



---

**Morningside A and White Oaks C**  
**Neighborhood Roadway and Utility Improvements**  
**AND**  
**White Oaks Neighborhood Flood Protection**  
**and Water Quality Study**

November 8, 2013

Dear Resident:

The City of Edina has initiated a process of roadway and utility improvements for the summer of 2016 in your neighborhood. Additionally, the City is studying the flood risk and water quality for several landlocked wetland areas (shown on the enclosed map) in your neighborhood. Since these two project areas overlap, the City is hosting a joint open house/listening session to make it easier for interested residents to participate. Properties that are affected by the street reconstruction are shaded on the map, while a red dash line encloses properties within the flood protection study area. You are welcome to attend one or both portions of the meeting.

Open House and Stakeholder Meeting  
Monday, Nov. 25  
6 p.m., street reconstruction open house  
7 p.m., flood protection study listening session  
Public Works and Park Maintenance Facility  
7450 Metro Boulevard

The first portion of the meeting is an open house to explain the City's process for street reconstruction. The meeting will consist of a short presentation starting at 6:10 p.m. with question and answer to follow. We will discuss how projects are prioritized for reconstruction, funding, typical construction timelines, how you will be impacted and how you can prepare.

Neighborhood roadway reconstruction projects are funded by special assessments and respective City utility funds. We have included with this letter a history of past special assessments in the City.

The City utility funds cover approximately 40 to 50 percent of a typical project; residents pay the remaining portion in a form of special assessment with an option to pay over 15 years. The special assessment typically includes the cost of the new roadway. Utility upgrades such as water mains, sanitary sewers, storm sewers and concrete curbs and gutters are funded through the utility funds and are not assessed to property owners.

If you cannot attend the open house, information presented will be available following the meeting on the City of Edina's website, [www.EdinaMN.gov/FutureProjects](http://www.EdinaMN.gov/FutureProjects).

The second portion of the meeting is a listening session to discuss the White Oaks area flood protection and water quality study with interested residents. There will be a short presentation at 7:30 p.m. with a discussion to follow. The presentation will cover neighborhood flood risk, wetland water quality, uses of wetlands in the City, wetland health, objectives of the current study, timeline for the study and potential improvements.

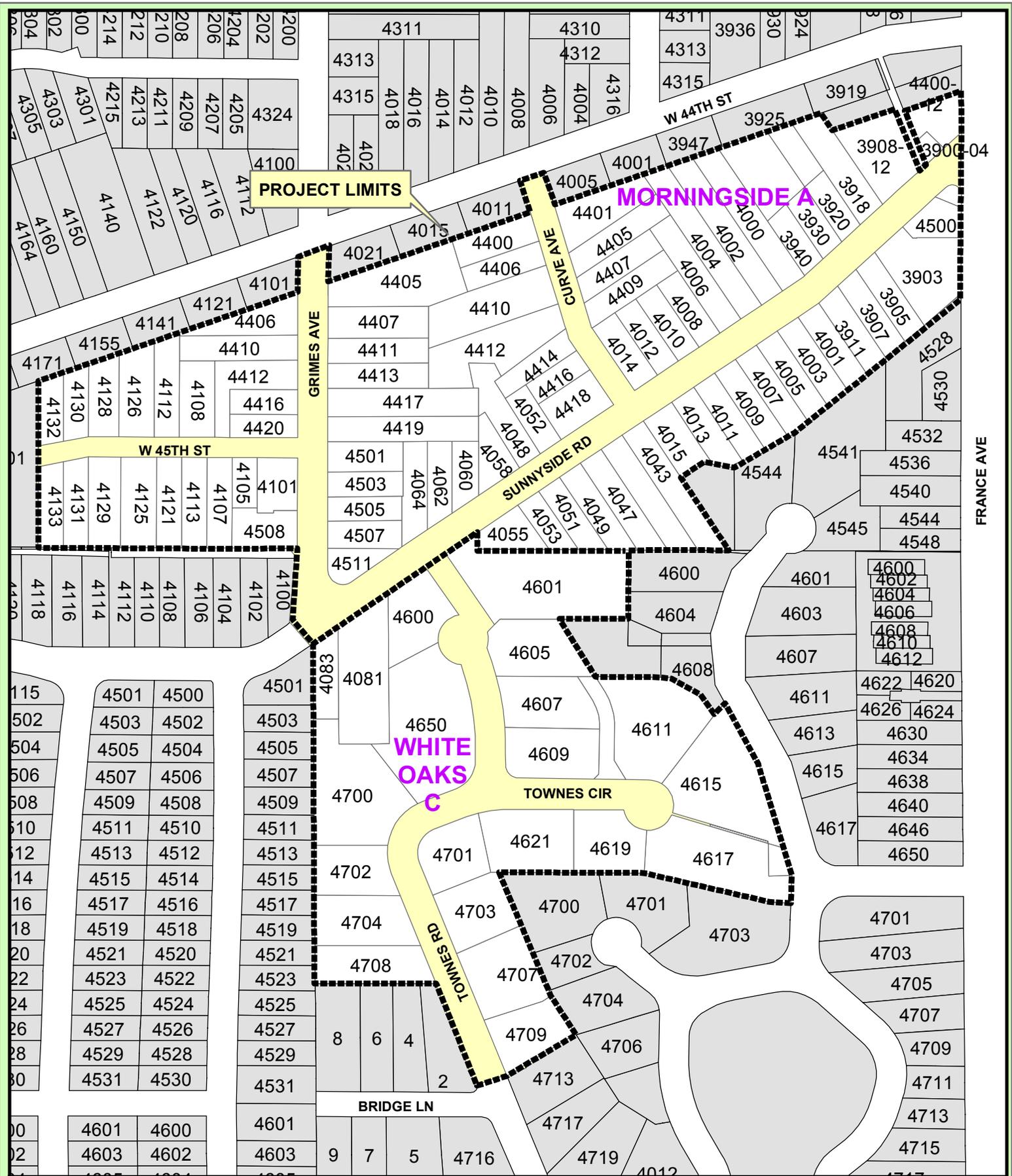
If you cannot attend the open house and have questions on the street reconstruction process, please contact Assistant City Engineer Chad Millner at 952-826-0318 or email [CMillner@EdinaMN.gov](mailto:CMillner@EdinaMN.gov). For questions on the wetland study, please contact Environmental Engineer Ross Bintner at 952-903-5713 or email [RBintner@EdinaMN.gov](mailto:RBintner@EdinaMN.gov).

