most liked.

Acorn	Coach	Arlington	Round
251	308	317	233

V. Pedestrian Issues:

A. Knowing that residents pay a portion of sidewalk costs in Edina, do you see a need to add new sidewalks in your neighborhood? **13 Yes** **119 No**

B. If yes, Where? Comments available upon request.

C. Please list specific neighborhood pedestrian issues below (e.g. crossing adjacent busy roadways, etc.). Comments available upon request.

VI. Traffic Management:

A. Do you feel your neighborhood or roadway has any traffic issues? **42 Yes** **85 No**

B. If yes, where is it and where does it occur? Comments available upon request.



City of Edina

November 30, 2010

RE: Minnehaha Woods Neighborhood Improvements

Dear Resident:

The City of Edina has initiated the process of roadway and utility improvements for the summer of 2011 for your neighborhood. As part of the public improvement process the City held an open house on September 20, 2010 to discuss a typical roadway reconstruction project. The next step is to hold an informational meeting to discuss the improvements more specifically to your neighborhood.

We are hosting an information meeting for the **Minnehaha Woods Neighborhood** on December 9, 2010 at 7:00 p.m. in the new Public Works and Park Maintenance Facility located at 7450 Metro Boulevard.

The meeting will consist of a 20 minute presentation that will cover such things as work to be done, estimated project costs, estimated proposed assessment, etc. followed by a short question and answer period.

A public hearing is tentatively set for January 4, 2011. You will be notified of the exact date, time and location of the hearing.

If you can not attend this open house and would like additional information please contact the Engineering Department at 952-826-0371.

City Hall

4801 WEST 50TH STREET
EDINA, MINNESOTA, 55424-1394

www.cityofedina.com

952-927-8861
FAX 952-826-0390
TTY 952-826-0379

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NEIGHBORHOOD MEETING SEH ATTENDANCE ROSTER

Re: Minnehaha Woods Neighborhood Roadway Improvements
Edina, MN

Date of Meeting: 12/09/10

Time of Meeting: 7:00 PM

Project Manager: Paul J. Pasko III, PE

Location of Meeting: Edina Public Works Facility

SEH No.: EDINA 113734 ~~1444~~

93.00

Name	Address		Lawn Irrigation System	Pet Containment System	Sump Pumps
Brian BELANGER	5533 OAKLAWN		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Alison Carlson	5324 Woodcrest Kellogg St.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
David Von Dungen	5620 Woodcrest		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sally Franke	5509 Dever		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Rox Book	5600 OAKLAWN		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Mike Calvo	5509 Dever		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Bobby Street	5421 Kellogg		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Margaret Reynolds	5529 Kellogg		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Kathy Ed Bennett	5443 OAKLAWN		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dean Matthews	5604 SCODKVIEW AVE		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



NEIGHBORHOOD MEETING SEH ATTENDANCE ROSTER

Re: Minnehaha Woods Neighborhood Roadway Improvements
Edina, MN

Date of Meeting: 12/09/10
Time of Meeting: 7:00 PM

Project Manager: Paul J. Pasko III, PE

Location of Meeting: Edina Public Works Facility
SEH No.: EDINA 113734 ~~14.00~~ **95.00**

Name	Address	Telephone	Mail	Lawn Irrigation System	Pet Containment System	Sump Pumps
Rick Ross	5405 Kellogg Ave			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
JOHN PLOTNICK	5525 KELLOGG AVE			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Kathy Flesher	5437 PARK PL			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
JOHN CASTRONE	5409 DALLAW AVE			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Ben Sive Quattre	5488 Woodcrest Dr.			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
				<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No



MEMORANDUM

TO: City of Edina

FROM: Short Elliott Hendrickson, Inc.

