



FEASIBILITY STUDY – BA 370

ENGINEERING DEPARTMENT

CITY OF EDINA

CARSON'S HILL NEIGHBORHOOD ROADWAY IMPROVEMENTS

JANUARY 4, 2011

LOCATION:

The Project includes Heather Lane, Highwood Drive, Highwood Drive West, Idylwood Drive, Idylwood Place, Jeffrey Lane, Kaymar Drive, Leslee Lane, and Pine Grove Road. The drawing below is a detailed project location map of Carson's Hill Neighborhood Roadway Improvements (Figure 1).

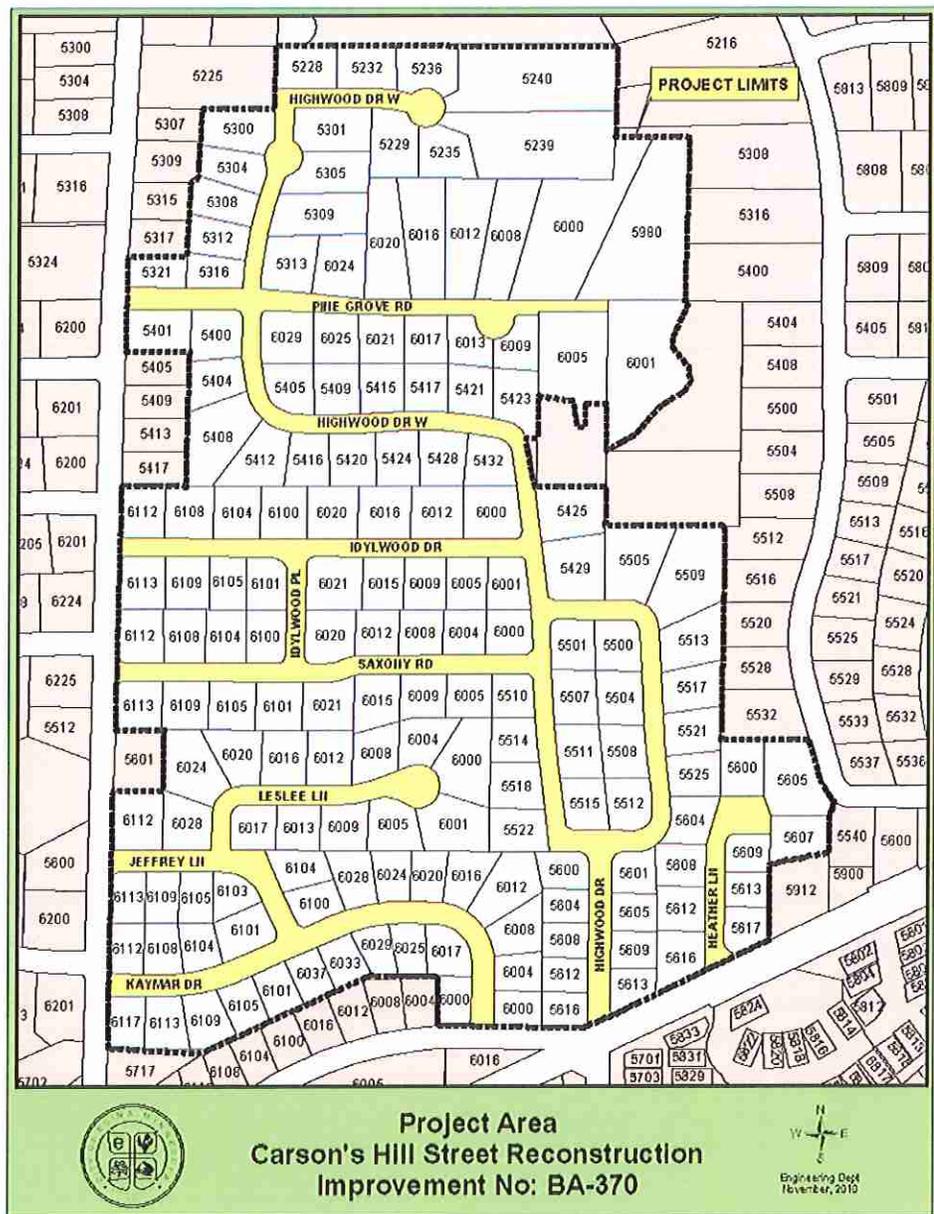


Figure 1. Project Area Map

INITIATION & ISSUES: The Carson's Hill Neighborhood project was initiated by the Engineering Department as part of the City's street reconstruction program. This project is identified in the Capital Improvement Program. This project addresses updating aging infrastructure including issues such as drainage problems, sanitary sewer problems and watermain improvements.

Comprehensive Plan

All Engineering projects are reviewed for compatibility with the City of Edina 2008 comprehensive Plan Update. Figure 7.10, Sidewalk Facilities and 7.11, Bicycle Facilities in the Appendix do not indicate any proposed sidewalk, paths or bicycle facilities within the project limits.

Staff Issues

The following are existing features and resident comments that present issues in determining the feasibility of the project and are addressed in this report:

- Surface rainwater drainage and storm sewer issues
- Poor condition of existing pavement
- Existing landscaping, retaining walls, driveways, etc.
- Sanitary sewer and watermain deficiencies
- Existing mature trees
- Existing lighting

Resident Input

The residents of the reconstruction area were invited to an Open House on September 20, 2010 to discuss the City's process for street reconstruction.

This meeting was followed up with a questionnaire sent to the property owners on October 4, 2010. The questionnaires were completed and returned by 98 of the 162 property owners, a return rate of 60%. The full questionnaire and responses can be found in the Appendix.

The two key issues that were addressed in this questionnaire were the addition of new sidewalks and installation of decorative lighting. The responses to those questions are shown in Table 1.

CARSON'S HILL IMPROVEMENT PROJECT –
 Results from October 4, 2010 Questionnaire Sheet

Questionnaires Sent	Questionnaires Returned	Prefer New Sidewalk		Change Existing Lighting	
		Yes	No	Yes	No
162	98	3	92	9	88
% of Returned Questionnaires	60%	3% *	94% *	9% *	90% *

* Percentages are based on responses of returned questionnaires and may not equal 100% if questions were not answered on questionnaire

Table 1. Results from Questionnaire

A neighborhood informational meeting was then held on November 30, 2010 to discuss the improvements planned for this neighborhood. The meeting was attended by 26 residents representing 22 properties.

EXISTING CONDITIONS: Public Utilities

Sanitary Sewer

The sanitary sewer was installed in three phases during 1961, 1965 and 1981. There have been very few sewer blockages in this neighborhood. The trunk sanitary sewer mains will be inspected using a televising system and areas with deficiencies will be rehabilitated.

Watermain

The watermain was installed in in two phases during mid-1960's and 1981. There have been only minor reports of trunk watermain and service pipe issues in this neighborhood.

Storm Sewer

The limited storm sewer in this neighborhood was installed in the early 1960's and early 1980's. This includes storm piping to regulate the water level in Mirror Lake. The project area is located within the legal boundary of Nine Mile Creek Watershed.

Private Utilities

Providers of privately owned gas, electric, communications and cable television utilities are present in the neighborhood. All the utilities are overhead with the exception of the gas lines.

Street lighting consists of standard "cobra head" lights mounted on wood poles that are typically located at intersections. A few homeowners have front yard lights that help illuminate the street corridors.

Streets

The majority of the roadways in this neighborhood were originally constructed in the early to mid-1960 and a later phase that was completed in the early 1980's. The neighborhood has curb and gutter and the widths are approximately 28 feet wide. The pavement condition varies throughout the neighborhood and is in relatively poor condition (Photos 1 & 2).

The average Pavement Condition Index (PCI) for the City of Edina is 57 and the average PCI for Carson's Hill is 14. Examples of the raveling and alligator cracking can be seen in photos 1 & 2. The City of Edina recently hired a consultant to evaluate all bituminous roadways within the City. The streets were graded based on a number of conditions such as sagging, alligator cracking, raveling and potholes. Streets are rated on a scale from 0 to 100; with 0 being extremely poor and 100 representing a brand new road surface. It is the City's practice to complete a total reconstruction of the streets when the PCI is less than 45, a Mill and Overlay project when the PCI is between 45 and 65, and Seal Coats for PCI greater than 65 and less than 95.

Street grades vary widely throughout the area with some areas that are extremely flat allowing storm runoff to collect along the edges of the roadway causing additional deterioration of the pavement.

The pavement throughout these streets appears to be near the end of its useful life while the costs to maintain and repair the roadways are steadily increasing. Overlaying or seal coating the pavement is no longer feasible.

Landscaping

Some property owners have placed boulders or other obstructions within the City right-of-way creating barriers along the roadway. These types of barriers and landscaping items are prohibited from being placed in the boulevard in accordance with Edina City Code 1200.02. Other typical items exist adjacent to the roadway such as retaining walls, concrete driveways, landscaping, shrubs, trees and fences.



Photo 1. Existing Pavement Condition



Photo 2. Existing Pavement Condition

**PROPOSED
IMPROVEMENTS:**

The Carson's Hill Neighborhood project involves localized rehabilitation of sanitary sewer, upgrades to the storm sewer system, upgrades to fire hydrants, construct concrete curb and gutter, and reconstruction of bituminous pavement.

Public Utilities

Sanitary Sewer

The sanitary sewer will be televised in the next few weeks and segments with settlements, cracks and deformities will be rehabilitated.

Watermain

Watermain rehabilitation is proposed on segments within the project limits include replacing all the gate valves and hydrants.

Storm Sewer

Spot repairs will be made to the curb and gutter that are no longer functioning properly.

The storm sewer network will have modifications to improve existing drainage issues at various locations throughout the neighborhood. Some of the existing structures will be removed and replaced due to their poor condition.

Installation of sump drains will be installed where feasible to allow the property owners to connect their sump pump discharges directly into the storm sewer system.

