

City of Edina

August 12, 2010

Neighborhood Informational Meeting

**Valley View Road
Roadway and Sidewalk Improvements
BA-377**

Agenda

- **Introductions**
- **Typical Project Process**
- **Project Details**
- **Project Schedule**

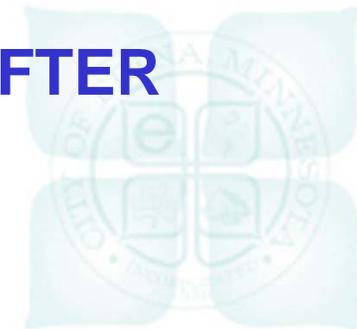


Input Opportunities

**PURPOSE OF MEETING IS TO INFORM AND TO
GATHER PUBLIC INPUT FROM YOU**

- Use Post-it notes and place on map
- Fill out comment cards
- Tell us/Phone us
- Write/Email us
- Speak at Public Hearing

**HOLD ALL QUESTIONS UNTIL AFTER
PRESENTATION**



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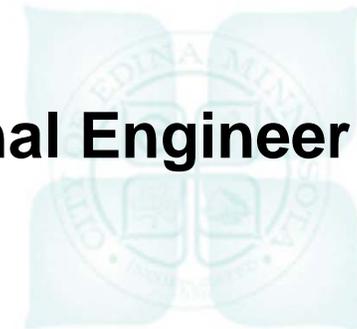


Typical Process

Special Assessed Projects

Chapter 429 of MN State Statute

- Initiation of improvement project by Council (staff) or by petition.
- Public Open House to inform residents of project and to take comments and input.
- Ten days notice is sent to affected property owners and legal notice is placed in paper (Edina Sun) prior to Public Hearing.
- Feasibility Report prepared by Professional Engineer and accepted by Council.

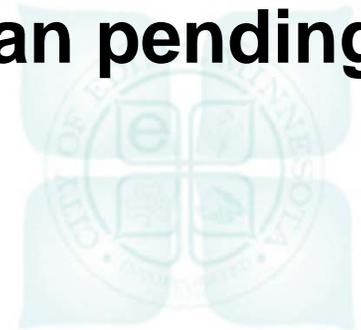


Typical Process (continued)

- **Conduct Public Hearing to order the project.**
- **Ordering of improvement project requires a majority of Council if petitioned by residents (normally 3 of 5 Council votes if >35% signatures of assessed properties) or 4 of 5 Council votes if project is not initiated by residents (or lacking 35% signatures).**
- **Levy of special assessments is typically held at the completion of the project through a Final Assessment Hearing.**

Typical Process (continued)

- All preliminary (estimates) until project is completed at end of project.
- Once City Council orders project, assessments become pending.
- Final assessment cannot be more than 10% of pending assessment.
- Typically assessments are lower than pending amount.



Assessment Policy

Neighborhood reconstruction:

- Based on residential equivalent unit (REU)
 - Single family home is 1 REU
 - Adjacent properties with side yards are assessed 1/3 REU
- (Based on address of property).



Assessment Policy

Interest Rate:

Typically 4% to 7%

**Based on: 10 year AAA bond
rate plus 2%**

Payback Period:

up to 10 years



Assessment Policy

Final assessment Hearing After Project is Complete

Special Assessment Payment :

- 1. Pay entire balance**
- 2. Partial payment (25% minimum)**
- 3. Spread payment over 10 years**
- 4. Senior deferral**



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Project Details

- **Project initially initiated by sidewalk petition.**
- **Roadway and utilities originally constructed in 1960s.**
- **Roadway approaching end of life cycle.**
- **Normal maintenance performed on roadway.**
- **Typical life of roadway varies (~35 years).**
- **Rainwater drainage issues.**



- Existing roadway width varies: ~ 27-ft to 31-ft
- Steep grades on driveways and sideslopes.
- Sharp corners at multiple locations.

Project Details



Project Details

- **Boulders/landscape in boulevard.**
- **Varied driveway types.**



Project Issues

Issues/concerns we do know about:

- Rainwater drainage issues.
- Irrigation systems and pet containment fences.
- Boulders placed in boulevard.
- Cost of project.
- Construction activity during school year.
- Inconvenience (e.g. access, dust, noise, periods of no water service, etc.)

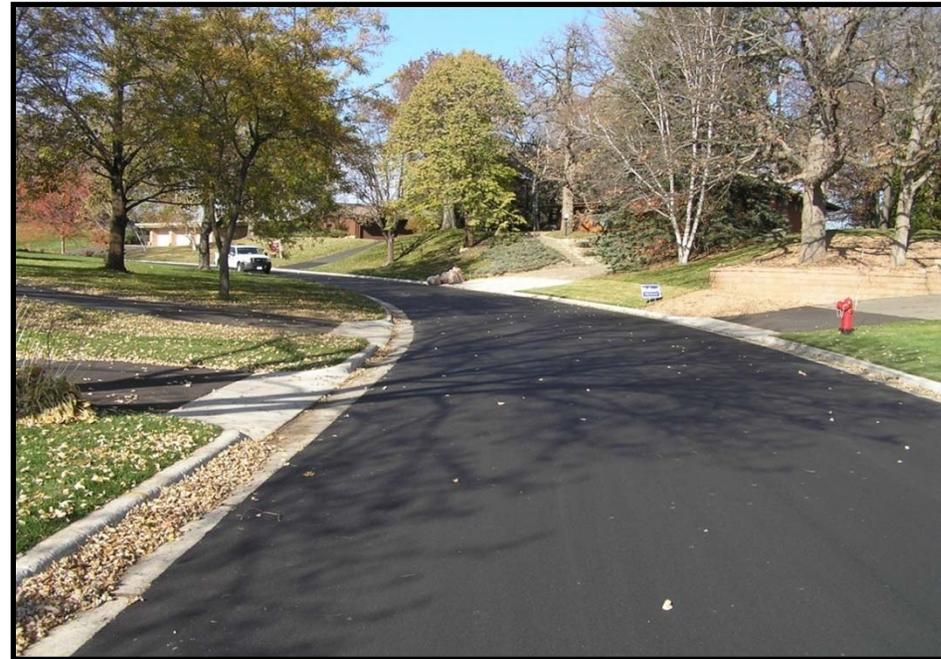
Issues/concerns we don't know about?

- Please forward comments to us. Let us know.



Proposed Street Improvements:

- Street width to remain approximately the same
- Blacktop thickness increased - industry standards
- Barrier concrete curb and gutter along all streets
- Concrete driveway aprons



Project Details



Concrete Sidewalks



During Construction

What to expect:

- **Access to homes most days, definitely nightly.**
- **No access to driveway for one week when concrete driveway apron is poured.**
- **Disturbed items will be corrected (e.g. sprinkler systems, invisible fences, landscaping, etc.)**



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Project Schedule

- **Informational Meeting..... Aug. 12, 2010**
- **Council Orders Public HearingFall 2010**
- **Public Hearing.....Fall/Winter 2010**
- **Bid OpeningSpring 2011**
- **Award ContractSpring 2011**
- **Begin Construction.....Spring 2011**
- **Complete Construction.....Fall 2011**
- **Final Assessment Hearing.....2008**



Questions?
Comments?