DATE: December 10, 2010

RE: Minnehaha Woods Neighborhood Roadway Improvements –
List of Questions asked by Residents at the December 9, 2010 Informational Meeting
SEH No. EDINA 113734 93.00

1. It was repeated throughout the presentation 'if the project moves forward'. Isn't this a formality? What are the chances that the project doesn't move forward?
2. Why is this project's assessment rate so much higher than previous City projects?
3. How could it cost the same to repair the sanitary sewer service pipe from the trunk main to the house compared to repairing it from the trunk main to the right-of-way line?
4. Can I consider repairing my sanitary sewer service pipe from the sanitary sewer trunk main to the right-of-way line now and later repair the sanitary sewer service pipe from the right-of-way line to the house?
5. Why is the City considering the sanitary sewer service program in this neighborhood? Don't we have fewer trees and subsequent root issues than the Country Club neighborhood?
6. How much damage will occur to trees next to the road?
7. What are the penalties to the Contractor for damaging the trees?
8. How long is a typical phase of construction? Which phase of the project will go first?
9. How will water and sanitary sewer services be repaired? Open cut or trenchless?
10. Are there trenchless options to repair the water service pipe from the curb stop to the house?
11. Is there a benefit for the neighbors to band together to hire a plumber to reconstruct sanitary sewer services?
12. Are the proposed assessments tax deductible?
13. What is the warranty regarding driveways? If I have a higher quality driveway apron than what the City is proposing to put in, will the City put in the higher quality version?
14. What is the limit of boulevard restoration due to street reconstruction? What is the limit of boulevard restoration due to water service pipe reconstruction? What is the limit of boulevard restoration due to sanitary sewer service reconstruction?
15. Whose cost is it to connect a sump pump to the City's sump drain pipe?
16. What happens to private landscaping in the street reconstruction limits?
17. What do you expect construction prices to be this spring?

tm

c:

p:\ae\edina\113734\5final\feasibility report\appendix\neighb mtg.res questions.docx

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City of Edina
 2011 Minnehaha Woods Neighborhood Improvements
 Open House Plumbers Questionnaire Summary
 December 9, 2010

DISCLAIMER:

The City of Edina does not endorse any contractor listed on this list. The list is being provided to you only as a beginning reference in your search for a contractor. This list was created in 2005 and revised Feb. 2008.

Revisions:
 2/29/08 Updated information based on 2/15/08 Meeting w/ Plumbers.

P:\AEE\Edina\1137945\Final\Fee\Feasibility\Report\Appendix\Plumber Quest Revised 2.27.08.xlsx(Sheet1)