Private Utilities

The local gas utility company, CenterPoint Energy, has indicated that they may upgrade or replace gas mains within the project limits. CenterPoint Energy may also coordinate moving gas meters to the exterior of the homes. This work is not part of the City's project but will be coordinated to occur prior to our construction activities.

The other privately utility owners have expressed some interest in upgrading some of their networks within the project limits.

Streets

The project will reconstruct the streets with a bituminous surface to the same width as today while maintaining the existing curb and gutter.

The proposed design acknowledges and addresses as many comments and concerns by residents of the neighborhood as possible while still maintaining the desired minimum standards of the engineering and public works staff.

Residential Roadway Lighting and Sidewalks

The questionnaire asked if residents wanted to add sidewalk or reconstruct the street lights in the project area. The results from Table 1 show that property owners do not want to add sidewalk or reconstruct the street lights within the project. Therefore, staff is not recommending these items be part of the project.

**RIGHT-OF-WAY
& EASEMENTS:**

The right-of-way for Heather Lane, Highwood Drive, Highwood Drive West, Idylwood Drive, Idylwood Place and Pine Grove Road is 50 feet wide. The right-of-way for Jeffrey Lane, Kaymar Drive and Leslee Lane is 60 feet wide.

All proposed improvements stay within this right-of-way and no additional easement requirements are anticipated.

PROJECT COSTS:

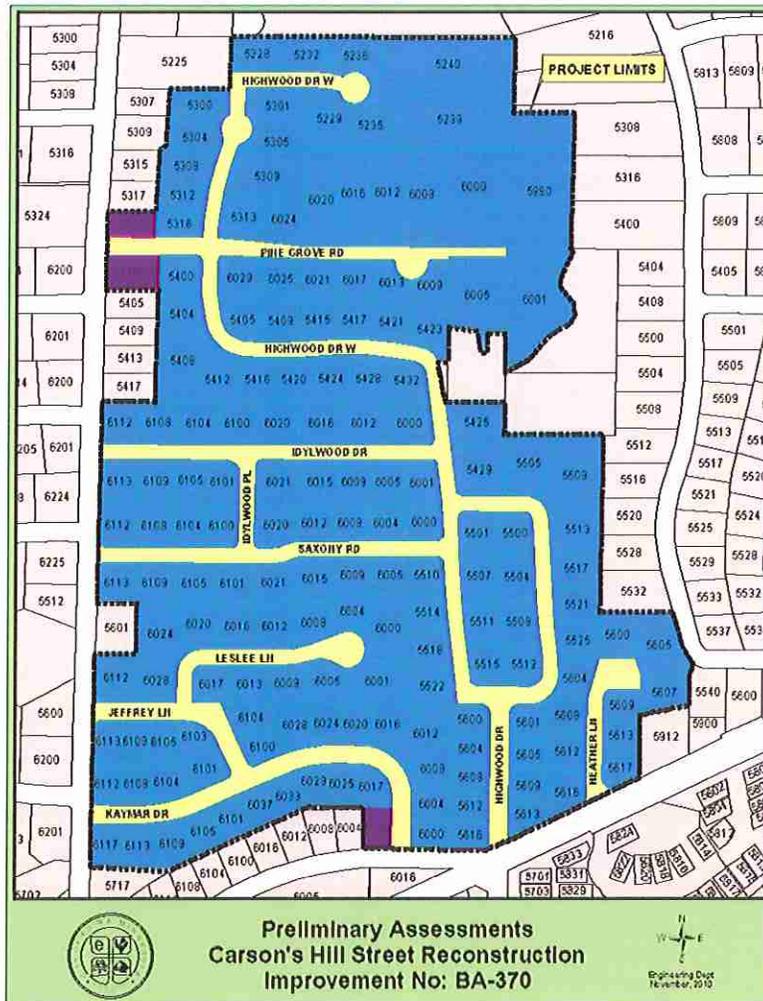
The total estimated project cost is \$1,835,900 (Table 2). The total cost includes direct costs for engineering, clerical and construction finance costs from start of project to final assessment hearing. Funding for the entire project will be from a combination of special assessment and utility funds. The estimated roadway construction cost is \$1,500,000 and will be 100 percent funded by special assessments. The new concrete curb and gutter is included under the storm sewer fund not under the roadway special assessment. Utility improvements and repairs amount to \$335,900 and will be funded through the respective utility fund.

Item	Amount	Total Cost
Roadway:	\$1,500,000	
Roadway Total:		\$ 1,500,000
Utilities:		
Storm Sewer	\$ 195,900	
Watermain	\$ 83,600	
Sanitary Sewer	\$ 56,400	
Utility Total:		\$ 335,900
Total Project:		\$ 1,835,900

Table 2. Estimated Project Costs

ASSESSMENTS:

The assessments are based on the City's Special assessment policy, dated September 7, 2010. Based on this policy there are 162 residential equivalent units (REU); three properties are shown as a 1/3 REU. The estimated assessment per REU is \$9,259.26. (Figure 2)



Preliminary Assessments

- ~ \$ 1/3 REU
- ~ \$ 1 REU

Figure 2. Preliminary Assessment Map

**Feasibility Study
 Carson's Hill Neighborhood Improvements No. BA-370
 January 4, 2011**

PROJECT SCHEDULE: The following schedule is feasible from an Engineering standpoint:

Project Open House	September 20, 2010
Neighborhood Informational Meeting	November 30, 2010
Council Orders Public Hearing	December 18, 2010
Receive Feasibility Report	January 4, 2011
Public Hearing	January 18, 2011
Bid Opening	March 2011
Award Contract	Spring 2011
Begin Construction	Spring 2011
Complete Construction	Fall 2011
Final Assessment Hearing	Fall 2012

FEASIBILITY: Staff believes the construction of this project is necessary, cost effective and feasible to improve the public infrastructure in the Carson's Hill Neighborhood.

- APPENDIX:**
- A. Open House Meeting Letter and Presentation
 - B. Property Owners Questionnaire
 - C. Questionnaire Results
 - D. Informational Meeting Letter
 - E. Information Meeting PowerPoint Presentation and Attendance List
 - F. Recommendation to Set Public Hearing, Notice of Public Hearing to residents, and Notice of Public Hearing Advertisement
 - G. Preliminary Assessment Roll
 - H. City Comprehensive Plan Update – Sidewalk and Bicycle Facilities (Fig. 7.10 and 7.11)

Appendix A
1/5

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.

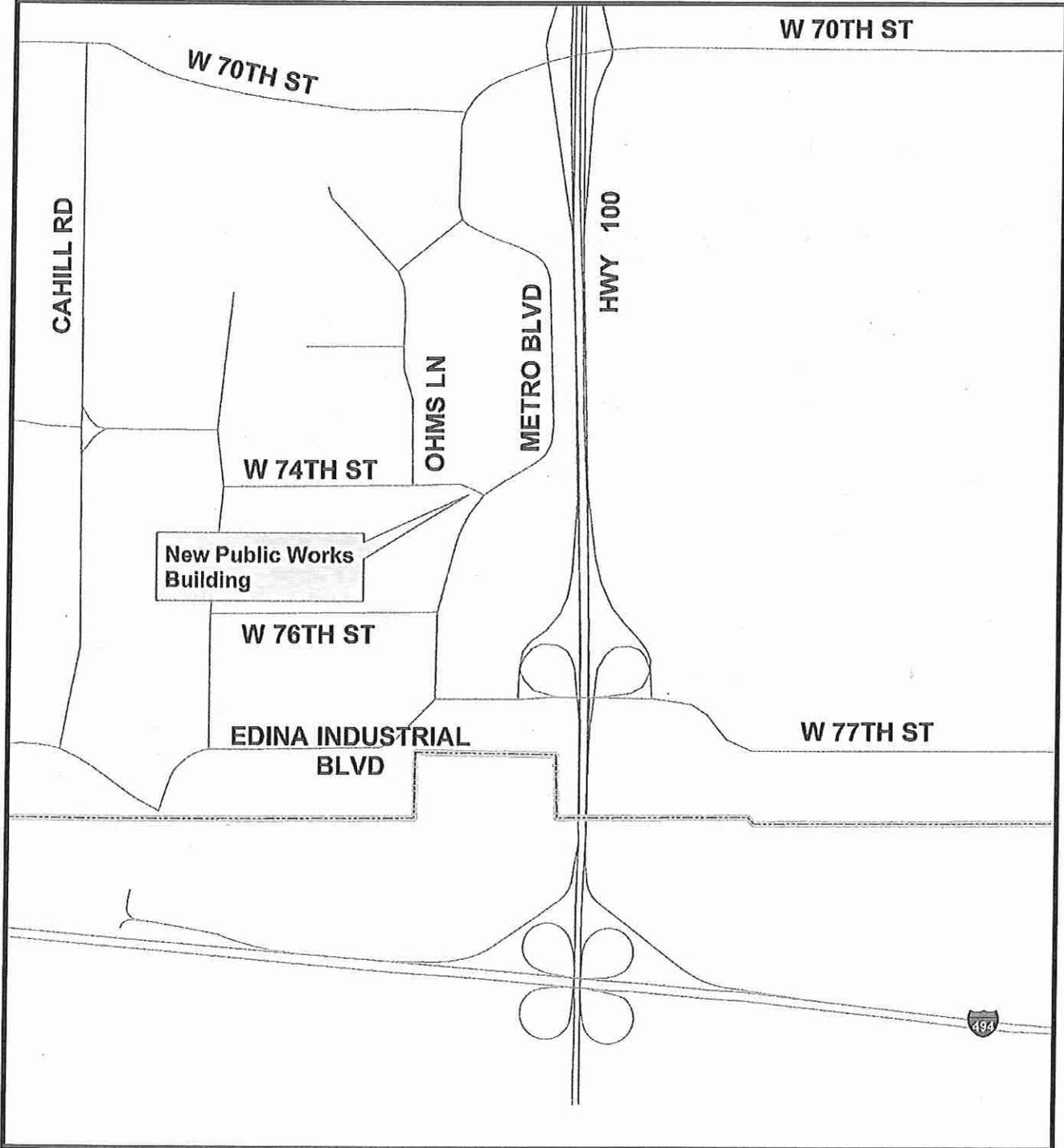
To prepare for the meeting, please review the enclosed brochure "A Guide to Edina's Street Reconstruction Process". Also for additional information on our Reconstruction Process please go to our website at <http://www.CityOfEdina.com/FutureProjects>.