Sincerely,

Chad Millner, P.E.  
Interim City Engineer

Enclosure:

1. Project Area Map
2. Special Assessment History
3. Flood Protection and Water Quality Study Area Map



**2016 Project Area**  
**Morningside A & White Oaks C Neighborhood Roadway Reconstruction**  
**Improvement No: BA-422**



**City of Edina Street  
Reconstruction Assessment History**

| 2007 | Neighborhood | Public Hearing Assessment | Final Assessment |
|------|--------------|---------------------------|------------------|
|      | Southdale    | \$9,300.00                | \$8,465.24       |
|      | Todd Park    | \$10,312.07               | \$6,355.20       |
|      | Woodhill     | \$9,300.00                | \$8,315.59       |

| 2008                 | Neighborhood           | Public Hearing Assessment | Final Assessment |
|----------------------|------------------------|---------------------------|------------------|
|                      | Concord Ave- State Aid | \$4,400.00                | \$3,548.57       |
|                      | Edina Highlands        | \$15,210.55               | \$11,787.89      |
|                      | Richmond Hills         | \$10,234.00               | \$6,294.87       |
|                      | Wood End Dr            | \$10,000.00               | \$9,335.04       |
| Woodland Ln & Circle | \$14,347.22            | \$13,491.99               |                  |

| 2009         | Neighborhood         | Public Hearing Assessment | Final Assessment |
|--------------|----------------------|---------------------------|------------------|
|              | Country Club         | \$22,900.00               | \$20,389.70      |
|              | Country Club Fairway | \$18,210.00               | \$16,174.14      |
|              | St Johns Park        | \$9,300.00                | \$6,477.53       |
|              | South Garden Estates | \$8,931.15                | \$5,423.80       |
| Mirror Lakes | \$9,375.16           | \$6,088.99                |                  |

| 2010            | Neighborhood         | Public Hearing Assessment | Final Assessment |
|-----------------|----------------------|---------------------------|------------------|
|                 | Braemar Hills        | \$9,150.82                | \$6,724.13       |
|                 | Bror Road            | \$9,077.04                | \$4,833.11       |
|                 | Interlachen Bluff    | \$11,349.01               | \$9,361.52       |
|                 | Interlachen Circle   | \$9,074.24                | \$7,561.46       |
|                 | Moccasin Valley Road | \$11,222.27               | \$6,643.85       |
|                 | Pamela Park          | \$9,000.00                | \$5,343.65       |
| Parkwood Knolls | \$13,314.55          | \$10,800.08               |                  |