Contractor	Private Pipe Reconstruction Services	Trenchless Methods for Sanitary Sewer Service Pipe Reconstruction				Trenchless Methods for Water Service Pipe Reconstruction				Contact Information			
		Slip Line Method	Cured in Place Pipe Method	Pipe Bursting Method	Other Trenchless Methods	Directional Drilling Method	Other Trenchless Methods	Contact Name	Day Phone	Email Address			
Carl Bolander & Sons	Yes	Yes	No	Yes	Yes - Pilot Tube	Yes	Yes - Directional Drilling and Pilot Tube Pullback	Yes	Tunneling w/ Pneumatic Gopher. With pipe bursting equipment can pull water service at same time.	Jeff Fye	651.224.6299	jeffrye@bolander.com	
Gavic & Sons Plumbing	Yes	Yes	Yes	Yes	Yes - Drop hole -tunnel	Yes	Yes - Drop hole -tunnel	Yes	Drop hole - tunnel	Paul Gavic	612.867.9959	pgavic@gmail.com	
Gene's Water & Sewer	Yes	Yes	Yes	Yes	Yes Drop hole -tunnel	Yes	Yes Drop hole -tunnel	Yes	Drop hole - tunnel	Craig Peterson	612.781.3737	www.geneswaterandsewer.co	
Highview Plumbing	Yes	Yes	Yes	Yes	No	No	Gopher, Tunnel, Directional	Yes	Drop hole - tunnel	Dan Swanson	612.916.0444	highplmg@aol.com	
Jeché Excavating	Yes	Yes	No	No	No	No	NUIMA Gopher or Directional Boring	No	Drop hole - tunnel	Bob Jeché	612.720.7456		
K's Mechanical	Yes	No	Yes	No	No	No	Handtunneling, underground piercing tool (Gopher)	Yes	Drop hole - tunnel	Dave	763.441.8066		
Mpls & Suburban S&W	Yes	Yes	Currently looking into it	No	Yes - Directional Drilling and Pilot Tube Pullback	No	Horizontal Directional Boring	Yes	Handtunneling, underground piercing tool (Gopher)	Kevin Hoytya	612.861.6076	khoyt@aol.com, MSSWINC@aol.com	
Mr Rooter	Yes	Yes	Yes	Yes	Yes - Directional Drilling and Pilot Tube Pullback	Yes	Horizontal Directional Boring	Yes	Handtunneling, underground piercing tool (Gopher)	Jugal	612.328.0383	jugal.agarwal@gmail.com	
Nova Frost, Inc.	Yes	Yes	No	Yes	Yes - Directional Drilling and Pilot Tube Pullback	Yes	Tunneling	Yes	Handtunneling, underground piercing tool (Gopher)	Michael Frost	651.480.8575	novafrost@earthlink.net	
Olson Construction	Yes	No	No	No	Yes - Directional Drilling and Pilot Tube Pullback	No	Tunneling	Yes	Handtunneling, underground piercing tool (Gopher)	Ron Olson	952.448.6674		
P.R.S. Mechanical, Inc.	Yes	Yes	Yes	Yes	Yes - Directional Drilling and Pilot Tube Pullback	Yes	Directional Boring	Yes	Handtunneling, underground piercing tool (Gopher)	Reg Crawford	651.633.6890	PRSmech@hotmail.com	
Parrott Contracting, Inc.	Yes	Yes	No	No	Yes - Directional Drilling and Pilot Tube Pullback	No	Directional Boring	Yes	Handtunneling, underground piercing tool (Gopher)	Dave Parrott	507.248.9697	dparrott@frontiernet.net	
Plumbing Services, Inc.	Yes	No	No	No	No	No	Directional Boring	No	Handtunneling, underground piercing tool (Gopher)	Mike Nally	763.783.9080		
Ridgedale Plumbing	Yes	No	No	No	Yes - Directional Drilling and Pilot Tube Pullback	No	Pneumatic Gopher	Yes	Handtunneling, underground piercing tool (Gopher)	Gary Zwieg	612.817.8776	gkmswieq@aol.com	
Richfield Plumbing Co.	Yes	Yes	No	No	Yes - Directional Drilling and Pilot Tube Pullback	Yes	With pipe bursting equipment can pull water service at same time.	Yes	Handtunneling, underground piercing tool (Gopher)	Bob Adelmann	612.919.1381	service@richfieldplumbing.com	
Roto Rooter Services	Yes	Yes	Yes	Yes	Yes - Directional Drilling and Pilot Tube Pullback	Yes	Pit launched red pusher, vacuum boring	Yes	Handtunneling, underground piercing tool (Gopher)	David Skallet	763.519.3928	David.skallet@rpsc.com	
Sunset Construction Inc.	Yes	Yes	No	Yes	Yes - Directional Drilling and Pilot Tube Pullback	Yes	Directional Boring	Yes	Handtunneling, underground piercing tool (Gopher)	Blaine Weiss	763.286.8291		
Thompson Plumbing	Yes	No	No	No	Yes - Directional Drilling and Pilot Tube Pullback	No	Directional Boring	No	Handtunneling, underground piercing tool (Gopher)	Bob Frovarp	612.701.9739		
Westonka Mechanical	Yes	Yes	Yes	Yes	The yes answers above are done by us and subcontractors.	Yes	Directional Boring	No	Handtunneling, underground piercing tool (Gopher)	Keith Gause	763.479.1044	or 952.933.7717	keith@thompsonplumbing.net
								No	Handtunneling, underground piercing tool (Gopher)	Brian Clark	612.741.9779		

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City of Edina
 2011 Minnehaha Woods Neighborhood Improvements
 Improvement No. BA334
 Preliminary Assessment Roll
 9/14/2010

Revisions: 10/26/10 update REU and assessable properties, 11/24/10 update assessment rates