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



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OPEN HOUSE

for

Neighborhood Roadway Improvements 2011 and 2012

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AGENDA

Introductions

Road Reconstruction Video

Presentation

1. Process
2. Funding sources
3. Assessments
4. Communication with residents
5. What to expect during construction
6. What can I do to prepare for the project?

Questions

2



TYPICAL TIMELINE

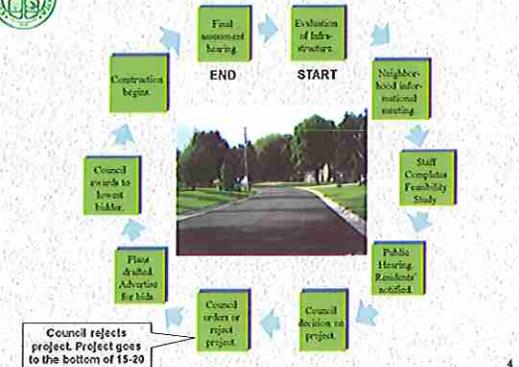
FROM FIRST NOTIFICATION TO END OF CONSTRUCTION

August	Kick-off informational letter to residents
Mid-September	Open House (for preceding two years)
Mid-October / November	Neighborhood informational meeting – detailed project plans and estimated cost are provided
December / January	Feasibility report and public hearing
January / February / March	Plan Preparation / Bidding
April / May	Construction starts
October / November	Construction finishes
Spring	Warranty work
Summer / Fall	Final Assessment Hearing

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PROCESS FROM START TO END



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FUNDING

Special Assessment pays 100% of the following (approximately \$8,000 to \$12,000 per Residential Equivalent Unit (REU):

- Roadway – replacing entire roadbed
- Sidewalks
- Decorative Streetlights (optional)
- Traffic Management (optional)

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FUNDING

The **Utility Fund** which covers sanitary sewer, storm sewer and water main pays 100% of the following:

- Curb & Gutter
- Sanitary Sewer – trunk pipe only in the roadway
- Storm Sewer – trunk pipe in roadway and in easement on private property
- Water main – trunk pipe in roadway up to the curb stop of private property
- Sump Pump Pipe – for residents to connect sump pumps

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WHAT DO YOUR TAXES PAY FOR?

The Portion of Your Property Tax that the City Receives

City of Edina 20%

Other 80%

Allocation

- Police
- Fire
- Parks
- Public Works
 - Snowplowing
 - Pothole Repairs
 - Seal coating
 - Other Street Maintenance

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SPECIAL ASSESSMENTS – PAYMENT OPTIONS

A final special assessment hearing is held the fall after the project is completed (sometimes one year later).

Pay entire amount by Nov 30

Defer payment if over 65 yrs. old

\$8,000 to \$12,000 Payable over 10 years

Pay 25% max. Balance rolls to your property taxes

Final assessment amounts are determined at that time, but cannot exceed 10% of pending assessment.

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COMMUNICATING WITH YOU

Our first contact with you is when we inform you of the informational meeting, followed by public hearings notification; open house; surveys; project plans and schedules; and construction update letters via regular mail. Our last communication to you is the notice of final special assessment hearing.

Public hearings will be published in the *Edina Sun-Current*.

Questionnaires will be sent during the early planning stage to help staff formulate a decision in areas such as street lighting and style of street lighting.

Weekly construction updates will be sent via the "City Extra" email. Stay in the loop by signing up for this free service.

Letters may be delivered to inform you of time-sensitive events such as water shut-off the next morning.

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HOW CAN YOU GIVE INPUT AND STAY INFORMED?

- www.CityofEdina.com
Visit our website regularly. Information from open houses and other communications are archived on our website.
- edinamail@ci.edina.com
Drop us an email
- 952-826-0371
Call us; office hours are 7:00-3:30 p.m.
- Stop by the office
Public Works and Engineering Departments
7450 Metro Boulevard
- Schedule an appointment
952-826-0371

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RESIDENT QUESTIONNAIRE

The property owners questionnaire generally gathers information on the following topics:

- Sump Pump Discharge Service Line – do you have one and the location?
- Residential Roadway Lighting – do you want decorative street lights, style and pole location?
- Pedestrian Issues – what are the issues and do you favor sidewalk?
- Private Underground Utilities – do you have underground lawn irrigation and pet containment?
- Local Drainage Problems – have you noticed drainage issues in the neighborhood?

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BOULEVARD AREAS

Property owner items located within the City's right of way may be damaged during construction:

- Irrigation and pet containment systems will only be restored if indicated on the resident questionnaire.
- Prior to construction, residents will be given an opportunity to remove plantings and other landscape features in the boulevard.
- Boulevards will be restored with grass – regardless of previous planting or landscaping.

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 **WHAT CAN YOU EXPECT DURING CONSTRUCTION?**

- That the City will keep you informed of activities
- Private utility companies updating their systems prior to City's contractor
- Dusty, noisy, muddy (watering trucks will help to keep dust down)
- May be asked to limit water use
- May be connected to temporary water

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 **WHAT CAN YOU EXPECT DURING CONSTRUCTION?**

- Irrigation system and pet containment may be damaged
- May not be able to access your driveway for up to seven days
- May not be able to access the roadway for a few hours
- Contractor will accommodate special needs

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 **WHAT CAN YOU DO TO PREPARE FOR THE PROJECT?**

- Begin financial planning for the assessment
- Coordinate landscaping, driveway replacement and house remodeling projects with the reconstruction schedule
- Complete questionnaire to provide feedback
- Ask questions; inform staff of your concerns
- Sign-up for "City Extra" to receive updates via email notification

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THANK YOU

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October 4, 2010

City of Edina

RE: 2011 Carson's Hill Street Reconstruction – Resident Questionnaire

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 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. A Typical special assessment ranges from \$8,000 to \$12,000 per Residential Equivalent Unit (REU) or, per property, and are payable over 10 years. The estimated special assessment for your neighborhood will not be determined until after information has been gathered from the questionnaires and a feasibility report is completed. You will not be billed for the special assessment until fall 2012.
- Components of a project vary and are based on questionnaire responses. The special assessment typically includes 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 (date yet to be determined).

The following information explains the questionnaire that is enclosed. A map showing the boundaries of the area to be reconstructed is attached to the back of this letter. After reading this letter completely, please complete the questionnaire and return by October 18, 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, storm water runoff, and discharges from private sump pumps, roof drains or any other 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, your basement if your lawn drains back to your home or with the street if the sump pump 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. The line from the home to the City sump drain system would be your responsibility including any plumbing modifications needed to connect your sump pump. The City sump drain system is funded through the storm sewer utility fund.

We also would like to know about any local drainage problems. This might be an opportunity for the sump drain system to correct these issues.

II. Local Drainage Problems

Does storm water run-off stand in the street or sidewalk in front of your house? As part of the storm sewer and sump drain design process, we would like to know if this or similar situations are occurring in your area. If so, please describe it in the local drainage problems section of the questionnaire. We will review them for possible corrective action.

III. Private Underground Utilities

Some residents install private underground utilities in the City owned boulevards, also called the right-of-way (ROW). 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 restored only if you indicate that you have these systems on your returned questionnaire in the private underground utilities section. Additionally if the contractor knows the location of these private utilities, they can attempt to avoid damaging them during construction.

IV. Residential Streetlights

As part of all reconstruction projects, staff typically asks if residents favor upgrading their streetlight system. In some cases, the streetlight system is at the end of its useful life and requires upgrading. We do not know yet the condition of your specific streetlight system; an evaluation will be done later on. Funding for streetlights are currently through special assessment. The typical cost is approximately \$2,000 to \$3,000 per REU or, per property.

In the residential streetlight option section of the questionnaire are examples of the different styles of streetlighting 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 typically asks if residents see a need to add sidewalks to the neighborhood. Funding for sidewalks is split between special assessment, 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 that 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 any traffic issues. Please tell us about it in 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, "Carson's Hill Street Reconstruction" Please contact the City at 952-927-8861 if you are having trouble signing up for City Extra.