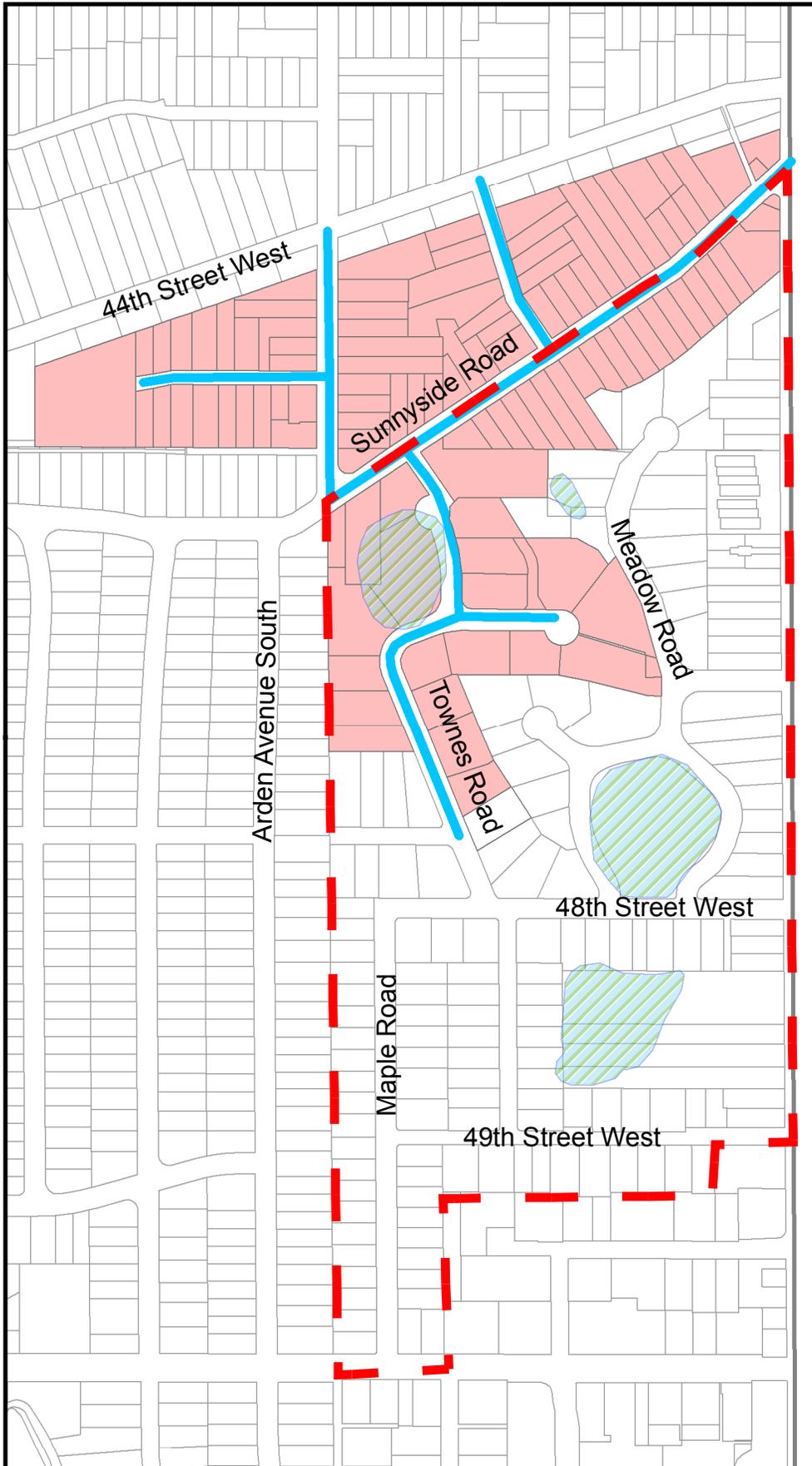
| 2011       | Neighborhood     | Public Hearing Assessment | Final Assessment |
|------------|------------------|---------------------------|------------------|
|            | Minnehaha Woods  | \$11,800.00               | \$10,363.41      |
|            | Golf Terrace     | \$12,417.58               | \$12,379.40      |
|            | W 70th St        | \$3,795.70                | \$3,706.54       |
|            | Carson's Hills   | \$9,316.77                | \$7,743.20       |
|            | Killarney Shores | \$9,740.26                | \$5,757.38       |
|            | Mccauley Heights | \$7,000.00                | \$6,476.46       |
|            | Oscar Roberts    | \$5,200.00                | \$4,429.11       |
| W 44th St  | \$2,138.24       | \$2,031.94                |                  |
| Ridge Road | \$11,000.00      | \$10,930.82               |                  |

| 2012           | Neighborhood                           | Public Hearing Assessment | Final Assessment |
|----------------|----------------------------------------|---------------------------|------------------|
|                | Tracy Avenue                           | \$4,284.85                | \$4,283.90       |
|                | Countryside                            | \$12,359.68               | \$11,369.37      |
|                | Viking Hills - Artic Way               | \$7,600.00                | \$6,951.16       |
|                | Viking Hills - Glacier Place           | \$7,000.00                | \$6,251.11       |
|                | Viking Hills - Gleason Court           | \$7,812.50                | \$6,294.04       |
|                | Viking Hills - Polar Circle            | \$81,111.11               | \$6,181.38       |
|                | Viking Hills - Vernon Court & Hills Rd | \$9,631.90                | \$6,624.12       |
|                | Valley Estates                         | \$8,930.97                | \$7,393.34       |
| Richmond Hills | \$13,450.29                            | \$10,337.37               |                  |

**NOTE: COST ARE PER RESIDENTIAL EQUIVALENT UNIT (REU). PLEASE REFER TO THE SPECIAL ASSESSMENT POLICY**  
<http://edinamn.gov/index.php?section=special-assessments-policy>

# Morningside A and White Oaks C Neighborhood Roadway and Utility Improvements AND

## White Oaks Neighborhood Flood Protection and Water Quality Study



-  2016 Street reconstruction
-  Properties affected by 2016 street reconstruction
-  Wetland study area
-  Wetlands in study