P:\VE\Edina\117294\PreAssessment\PreAssessment.xlsx

PID	Taxpayers Name	Street #	Street	Taxpayer Address	Taxpayer_City_St_ZIP	Street Reconstruction	Sanitary Sewer Service Pipe between Trunk Pipe and Right-of-Way Line	Estimated Total Assessment Rate
1902824120016	STEVEN W RIDER & MARY C RIDER	5400	BROOKVIEW AVE	5400 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120017	DAVID G STOLPESTAD & CHRISTINA L STOLPESTAD	5404	BROOKVIEW AVE	5404 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120018	SUSAN E G OLSON & RICHARD J OLSON	5408	BROOKVIEW AVE	5408 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120019	TAMARA L RICHARDSON & JONAS A RUNQUIST	5412	BROOKVIEW AVE	5412 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120020	CONRAD LEIFUR	5416	BROOKVIEW AVE	5416 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120015	ROSEMARY SIEVE & LORAS SIEVE	5417	BROOKVIEW AVE	5417 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120021	GERALDINE A NIEBUHR & FREDERICK W NIEBUHR	5420	BROOKVIEW AVE	5420 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120014	PENNY A TYSON & MARK A TYSON	5421	BROOKVIEW AVE	5421 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120022	JODY L SWANSON ROSS & DALE R ROSS	5424	BROOKVIEW AVE	5424 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120013	LIESBETH K NERHEIM & ELDON NERHEIM	5425	BROOKVIEW AVE	5425 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120023	CONNIE L GRADY	5428	BROOKVIEW AVE	5428 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120012	BRIAN PANKRATZ & ALYSSA PANKRATZ	5429	BROOKVIEW AVE	5429 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120024	JOHN F BLOODSWORTH & DIANE G HEACOX	5432	BROOKVIEW AVE	5432 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120011	CATHERINE W BELL	5433	BROOKVIEW AVE	5433 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120025	STEVEN K LEE & CONRAD F MEYER WEG 1	5436	BROOKVIEW AVE	CH-8700 KUSNACHT (ZH)	SWITZERLAND	\$11,800.00	\$4,500.00	\$16,300.00
1902824120010	EUGENE PETERSEN & EDNA PETERSEN	5437	BROOKVIEW AVE	5437 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120115	BRUCE A MACHMIEJER &	5500	BROOKVIEW AVE	5500 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120157	LINDA J DOUGHTY & BRIAN J DOUGHTY	5501	BROOKVIEW AVE	5501 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120156	TRACY K LANGEVIN & TODD R LANGEVIN	5504	BROOKVIEW AVE	5504 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120117	SHERYL BARE & ROBERT KIRK	5505	BROOKVIEW AVE	5505 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120155	KATHLEEN M BUEGLER/TRUSTEE	5508	BROOKVIEW AVE	5508 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120118	CASSIDY R STEINER & ANDREW G STEINER	5512	BROOKVIEW AVE	5512 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120154	ELIZABETH M JOHNSON	5513	BROOKVIEW AVE	5513 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120119	WILLIAM M MEYER & TOBIE J MEYER	5516	BROOKVIEW AVE	5516 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120153	THOMAS A GARTON & RACHEL B GARTON	5517	BROOKVIEW AVE	5517 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120120	JOANNE M NOVAK	5520	BROOKVIEW AVE	5520 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120152	THOMAS E FISCHER & BARBARA J FISCHER	5521	BROOKVIEW AVE	5521 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120121	ROBERT A PECK & LISA E PECK	5524	BROOKVIEW AVE	5524 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120151	TRICIA T CLARKE & DONALD E CLARKE	5525	BROOKVIEW AVE	5525 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120122	JAMES W STANGL & BRIDGET A STANGL	5528	BROOKVIEW AVE	5528 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120150	JOHN KELLOGG & CHRISTINE KELLOGG	5529	BROOKVIEW AVE	5529 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120123	JOHN C STEPHENSON & ELIZABETH M STEPHENSON	5532	BROOKVIEW AVE	5532 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120149	MICHAEL S TRESSLER & ANNIE E TRESSLER	5533	BROOKVIEW AVE	5533 BROOKVIEW AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110090	MARK G SWENSON & MARCY G SWENSON	5501	DEVER DR	5501 DEVER DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110081	SARAH M SPENCE & KENNETH F SPENCE III	5504	DEVER DR	5504 DEVER DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110089	ELIZABETH F BARNETT & ANDREW WRIGHT	5505	DEVER DR	5505 DEVER DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110082	HAROLD D COVLIN & BEVERLY B COVLIN	5508	DEVER DR	5508 DEVER DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110088	MICHAEL J CALVO & AMY R SCOTT	5509	DEVER DR	5509 DEVER DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110087	JUSTIN A WAHLS & ANNA L WAHLS	5513	DEVER DR	5513 DEVER DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110106	SCOTT A CARD & JULIE W CARD	5517	DEVER DR	5517 DEVER DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00