Questions

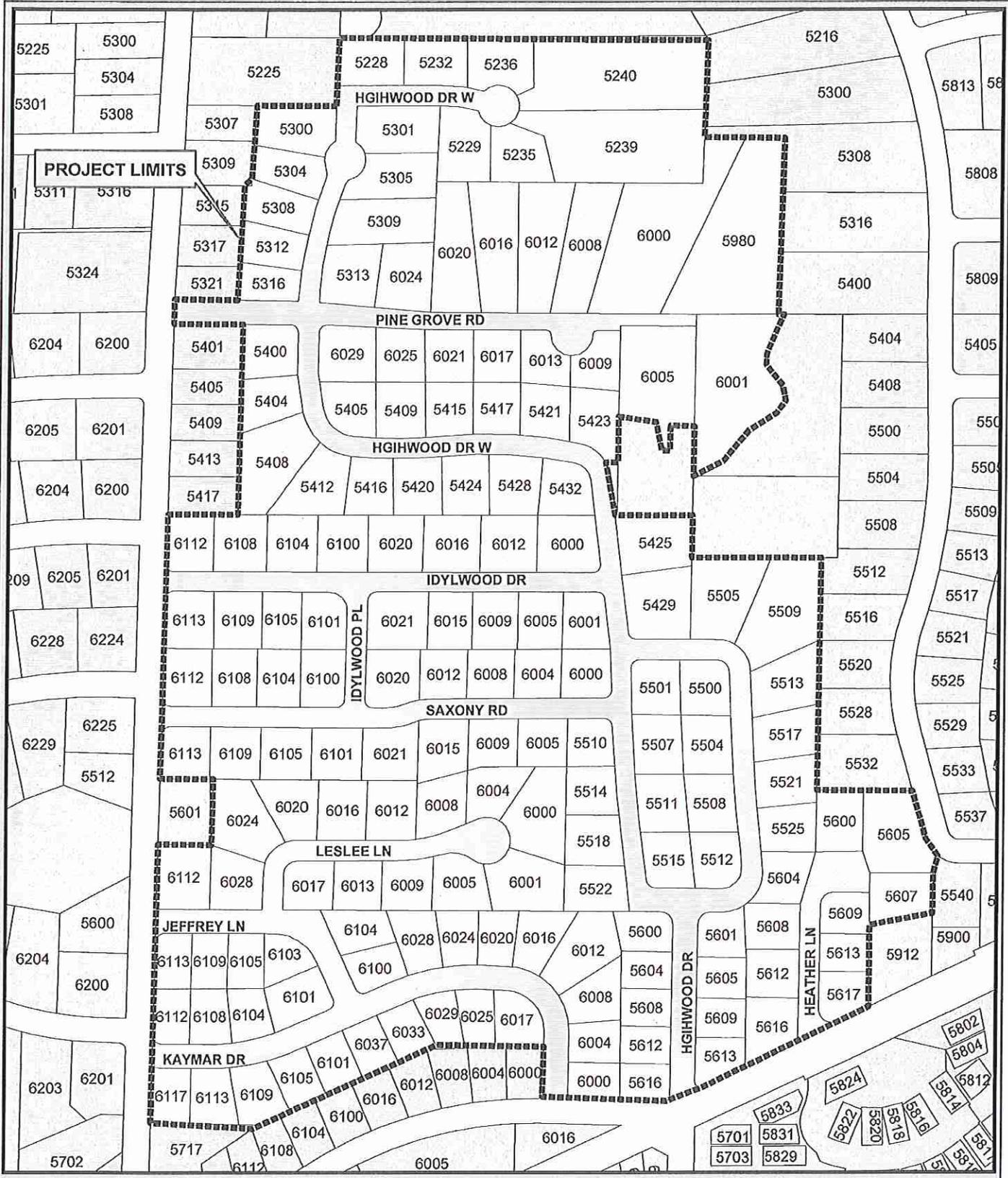
If you have questions after reading this letter, please email me at jsullivan@ci.edina.mn.us or call me at 952-826-0445.

Sincerely,



Jack D. Sullivan, PE
Assistant City Engineer

Enclosed: Property Owner's Questionnaire
Self-Addressed Stamped Envelope



Project Area
Carson's Hill Street Reconstruction
Improvement No: BA-370



Engineering Dept
 October, 2010

5/7

October 4, 2010



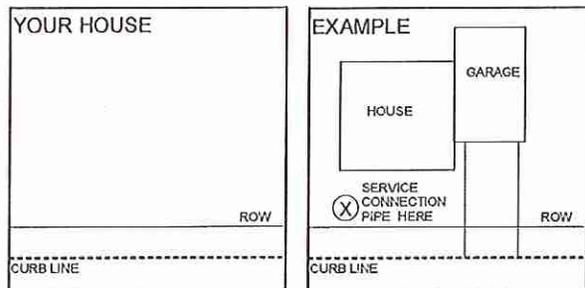
PROPERTY OWNERS QUESTIONNAIRE
2011 CARSON'S HILL
STREET RECONSTRUCTION
CITY OF EDINA

Please do not answer these questions until after you have read the entire newsletter. Please complete and return this survey by October 18, 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 right-of-way (ROW) line you would like the service connection pipe located.



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's right-of-way? (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?
 Yes No

IV. Residential Streetlights:

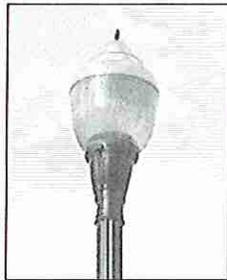
A. Do you favor upgrading your streetlights (there is a special assessment cost of approximately \$2,000 to \$3,000 per REU)?

- 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 "No" in section IV. A.

Acorn:

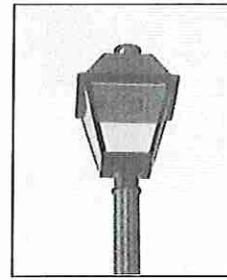
Style can be viewed along Concord Ave from Valley View Rd to South View Ln, Edina.



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:

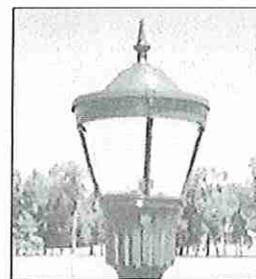
Style can be viewed in the Country Club neighborhood, just north of West 50th St along Wooddale Ave, Edina.



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? _____

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October 4, 2010

C. Please list specific neighborhood pedestrian issues below.

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 18, 2010.**

CARSON'S HILL STREET RECONSTRUCTION
2011 PROPERTY QUESTIONNAIRE
BA-370

Appendix C

1/4

Data Entered By: Suzan Wasack
 Last Date Data Entered: October 18, 2010
 Due Date: 162
 Questionnaires Sent Out: 98
 Questionnaires Returned: 60%
 Percent Returned:

House #	ADDRESS Street Name	Returned Survey		Details of Paving Drive		Sump Pump Discharge Service Line		Willing to Connect to City Drain		Willing to Connect to Road Drain		Local Drainage Problems		Drainage		Private Underground Utilities		Excessive Upgrading Street Lights		Preferred Style		Excessive Roadway Lighting Option		Curbwork		Pedestrian Network		Traffic Management	
		Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
5600	Heather Ln	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5604	Heather Ln	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5605	Heather Ln	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5607	Heather Ln	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5608	Heather Ln	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5609	Heather Ln	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5612	Heather Ln	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5616	Heather Ln	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5617	Heather Ln	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5228	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5229	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5232	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5236	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5239	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5240	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5300	Highwoods Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5304	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5308	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5309	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5313	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5316	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5404	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5405	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5408	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5409	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5412	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5415	Highwood Dr W	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

2/4

CARSON'S HILL STREET RECONSTRUCTION
2011 PROPERTY QUESTIONNAIRE
BA-370

ADDRESS	Retained Curbs		Sump Pump Discharge Service Line				Drainage		Private Underground Utilities				Residential Roadway Lighting Option				Pedestrian Issues				Traffic Management	
	Yes	No	Unkn	Yes	No	Unkn	Local	Explain	Yes	No	Unkn	Yes	No	Unkn	Yes	No	Unkn	Yes	No	Yes	No	
5416 Highway Dr W	1			1					1			1	5	1	4	3	1					
5420 Highway Dr W				1					1			1										
5421 Highway Dr W	1			1					1			1	4	2	5	3	1					
5423 Highway Dr W	1			1					1			1	5	2	1	3	1					
5425 Highway Dr W	1			1					1			1	5				1					
5429 Highway Dr W	1			1					1			1	5	2	4	3	1					
5500 Highway Dr W	1			1					1			1					1					
5501 Highway Dr W	1			1					1			1					1					
5509 Highway Dr	1			1					1			1	2	1	1	4	1					
5513 Highway Dr	1			1					1			1	1	5	4	1	1					
5515 Highway Dr W	1			1					1			1	1	5	4	1	1					
5518 Highway Dr W	1			1					1			1	1	5	5	4	1					
5521 Highway Dr	1			1					1			1	1	1	1	1	1					
5522 Highway Dr	1			1					1			1	3	4	3	3	1					
5525 Highway Dr	1			1					1			1	1	1	5	1	1					
5600 Highway Dr	1			1					1			1	4	1	2	4	1					
5604 Highway Dr	1			1					1			1					1					
5608 Highway Dr	1			1					1			1					1					
5612 Highway Dr	1			1					1			1	1	1	1	1	1					
5613 Highway Dr	1			1					1			1	5	1	1	1	1					
6001 Highway Dr	1			1					1			1	5	1	1	3	1					
6009 Highway Dr	1			1					1			1					1					
6012 Highway Dr	1			1					1			1	3	3	5	1	1					
6100 Highway Dr	1			1					1			1	5	1	1	1	1					
6104 Highway Dr	1			1					1			1	5	1	1	3	1					
6109 Highway Dr	1			1					1			1	4	2	4	5	1					
6109 Jeffrey Ln	1			1					1			1	1	3	4	4	1					
6101 Jeffrey Ln	1			1					1			1					1					
6104 Jeffrey Ln	1			1					1			1					1					
6105 Jeffrey Ln	1			1					1			1	3	1	2	4	1					
6113 Jeffrey Ln	1			1					1			1					1					
6104 Kymal Dr	1			1					1			1	5	3	3	3	1					

3/4

CARSON'S HILL STREET RECONSTRUCTION
2011 PROPERTY QUESTIONNAIRE
BA-370

ADDRESS	Returned Survey		Drainage		Sump Pump/Discharge Service Line		Willing to Connect to City Drain		Willing to Connect to Road Drain		Local Drainage Problems		Private Underground Utilities		Front Upgrading Street Lights		Residential Roadway Lighting Option		Sidewalk		Deactivation Issues		Traffic Management	
	Yes	No	Unkn	Unkn	Yes	No	Unkn	Unkn	Yes	No	Unkn	Explain	Yes	No	Unkn	Yes	No	Unkn	Yes	No	Unkn	Yes	No	Unkn
6017 Kaymar Dr	1				1																			
6020 Kaymar Dr	1				1																			
6024 Kaymar Dr	1				1																			
6025 Kaymar Dr	1				1																			
6028 Kaymar Dr	1				1																			
6029 Kaymar Dr	1				1																			
6031 Kaymar Dr	1				1																			
6035 Kaymar Dr	1				1																			
6038 Kaymar Dr	1				1																			
6039 Kaymar Dr	1				1																			
6042 Kaymar Dr	1				1																			
6043 Kaymar Dr	1				1																			
6047 Kaymar Dr	1				1																			
6051 Kaymar Dr	1				1																			
6052 Kaymar Dr	1				1																			
6053 Kaymar Dr	1				1																			
6054 Kaymar Dr	1				1																			
6055 Kaymar Dr	1				1																			
6056 Kaymar Dr	1				1																			
6057 Kaymar Dr	1				1																			
6058 Kaymar Dr	1				1																			
6059 Kaymar Dr	1				1																			
6060 Kaymar Dr	1				1																			
6061 Kaymar Dr	1				1																			
6062 Kaymar Dr	1				1																			
6063 Kaymar Dr	1				1																			
6064 Kaymar Dr	1				1																			
6065 Kaymar Dr	1				1																			
6066 Kaymar Dr	1				1																			
6067 Kaymar Dr	1				1																			
6068 Kaymar Dr	1				1																			
6069 Kaymar Dr	1				1																			
6070 Kaymar Dr	1				1																			
6071 Kaymar Dr	1				1																			
6072 Kaymar Dr	1				1																			
6073 Kaymar Dr	1				1																			
6074 Kaymar Dr	1				1																			
6075 Kaymar Dr	1				1																			



Appendix D
1/2

City of Edina

November 15, 2010

RE: Carson's Hill Neighborhood Reconstruction Project

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 involvement 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 specific to your neighborhood.