PID	Taxpayers Name	Street #	Street	Taxpayer Address	Taxpayer City, St, ZIP	Street Reconstruction	Sanitary Sewer Service Pipe between Trunk Pipe and Right-of-Way Line	Estimated Total Assessment Rate
1902824110103	NANCY J CAVEN	5521	DEVER DR	5521 DEVER DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120055	GREG J HERNANDEZ & ANNA L HERNANDEZ	5400	KELLOGG AVE	5400 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120054	KATHRYN E KOESSEL	5401	KELLOGG AVE	5401 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120056	MELANIE SHERMAN & KEITH SHERMAN	5404	KELLOGG AVE	5404 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120053	SANDRA E ROSS & RICHARD A ROSS	5405	KELLOGG AVE	5405 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120057	WILLIAM E MCDONALD & MARYAN M MCDONALD	5408	KELLOGG AVE	5408 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120052	PATRICK E FLANAGAN	5409	KELLOGG AVE	5409 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120058	REBECCA MCCAUGHY & MARK MCCAUGHY	5412	KELLOGG AVE	5412 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120051	RICHARD J SHEEHAN & ELIZABETH A SHEEHAN	5413	KELLOGG AVE	5413 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120059	TRACY L HOLTAN	5416	KELLOGG AVE	5416 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120060	SUZY S KRONFELD BAUM & DAVID R BAUM	5417	KELLOGG AVE	5417 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120060	SARAH PARRY & DAVID G PARRY	5420	KELLOGG AVE	5420 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120049	JOHANNA M ZAVORAL & JAMES H ZAVORAL	5421	KELLOGG AVE	5421 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120061	DORIS ANDERSON & BYRON ANDERSON	5424	KELLOGG AVE	5424 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120048	PATRICK T LEE & ANGELA L LEE	5425	KELLOGG AVE	5425 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120062	THOMAS C BERINGER & CATHERINE C BERINGER	5428	KELLOGG AVE	5428 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120063	WILLIAM R LUNGER & LAURA A LUNGER	5432	KELLOGG AVE	5432 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120047	FERDINANDA L OTNESS	5433	KELLOGG AVE	5433 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120064	LOREN L TAYLOR & KAREN R TAYLOR	5436	KELLOGG AVE	5436 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120046	MARK T SULLIVAN & JULIE G SULLIVAN	5437	KELLOGG AVE	5437 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120075	ROBERT J HEST & COOKIE H COLEMAN	5500	KELLOGG AVE	5500 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120114	JASON CONWAY & ELIZABETH CONWAY	5501	KELLOGG AVE	5501 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120076	NANCY K CARLILE & CHRISTOPHER S CARLILE	5504	KELLOGG AVE	5504 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120113	BHARAT CHARAN	5505	KELLOGG AVE	5505 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120077	MARY E KOTTRKE	5508	KELLOGG AVE	5508 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120112	GAIL M COLLINS	5509	KELLOGG AVE	5509 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120078	BRUCE C RUSSELL	5512	KELLOGG AVE	5512 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120111	KATHRYN A MERTZ & DONALD K MERTZ	5513	KELLOGG AVE	5513 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120079	JON L OTTERLEI	5516	KELLOGG AVE	7121 SCHEY DRIVE	EDINA MN 55439	\$11,800.00	\$4,500.00	\$16,300.00