We are hosting a neighborhood informational meeting for the **Carson's Hill Neighborhood Reconstruction Project** on November 30, 2010, from 7:00 p.m. to 9:00 p.m., at the new Public Works and Park Maintenance Facility, located at 7450 Metro Boulevard.

The meeting will consist of a 20 minute presentation starting shortly after 7:00 pm that will cover such items as work to be done, preliminary project costs, estimated assessment, etc. followed by a short question and answer session.

Please see the map on the back side of this letter for the preliminary project area.

If you cannot attend the informational meeting the presentation can be made available to you after the meeting. Please contact the Engineering Department at 952-826-0371.

Sincerely,

Jack D. Sullivan, P.E.
Assistant City Engineer

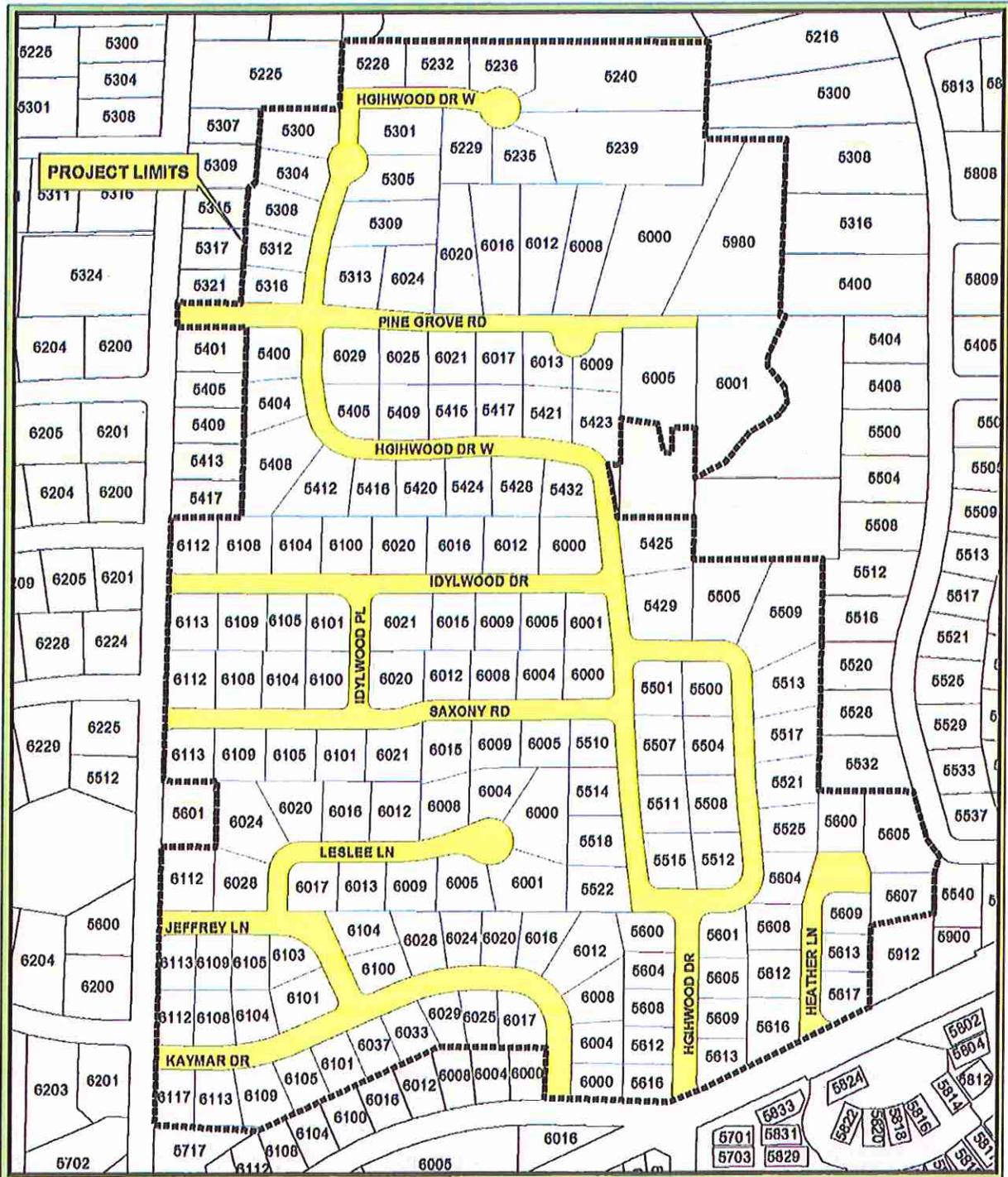
G:\Engineering\Improvements\BA370 Carsons Hill Street Recon (2011)\PRELIM DESIGN\FEASIBILITY\Informational Meeting\20101115_BA370_Neighborhood_Informational_Meeting_Letter.doc

City Hall

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

www.cityofedina.com

952-927-8061
FAX 952-826-0390
TTY 952-826-0379



Project Area
Carson's Hill Street Reconstruction
Improvement No: BA-370



Engineering Dept
October, 2010

Appendix E
1/6

City of Edina

November 30, 2010
Neighborhood Informational
Meeting
Carson's Hill
Roadway Improvements
BA-370

 **Agenda**

- Introductions**
- Reconstruction Video**
- Typical Project Process**
- Project Details**
 - Existing Conditions
 - Plans
 - Preliminary Assessments
- 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

 **Agenda**

- Introductions**
- Reconstruction Video**
- Typical Project Process**
- Project Details**
 - Existing Conditions
 - Plans
 - Preliminary Assessments
- Project Schedule**

 **Agenda**

- Introductions**
- Reconstruction Video**
- Typical Project Process**
- Project Details**
 - Existing Conditions
 - Plans
 - Preliminary Assessments
- Project Schedule**

 **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.

 CITY OF EDINA

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.

 CITY OF EDINA

Typical Process (continued)

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

 CITY OF EDINA

Typical Process

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).

 CITY OF EDINA

Typical Process

Assessment Policy

Interest Rate:
Typically 5.5% to 7.5%
Based on 10 year Aaa bond rate plus 2%

Payback Period:
up to 10 years

 CITY OF EDINA

Typical Process

Assessment Policy

Final assessment Hearing After Project is Complete

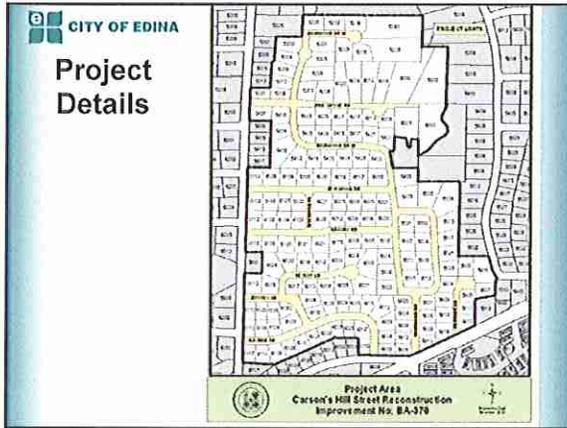
Special Assessment Payment :

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

 CITY OF EDINA

Agenda

- Introductions
- Reconstruction Video
- Typical Project Process
- **Project Details**
 - Existing Conditions
 - Plans
 - Preliminary Assessments
- Project Schedule



CITY OF EDINA **Project Details**

- Project initiated by City staff.
- Street originally constructed late 1960's.
- Watermain constructed in late 1960's.
- Normal maintenance performed on street.
- Street pavement approaching end of useful life.
- Typical life of street varies (~35 years).
- Storm water drainage issues.
- Steel gas main and service pipes.

CITY OF EDINA **Project Details**

- Majority of the neighborhood currently has curb and gutter
- Majority of street width 31-ft
- Silty-Clayey soils

CITY OF EDINA **Project Details**

Issues / concerns we do know about:

- Storm water drainage issues.
- Landscaping placed in boulevard.
- Irrigation systems & pet containment fences

CITY OF EDINA **Project Details**

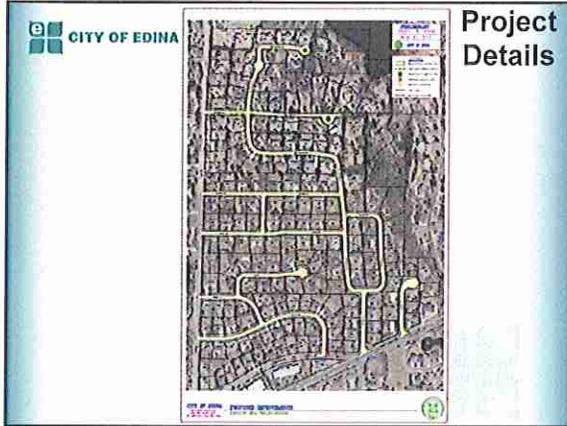
Issues / concerns we do know about:

- Varied driveway materials.
- Cost of the project.
- Inconvenience (e.g. access, dust, noise, etc.)