1902824120110	DANIEL J GIONET & ANDREA S GIONET	5517	KELLOGG AVE	5517 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120080	CAROLYN R COCHRANE & ANDREW S COCHRANE	5520	KELLOGG AVE	5520 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120109	NICHOLAS J SOLINGER & LISA L SOLINGER	5521	KELLOGG AVE	5521 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120081	SARAH J GRIFFIN & GREGORY J PFLASTER	5524	KELLOGG AVE	5524 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120108	RUTH K PLOTNICKY	5525	KELLOGG AVE	5525 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120082	REED R CHRISTIANSON & LISA M CHRISTIANSON	5528	KELLOGG AVE	5528 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120107	MARGARET R WINTERS	5529	KELLOGG AVE	5529 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120083	MARY ELLEN BRATTLAND & GARY LEE BRATTLAND	5532	KELLOGG AVE	5532 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120106	CHRISTINE M REIERSGORD & CARL E REIERSGORD	5533	KELLOGG AVE	5533 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120084	JOANNE MCGRAE	5536	KELLOGG AVE	5536 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120105	DIANE N SPANGLER & DAVID R SPANGLER	5537	KELLOGG AVE	5537 KELLOGG AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824130070	PAMELA E SCHWIER & JAMES G SCHWIER	5600	KELLOGG PL	5600 KELLOGG PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824130082	IDONA M DANKENWALD & CLEMENT B DANKENWALD	5601	KELLOGG PL	5601 KELLOGG PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824130089	JACKIE K DUMMER & DALE M DUMMER	5604	KELLOGG PL	5604 KELLOGG PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824130083	ROBERT J DALY & KAREN E DALY	5605	KELLOGG PL	5605 KELLOGG PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824130087	ANDREW C TEITSCHIED & AMY J TEITSCHIED	5608	KELLOGG PL	5608 KELLOGG PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824130086	SALLY A LAREAU & DONALD E LAREAU	5612	KELLOGG PL	5612 KELLOGG PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824130088	ELWOOD MCFEETY	5616	KELLOGG PL	5616 KELLOGG PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824130085	CHRISTINE A VAN DONEN	5620	KELLOGG PL	5620 KELLOGG PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824130081	SCOTT D ASPENSON & AMANDA K ASPENSON	5625	KELLOGG PL	5625 KELLOGG PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824130084	TODD S EMERSON & AUDRA M O EMERSON	5628	KELLOGG PL	5628 KELLOGG PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120036	THOMAS K BROWER & PETRA S BROWER	5400	OAKLAWN AVE	5400 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120035	JEAN D COLWELL & BRYAN D COLWELL	5401	OAKLAWN AVE	5401 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120037	RONALD L KALIEBE & CAROL B FLINT-KALIEBE	5404	OAKLAWN AVE	5404 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120038	MARY L DYKSTRA & DENNIS D DYKSTRA	5405	OAKLAWN AVE	5405 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120039	JOHN R CRABTREE	5408	OAKLAWN AVE	5408 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120033	ROCKY B OSBORN & JENNIFER A OSBORN	5409	OAKLAWN AVE	5409 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120038	GLORIA L SULLIVAN & DANIEL B SULLIVAN	5412	OAKLAWN AVE	5412 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120032	KATHRYN A BENNETT & EDWARD L BENNETT	5413	OAKLAWN AVE	5413 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120040	LOU ANN GILBERT	5416	OAKLAWN AVE	5416 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00