CITY OF EDINA **Project Details**

Proposed Street Improvements:

- Spot repair on existing curb and gutter.
- Blacktop thickness increased.



CITY OF EDINA Project Details

Proposed Utility Improvements:

- New fire hydrants
- Sanitary sewer spot repairs and replacement
- Storm sewer upgrades
- New sump pump drain pipe

CITY OF EDINA Project Details

Improvements do not include:

Based on returned questionnaires

- Sidewalks
- Street lighting

CITY OF EDINA Project Details

Assessments

- Assessment History
- Estimated Project Assessments

CITY OF EDINA Assessments

This slide shows a map of Edina with numerous colored lines (purple, pink, blue) representing different assessment projects. Each line is accompanied by a label indicating the project name and date, such as 'P 10 01 01' and 'P 10 02 01'. The City of Edina logo is in the top left corner.

CITY OF EDINA Assessments

This slide shows a map of Edina with purple lines representing assessment projects. Labels include 'P 10 02 01' and 'P 10 03 01'. The City of Edina logo is in the top left corner.

CITY OF EDINA **Project Details**

Assessments

Carson's Hill

\$1,500,000 Special Assessed

162 REU's

\$9,300 per REU

CITY OF EDINA **Project Details**

Preliminary Assessments

\$3,100
 \$9,300

Preliminary Assessments
Carson's Hill Street Reconstruction
Improvement No. BA-579

CITY OF EDINA **Agenda**

Introductions
 Reconstruction Video
 Typical Project Process
 Project Details

- Existing Conditions
- Plans
- Preliminary Assessments

 Project Schedule

CITY OF EDINA **Project Schedule**

Anticipated Schedule

Open House Meeting.....Sept. 20, 2010
 Informational MeetingNov. 30, 2010
 Feasibility Report/Public HearingJan/Feb 2011
 Bid OpeningMarch 2011
 Award ContractMarch 2011
 Begin Construction.....May 2011
 Complete Construction.....Fall 2011
 Final Assessment Hearing.....2012

CITY OF EDINA

Questions?
 Comments?

11/11/10

CARSON'S HILL
NEIGHBORHOOD INFORMATIONAL MEETING
NOVEMBER 30, 2010

6/6

	NAME	ADDRESS
1	Tom + Patti Igel	5404 W. Highwood Drive
2	YRS RE Coucy	6112 Jeffrey Ln
3	CHRIS JOHNSON	5513 HIGHWOOD DRIVE
4	TODD C. FOUNB	5511 HIGHWOOD DR W.
5	GHEW PIERSKALLA	6109 KAYMAR Dr
6	Randy Olinger	6100 Jeffrey Lane.
7	Shelley Holl	5509 HIGHWOOD DR.
8	Beth Patten	6108 KAYMAR Dr.
9	John Kelly	5416 W. Highwood Dr.
10	Amy Villas Horns	6101 Jeffrey Lane
11	DAVE + Lynn Cookson	6013 Leslie Ln
12	Mary Bredice	6020 Kaymar Drive
13	MATTHEW PETERSON	6012 PINE GROVE RD
14	Andrzej Poczobski	5509 Highwood Dr
15	Rob Pederson	6017 Pine Grove Rd

6/6

CARSON'S HILL
NEIGHBORHOOD INFORMATIONAL MEETING
NOVEMBER 30, 2010

	NAME	ADDRESS
1	Bernard + Louise Meehan	6109 Jeffrey Lane
2	Peter Schmidt	6005 Pine Grove Road
3	Max Boller	6112 Kaymar Dr.
4	Jane Boller	6112 Kaymar Dr.
5	Anne + Richard Nygaard	6008 Pine Grove Rd
6	MICHAEL DAYTON	6013 PINE GROVE RD
7	Sarah Chamberlain	6025 Kaymar DR.
8		
9		
10		
11		
12		



REPORT/RECOMMENDATION

To:	MAYOR AND COUNCIL	Agenda Item	Item No: <u>IV. J.</u>
From:	Wayne Houle, PE Public Works Director/ City Engineer	<input checked="" type="checkbox"/>	Action
		<input type="checkbox"/>	Discussion
Date:	December 21, 2010	<input type="checkbox"/>	Information
Subject:	Resolution No. 2010-127 Setting Public Hearing for Improvement Projects: <ol style="list-style-type: none"> 1. BA-355 Golf Terrace Street Reconstruction (01/18/2011) 2. BA-334 Minnehaha Woods Street Reconstruction (01/18/2011) Also Receiving Feasibility Report 3. BA-370 Carson's Hill Street Reconstruction (01/18/2011) 4. BA-383 West 44th Street Reconstruction (02/01/2011) 		

ACTION REQUESTED:

Approve attached Resolution No. 2010-127, calling for Public Hearing on January 18, 2011 for Golf Terrace Street Improvement: No. BA-355, Minnehaha Woods Street Improvement: No. BA-334 (also receive feasibility report), Carson's Hill Street Improvement: BA-370, and calling for Public Hearing on February 1, 2011 for West 44th Street Improvement: No. BA-383.

INFORMATION/BACKGROUND:

City staff is requesting public hearings for four neighborhood street reconstruction projects. All projects are initiated by staff and have included an extensive public process.

Feasibility reports for three of the four projects will be presented to Council at the January 4, 2011 meeting. The feasibility report for the Minnehaha Woods project is included with this report.

ATTACHMENTS:

Resolution 2010-127

2/4

RESOLUTION NO. 2010-127
SET PUBLIC HEARING FOR JANUARY 18, 2011
FOR NEIGHBORHOOD STREET RECONSTRUCTION FOR:
GOLF TERRACE, IMPROVEMENT NO. BA-355
MINNEHAHA WOODS, IMPROVEMENT NO. BA-334
CARSON'S HILL, IMPROVEMENT NO. BA-370

SET PUBLIC HEARING FOR FEBRUARY 1, 2011
FOR NEIGHBORHOOD STREET RECONSTRUCTION FOR:
WEST 44TH STREET, IMPROVEMENT NO. BA-383

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EDINA, MINNESOTA, that a public hearing shall be held on the 18th day of January, 2011, in the Council Chambers at City Hall at 7:00 p.m. to consider street reconstruction in the neighborhoods of:

- Golf Terrace, Improvement No. BA-355;
- Minnehaha Woods, Improvement No. BA-334 and also receive Feasibility Report;
- Carson's Hill, Improvement No. BA-370.

NOW, THEREFORE, BE IT RESOLVED and that a public hearing shall be held on the 1st day of February, 2011, in the Council Chambers at City Hall at 7:00 p.m. to consider street reconstruction on West 44th Street, Improvement No. BA-383.

BE IT FURTHER RESOLVED that the City Clerk shall give mailed and published notice of such hearing and improvements as required by law.

Dated: December 21, 2010

Attest: _____
Debra A. Mangen, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of December 21, 2010, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

City Clerk

3/4

December 30, 2010

NOTICE OF PUBLIC HEARING
ROADWAY IMPROVEMENTS
PROPOSED IMPROVEMENT NO. BA-370
CARSON'S HILL NEIGHBORHOOD ROADWAY IMPROVEMENTS

The Edina City Council will meet at Edina City Hall, on Tuesday, January 18, 2011, at 7:00 p.m., to consider the public hearing on roadway improvements for Caron's Hill Neighborhood. This hearing is being conducted under the authority granted by Minnesota Statutes, Chapter 429.

This hearing has been called as a recommendation from staff. The proposed project would be constructed in the summer of 2011 with the assessment hearing occurring in the fall of 2012. The estimated project cost is \$1,500,000. The cost of the project will be funded by special assessment. The estimated cost per assessable lot is \$9,260 per residential equivalent unit. The assessments can be divided over a ten-year period with interest accumulating on the unpaid balance.

The area proposed to be assessed the cost of the proposed improvement includes the following:

5321 to 5401 Blake Rd, 6000 Eden Prairie Rd, 5600 to 5617 Heather Ln,
5500 to 5616 Highwood Dr, 5228 to 5522 Highwood Dr W, 6000 to 6113 Idylwood Dr,
6100 to 6113 Jeffrey Ln, 6000 to 6117 Kaymar Dr, 6000 to 6028 Leslee Ln,
5980 to 6029 Pine Grove Rd, 6000 to 6113 Saxony Rd.

Your receipt of this notice is an indication that property whose ownership is listed to you is among those properties which are considered to be benefited by the improvement.

The City Council can authorize the proposed project immediately upon the close of the hearing.

4/4

(OFFICIAL PUBLICATION)
CITY OF EDINA
4801 W 50TH STREET
EDINA, MINNESOTA 55424
HENNEPIN COUNTY, MINNESOTA

NOTICE OF PUBLIC HEARING

CARSON'S HILL NEIGHBORHOOD ROADWAY IMPROVEMENT

IMPROVEMENT NO. BA-370

The Edina City Council will meet at the Edina City Hall on Tuesday, January 18, 2011, at 7:00 p.m. to consider the following proposed improvements to be constructed under the authority granted by Minnesota Statutes, Chapter 429.

<u>Caron's Hill Neighborhood Roadway Improvement</u>	<u>Estimated Total Assessment Cost</u>
Improvement No. BA-370	\$1,500,000

The area proposed to be assessed by the proposed improvements includes all properties between and including:

- 5321 to 5401 Blake Rd, 6000 Eden Prairie Rd, 5600 to 5617 Heather Ln,
- 5500 to 5616 Highwood Dr, 5228 to 5522 Highwood Dr W, 6000 to 6113 Idylwood Dr,
- 6100 to 6113 Jeffrey Ln, 6000 to 6117 Kaymar Dr, 6000 to 6028 Leslee Ln,
- 5980 to 6029 Pine Grove Rd, 6000 to 6113 Saxony Rd.

These properties are proposed to be assessed at approximately \$9,260 per residential equivalent unit;

Debra Mangen
City Clerk

PLEASE PUBLISH IN THE EDINA SUN ON December 30, 2010 and January 6, 2011.

PLEASE SEND TWO (2) AFFIDAVITS OF PUBLICATION. BILL TO CITY OF EDINA.

**PENDING
ASSESSMENT ROLL
CARSONS HILL IMPROVEMENTS BA-370**

Appendix G
1/3

STREET	PID #	LEGAL LOT		STREET	OWNER	ASSESSABLE REU	ASSESSMENT COST	NOTES
		LOT	BLOCK					
Blake Rd	29117213300071			5321	Kendal Masica	1/3	\$3,086.42	
	3211721220037			5401	Timothy Carter	1/3	\$3,086.42	
Eden Prairie Rd								
	3211721230048			6000	Michael & Ingrid Mohn	1/3	\$3,086.42	
Heather Ln								
	3211721210036			5600	Harvey D & Sallie A Dornnes / Trustee	1.00	\$9,259.26	
	3211721240082			5604	David S & Karen J Rulifson	1.00	\$9,259.26	
	3211721210037			5605	Thomas R Brambilla	1.00	\$9,259.26	
	3211721240068			5607	Gary C Johnson & Lanco H Olson	1.00	\$9,259.26	
	3211721240063			5608	Yi Liu & Gulhong Chen	1.00	\$9,259.26	
	3211721240059			5609	Roberta Cois	1.00	\$9,259.26	
	3211721240064			5612	James T & Erica J Zahm	1.00	\$9,259.26	
	3211721240060			5613	Steven G & Carol A. McCormick	1.00	\$9,259.26	
	3211721240065			5616	Brenda L Ram	1.00	\$9,259.26	
	3211721240061			5617	Janet A. Jensen Presley	1.00	\$9,259.26	
Highwood Dr								
	3211721210008			5500	Martin Barke	1.00	\$9,259.26	
	3211721210009			5504	Kim Jung Luo	1.00	\$9,259.26	Different Mailing Address
	3211721210002			5505	Robert D Whyte & Julie A Grey	1.00	\$9,259.26	
	3211721210010			5508	Gregory E & Kim E Nevins	1.00	\$9,259.26	
	3211721210003			5509	Shelley N C Holl	1.00	\$9,259.26	
	3211721240050			5512	Gretchen A Van Natta	1.00	\$9,259.26	
	3211721210004			5513	Christopher R & Katherine Johnson	1.00	\$9,259.26	
	3211721210005			5517	David A Olland & Megan Yuan	1.00	\$9,259.26	
	3211721210006			5521	Jeffrey & Margie L Goodnuff	1.00	\$9,259.26	
	3211721210007			5525	Marjorie J Fiedler	1.00	\$9,259.26	
	3211721230069			5600	Bruce W Coles & Lucy C Peterson	1.00	\$9,259.26	
	3211721240051			5601	William Collins & Dana Ann Lajola	1.00	\$9,259.26	
	3211721230068			5604	John & Kelly McCoy	1.00	\$9,259.26	
	3211721240052			5605	Adam & Stacy J Geiss	1.00	\$9,259.26	
	3211721230067			5608	Daniel & Lee H Azar	1.00	\$9,259.26	
	3211721240053			5609	Michael R & Pamela J Lewoir	1.00	\$9,259.26	
	3211721230066			5612	Rodre J & Phyllis C PeioTract	1.00	\$9,259.26	
	3211721240054			5613	Paul Thomas Boutell	1.00	\$9,259.26	
	3211721230065			5616	Nathan P & Amanda J Kromer	1.00	\$9,259.26	
Highwood Dr W								
	2911721330043			5228	Donald J & Carol L Doughtman	1.00	\$9,259.26	
	2911721330048			5229	Gene & Suzanne Haugland	1.00	\$9,259.26	Different Mailing Address
	2911721330044			5232	Roger L & Yolanda M Scharfen	1.00	\$9,259.26	Different Mailing Address
	2911721330048			5235	Gene & Suzanne Haugland	1.00	\$9,259.26	
	2911721330045			5236	Cynthia Meganvey	1.00	\$9,259.26	
	2911721330047			5239	James H & Kathleen R Zaverai	1.00	\$9,259.26	
	2911721330046			5240	Bruce W & Barbara L Schulz	1.00	\$9,259.26	
	2911721330009			5300	Charles E & Katharine White	1.00	\$9,259.26	
	2911721330011			5301	Penny N Witzlow	1.00	\$9,259.26	
	2911721330017			5304	Ross A & Laura L Haymaker	1.00	\$9,259.26	
	2911721330012			5305	John Larkin	1.00	\$9,259.26	Different Mailing Address
	2911721330018			5308	Christopher D Johnson	1.00	\$9,259.26	
	2911721330013			5309	Timothy J & Lori A Dolan	1.00	\$9,259.26	
	2911721330019			5312	Patricia M Boecalis	1.00	\$9,259.26	
	2911721330015			5313	John S McDonald	1.00	\$9,259.26	
	2911721330010			5316	John M & Susan Jo Lee	1.00	\$9,259.26	
	3211721220028			5400	Larry W & Mary A Johnson	1.00	\$9,259.26	
	3211721220029			5404	Thomas H & Patricia L Ipel	1.00	\$9,259.26	
	3211721220027			5405	John P & Sharon R Engelbert	1.00	\$9,259.26	
	3211721220030			5408	Leonard & Carol Murray	1.00	\$9,259.26	
	3211721220026			5409	Vera G Green	1.00	\$9,259.26	
	3211721220031			5412	Robert & Jacqueline Bakke	1.00	\$9,259.26	