PID	Taxpayers Name	Street #	Street	Taxpayer Address	Taxpayer City St. ZIP	Street Reconstruction	Sanitary Sewer Service Pipe between Trunk Pipe and Right-of-Way Line	Estimated Total Assessment Rate
1902824120031	MICHAEL K SUTLEY	5417	OAKLAWN AVE	6406 TIMBER RIDGE	EDINA MN 55439	\$11,800.00	\$4,500.00	\$16,300.00
1902824120041	RODNEY G THOLE & CAROL J THOLE	5420	OAKLAWN AVE	2901 MASTERS CIR	PLANO TX 75093	\$11,800.00	\$4,500.00	\$16,300.00
1902824120030	SAMUEL PACE & DORIS K PACE	5421	OAKLAWN AVE	5421 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120042	MARJORIE A ADLER	5424	OAKLAWN AVE	5424 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120029	LAVONNE FREDRICKSON	5425	OAKLAWN AVE	5425 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120043	STEVEN L SEVERSON & SARA E SEVERSON	5428	OAKLAWN AVE	5428 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120028	MARIA KEGGEMEYER	5429	OAKLAWN AVE	5429 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120044	JOHN FALLDIN	5432	OAKLAWN AVE	5432 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120027	ROBERT ENGER & MAUREEN O ENGER	5433	OAKLAWN AVE	5433 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120045	STEVEN L THAYER	5436	OAKLAWN AVE	5436 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120026	NANCY H KING & DOUGLAS E KING	5437	OAKLAWN AVE	5437 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120095	GORDON K HILLEQUE & EMILY ERUSHA HILLEQUE	5500	OAKLAWN AVE	5500 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120134	RICHARD W WEIGEL & MARY J WEIGEL	5501	OAKLAWN AVE	5501 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120096	KELLY P BARRETT & LYNN S BARRETT	5504	OAKLAWN AVE	5504 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120133	KELLY INGVALDSON & ERIC INGVALDSON	5505	OAKLAWN AVE	5505 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120097	WALTER OSTROM & ROBERTA OSTROM	5508	OAKLAWN AVE	5508 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120132	SUSAN L MORK & MICHAEL D WHITTEF	5509	OAKLAWN AVE	5509 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120098	WILLIAM H KELLY & CARYN E KELLY	5512	OAKLAWN AVE	5512 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120131	MICHAEL MILO & CELESTE G MILO	5513	OAKLAWN AVE	5513 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120099	CAROLYN DONNELLY	5516	OAKLAWN AVE	5516 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120130	LISA L CARVER & JONATHAN A CARVER	5517	OAKLAWN AVE	5517 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120100	JOSEPHINE BAUER & BENJAMIN BAUER	5520	OAKLAWN AVE	5520 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120129	KARI F SCHOOLER & DAVID A SCHOOLER	5521	OAKLAWN AVE	5521 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120101	THOMAS P DAVIS & BRIDGET W DAVIS	5524	OAKLAWN AVE	5524 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120128	HEIDI V WENNEN & DARREN J WENNEN	5525	OAKLAWN AVE	5525 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120102	GINA M DIERFELDT	5528	OAKLAWN AVE	5525 WOODLAND CT	EAGAN MN 55123	\$11,800.00	\$4,500.00	\$16,300.00
1902824120127	CHRISTOPHER C LONG	5529	OAKLAWN AVE	5529 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120103	HARRIET E BUSDICKER	5532	OAKLAWN AVE	5532 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120126	BRIAN A BELANGER	5533	OAKLAWN AVE	5533 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120104	PETER R ZIRBEL & CATHY L REED	5536	OAKLAWN AVE	5536 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120125	ROBERT H DALY & LAURA Z DALY	5537	OAKLAWN AVE	5537 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120060	RAYMOND J BOOK & JULIE A PARKE	5600	OAKLAWN AVE	5600 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120001	PATRICIA M VAYDA & DOUGLAS W VAYDA	5601	OAKLAWN AVE	5601 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120002	TERRY PUCKETT & JENNIFER SWEETSER-PUCKETT	5609	OAKLAWN AVE	5609 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120003	JAMES D ALT & DEBORAH K MCKNIGHT	5617	OAKLAWN AVE	5617 OAKLAWN AVE	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120001	JOANNE S GORSKI-ALKIRE & DAVID ALKIRE	5400	PARK PLACE	5400 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120002	PAUL J SHLAER & BARBARA S SHLAER	5404	PARK PLACE	5404 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120003	RUSSELL B STRONG & KIMBERLY S STRONG	5412	PARK PLACE	5412 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120005	TANYA SKANSE & RONALD SKANSE	5420	PARK PLACE	5420 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120006	SCOTT R DORN & ELIZABETH A DORN	5424	PARK PLACE	5424 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120007	PATRICIA STEWART & JEFFREY O STEWART	5428	PARK PLACE	5428 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120008	LISA C BALKE & JEFFREY A BALKE	5432	PARK PLACE	5429 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120009	PATRICK M KRISKE & CATHERINE G KRISKE	5436	PARK PLACE	5432 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120074	JOHN B MOONEY & JOAN M MOONEY	5437	PARK PLACE	5436 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120138	DAVID L TURK	5500	PARK PLACE	5437 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120111	MARK R BIRCHARD	5501	PARK PLACE	5500 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120139	TODD L WEIKLE & JILL WEIKLE	5504	PARK PLACE	5501 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120140	EUGENE N BALE	5508	PARK PLACE	5508 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120102	CATHERINE R BRIGGS	5509	PARK PLACE	5509 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120141	SHARON E BROWN & ANDREW R BROWN	5512	PARK PLACE	5512 PARK PLACE	EDINA MN 55410	\$11,800.00	\$4,500.00	\$16,300.00
1902824120103	LORI C GROTZ & JAMES R GROTZ	5513	PARK PLACE	5513 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120142	LAURENCE LOMAX & BARBARA L WENDT	5516	PARK PLACE	5516 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120143	WILLIAM B STAHL & SUSAN E WALKER	5520	PARK PLACE	5520 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120052	RODNEY D TEACHOUT & KATHLEEN K TEACHOUT	5523	PARK PLACE	5523 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120144	MICHELE B BRUNNING & ANDREW G WAY	5524	PARK PLACE	5524 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120053	SARA E SWANSON	5527	PARK PLACE	5527 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120145	WILLIAM E HIDDING	5528	PARK PLACE	5528 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00