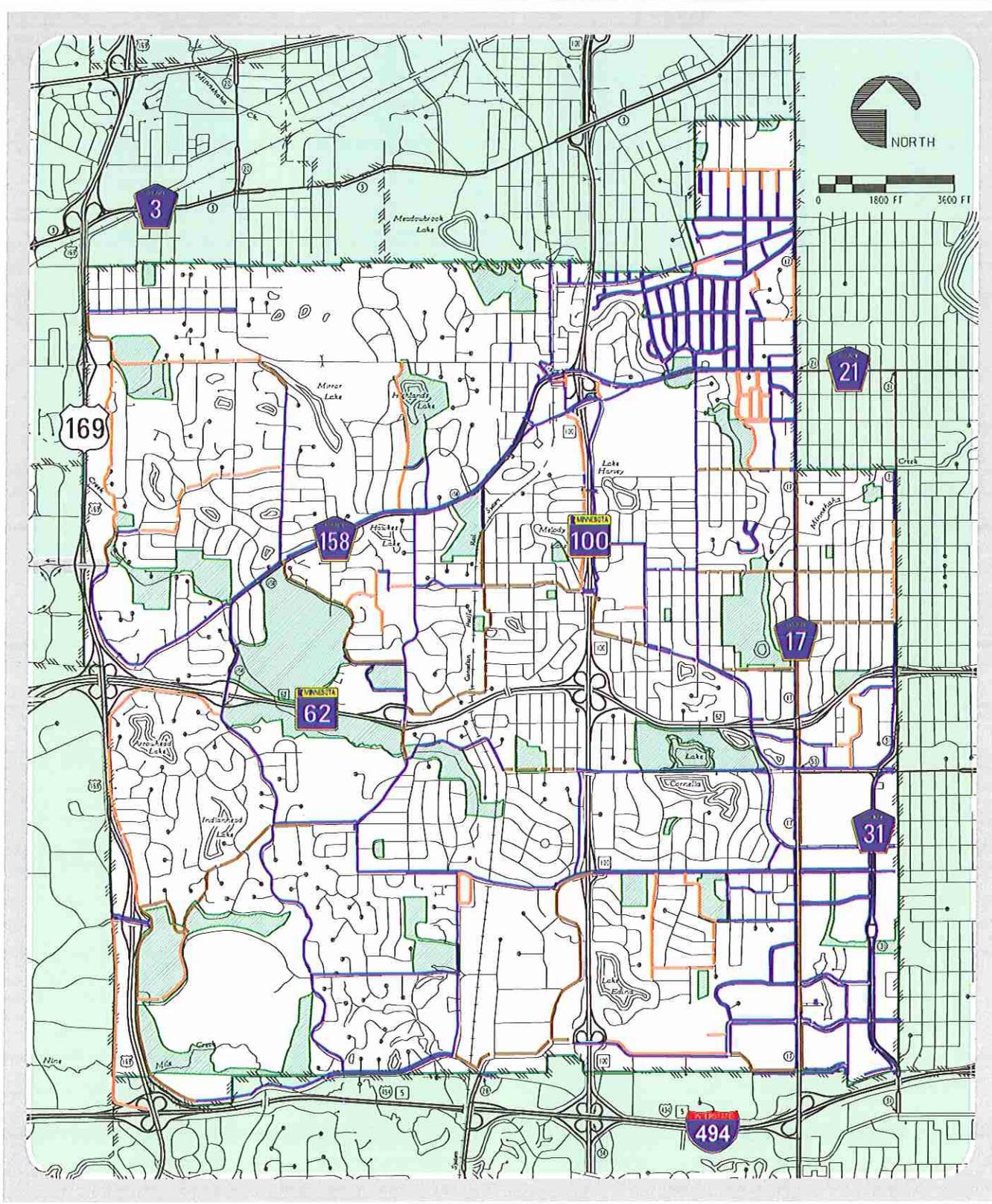
**PENDING
ASSESSMENT ROLL
CARSONS HILL IMPROVEMENTS BA-370**

3/3

STREET	PID #	LEGAL LOT		STREET	OWNER	ASSESSABLE REU	ASSESSMENT COST	NOTES
		LOT	BLOCK					
114	3211721230042			6105	Gary A. & Christine A. Gabrielson	1.00	\$9,259.26	
115	3211721230040			6108	Elizabeth Patten	1.00	\$9,259.26	
116	3211721230007			6109	Glen & Anne Pierskalla	1.00	\$9,259.26	
117	3211721230041			6112	Max A. & Jane H. Boller	1.00	\$9,259.26	
118	3211721230008			6113	John A. & Marlene A. West	1.00	\$9,259.26	
119	3211721230005			6117	A. T. Hanson III & Kathleen J. Heugh	1.00	\$9,259.26	
Leslie Ln								
120	3211721220058			6000	Denis J. Rooney	1.00	\$9,259.26	
121	3211721230016			6001	Geoffrey M. & Kathleen J. Allen	1.00	\$9,259.26	
122	3211721220059			6004	Michael & Jennifer McLaughlin	1.00	\$9,259.26	
123	3211721230015			6005	Thomas J. & Laura C. Koch	1.00	\$9,259.26	
124	3211721220060			6008	Stephen R. & Dobra Yanda	1.00	\$9,259.26	
125	3211721230014			6009	James R. & Joyce D. Bloodel	1.00	\$9,259.26	
126	3211721220061			6012	Jeffrey R. & Cynthia S. Engelking	1.00	\$9,259.26	
127	3211721230013			6013	David L. & Lynn A. Cookson	1.00	\$9,259.26	
128	3211721220062			6016	Andrew S. & Luann M. Wyatt	1.00	\$9,259.26	
129	3211721230012			6017	Leonard L. & Barbara M. Stoitz	1.00	\$9,259.26	Different Mailing Address
130	3211721220063			6020	Kyle V. & Kelly Quinn Kirsch	1.00	\$9,259.26	
131	3211721220064			6024	John C. & Elizabeth L. Skinner	1.00	\$9,259.26	
132	3211721230019			6028	Jeffrey S. & Jennifer L. Jarvey	1.00	\$9,259.26	
Pine Grove Rd								
133	2911721340048			5980	Neal D. & Susan B. Erickson	1.00	\$9,259.26	
134	2911721330035			6000	John C. & Margaret H. Miller	1.00	\$9,259.26	
135	3211721210071			6001	John A. & Kathryn Pfertinger	1.00	\$9,259.26	
136	2911721220081			6005	Peter M. Schmit & Kathi J. Wright	1.00	\$9,259.26	
137	2911721330036			6008	Richard & Anne M. Nygaard	1.00	\$9,259.26	
138	3211721220042			6009	Richard H. & Julie K. Romoos	1.00	\$9,259.26	
139	2911721330037			6012	Matthew C. & Joyce W. Peterson	1.00	\$9,259.26	
140	3211721220043			6013	Michael R. & Jennifer K. Doyle	1.00	\$9,259.26	
141	2911721330038			6016	Daniel W. & Donna F. Melville	1.00	\$9,259.26	
142	3211721220044			6017	Reif J. & Jennifer B. Pederson	1.00	\$9,259.26	
143	2911721330039			6020	Joseph E. & Mary Ann Clinton	1.00	\$9,259.26	
144	3211721220045			6021	Navajakkam R. & Shanthi Ramakrishnan	1.00	\$9,259.26	
145	2911721330014			6024	J. Timothy & Colette Diegel/Trust	1.00	\$9,259.26	
146	3211721220046			6025	Jay W. & M. Kathryn Kraechmer	1.00	\$9,259.26	
147	3211721220047			6029	Edna M. Carlson c/o Richard Carlson	1.00	\$9,259.26	Different Mailing Address
Saxony Rd								
148	3211721220048			6000	Winston & Norma Stetterdahl	1.00	\$9,259.26	
149	3211721220049			6004	Earl J. & Melanie H. Hlyok	1.00	\$9,259.26	
150	3211721220053			6005	Stephen D. & Judith M. Carlo	1.00	\$9,259.26	
151	3211721220050			6008	Timothy D. Kehr	1.00	\$9,259.26	
152	3211721220054			6009	Gregory A. & Stieranie A. Treibl Jr	1.00	\$9,259.26	
153	3211721220051			6012	Brian & Krista Doyle	1.00	\$9,259.26	
154	3211721220055			6015	Barry J. Bromer & Beth Turco	1.00	\$9,259.26	
155	3211721220066			6020	Carroll Britton	1.00	\$9,259.26	
156	3211721220071			6021	Mark J. & Sherrie J. Homung	1.00	\$9,259.26	
157	3211721220067			6100	Chris Kalogorson	1.00	\$9,259.26	
158	3211721220072			6101	R. Scott & Victoria L. Forbes	1.00	\$9,259.26	
159	3211721220068			6104	Holden J. Hsiao & Yu Wen Mui	1.00	\$9,259.26	
160	3211721220073			6105	Robert I. & Nancy J. Goorme	1.00	\$9,259.26	
161	3211721220069			6108	Richard H. & Mary L. Hendrickson	1.00	\$9,259.26	
162	3211721220074			6109	John A. Tornequist	1.00	\$9,259.26	
163	3211721220070			6112	Matthew D. Fraunshuh	1.00	\$9,259.26	
164	3211721220075			6113	Vol. & Ambereen Angamuthu	1.00	\$9,259.26	
Total						162.00	\$1,500,000.00	

PRELIMINARY TOTAL ROADWAY COST \$ 1,500,000.00
TOTAL ASSESSMENT REU 162.00
AVERAGE COST PER REU \$ 9,259.26

NOTES:



LEGEND: — Existing Sidewalk — Proposed School / Business Sidewalk — Proposed State-Aid Sidewalk

Note: Park Pathways are included on Figure 7.11

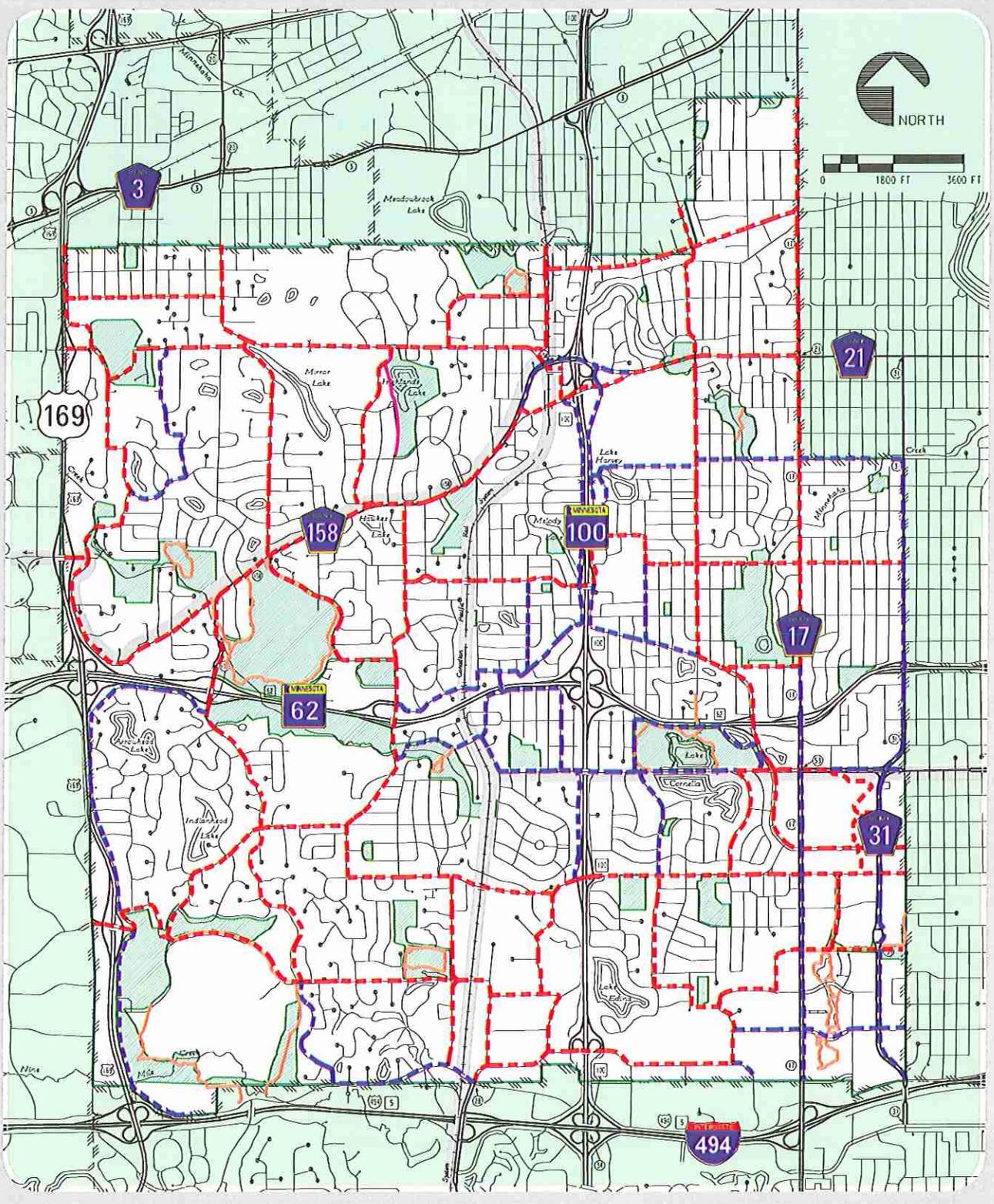


**City of Edina
2008 Comprehensive Plan Update**

Sidewalk Facilities

Figure 7.10

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LEGEND: Existing Park Pathway Existing Hennepin County Corridors Proposed Park Pathway From the 2007 Edina Comprehensive Bicycle Transportation Plan Primary Route Secondary Route



**City of Edina
2008 Comprehensive Plan Update**

Bicycle Facilities

Figure 7.11

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