PID	Taxpayers Name	Street #	Street	Taxpayer Address	Taxpayer City, St, ZIP	Street Reconstruction	Sanitary Sewer Service Pipe between Trunk Pipe and Right-of-Way Line	Estimated Total Assessment Rate
1902824120146	SUSAN V KLEVEN & BRUCE M KLEVEN	5532	PARK PLACE	5532 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110054	MARK G BUSSYN	5533	PARK PLACE	5533 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824120147	MIA M LIEBL & DAVID M LIEBL	5536	PARK PLACE	5536 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110055	DANNY LEE EIDSON	5537	PARK PLACE	5537 PARK PL	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824140052	LAURAL R HEMLER & DAVID M HEMLER	5601	PARK PLACE	5601 PARK PL	EDINA MN 55424	\$3,935.00	\$0.00	\$3,935.00
1902824110064	THOMAS W VONKUSTER JR & MARY S VONKUSTER	5413	WOODCREST DR	5413 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110065	ROBIN J CARPENTER	5417	WOODCREST DR	5417 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110075	PAMELIA E KEARNEY & JEREMIAH J KEARNEY	5420	WOODCREST DR	5420 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110066	RICHARD WEIGEL & ELIZABETH W WEIGEL	5421	WOODCREST DR	5421 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110067	LISA J RAMSAY & DAVID C RAMSAY	5425	WOODCREST DR	5425 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110068	JAMES E STEFFEN & CARLA C C STEFFEN	5427	WOODCREST DR	5427 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110069	SUSAN L CRABTREE & BENJAMIN CRABTREE	5428	WOODCREST DR	5428 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110070	MARK A BRETHEIM & JENNY L BRETHEIM	5429	WOODCREST DR	5429 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110079	SARAH B MAENNER & PAUL H MAENNER	5432	WOODCREST DR	5432 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110107	PETER MICHELUTTI & LYNDA R MICHELUTTI	5433	WOODCREST DR	5433 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110107	BRENDA B BECKER	5437	WOODCREST DR	5437 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110080	MARK K BORDEN & JANE S BORDEN	5440	WOODCREST DR	5440 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110083	ROBERT J MURNEY JR & JANIE J OH	5441	WOODCREST DR	5441 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110084	MARK D LANZ & KAREN L LANZ	5500	WOODCREST DR	5500 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110092	JAMES B ROTH & DEEPAI ROTH	5501	WOODCREST DR	5501 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110093	SARAH A ERICKSON & RYAN M ERICKSON	5504	WOODCREST DR	5504 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110094	LYNNE P ROHKOHL & JAY D ROHKOHL	5505	WOODCREST DR	5505 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110085	BRENDA S OLSON	5508	WOODCREST DR	5508 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110094	STANLEY E DAVIS	5509	WOODCREST DR	5509 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110086	VICKIE L ROBERTS & JAMES L ROBERTS	5512	WOODCREST DR	5512 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110056	JUDITH J CARVER	5515	WOODCREST DR	5515 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110059	STEVEN E KLOS & ELLEN J KLOS	5516	WOODCREST DR	5516 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110057	STAN GEYER & BEVERLY L GEYER & ANNIE E GREGORAK	5517	WOODCREST DR	5517 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110060	JAMES W ROCKWELL & HELEN E ROCKWELL	5520	WOODCREST DR	5520 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110058	JAMES R CAMPBELL & CARMEN D CAMPBELL	5521	WOODCREST DR	5521 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110061	KENNETH OLSON & JANET A OLSON	5524	WOODCREST DR	100 N COLLIER BLVD	MARCO ISLAND FL 33937	\$11,800.00	\$4,500.00	\$16,300.00
1902824140048	LEONARD A NELSON & GRACE NELSON	5525	WOODCREST DR	5525 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824110062	THOMAS J RAIH & MOLLY M RAIH	5528	WOODCREST DR	5528 WOODCREST DR	EDINA MN 55424	\$11,800.00	\$4,500.00	\$16,300.00
1902824140049	MARK W SHEFFERT	5600	WOODCREST DR	5600 WOODCREST DR	EDINA MN 55424	\$3,935.00	\$0.00	\$3,935.00
1902824140053	ROBERT J OWEN & JUDITH K OWEN	5601	WOODCREST DR	5601 WOODCREST DR	EDINA MN 55424	\$3,935.00	\$0.00	\$3,935.00