



FEASIBILITY STUDY – BA-388

ENGINEERING DEPARTMENT

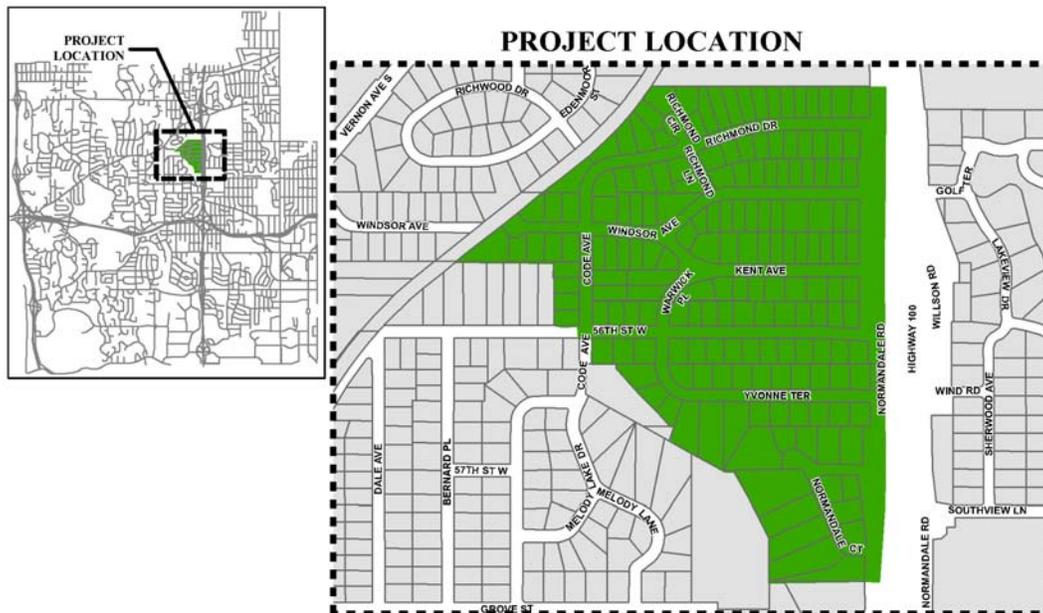
CITY OF EDINA

RICHMOND HILLS PARK NEIGHBORHOOD ROADWAY IMPROVEMENTS

January 3, 2012

LOCATION:

The project area includes Normandale Court, Yvonne Terrace (Normandale Road to 56th Street), 56th Street (Normandale Road to Code Avenue), Warwick Place (56th Street to Kent Avenue), Kent Avenue (Normandale Road to Windsor Avenue), Windsor Avenue (Normandale Road to Cul-De-Sac), Richmond Drive (Normandale Road to Code Avenue), Code Avenue (56th Street to Richmond Drive), Richmond Lane and Richmond Circle. The drawing below is a detailed project location map of the Richmond Hills Park Neighborhood Roadway Improvements.



INITIATION & ISSUES:

This project was initiated by the City's Engineering and Utility Departments as part of the City's street reconstruction program and Capital Improvement Program to update aging street infrastructure.

Included in the Appendix of this study are the results of a property owner questionnaire (questionnaire) the City sent to the project area on September 28, 2011. 115 of the 173 questionnaires sent were completed and returned.

Comprehensive Plan

Figures 7.10 and 7.11 in this study's Appendix are from the City's 2008 Comprehensive Plan Update. The figures show that sidewalk and bicycle trails are not proposed in the project area. Figure 13.3 in the Appendix is from the City's 2011 Comprehensive Water Resource Management Plan. This figure identifies a low area that exists in the backyards of 5213 and 5217 Richmond Drive that has the potential to cause flooding during storm events.

EXISTING CONDITIONS: The majority of the neighborhood's streets and public utilities were constructed from the early 1950's to the early 1960's.

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 East on Kent Avenue towards Normandale Road

The streets vary in width between 26 feet and 30 feet. While the pavement condition varies throughout the neighborhood, it is generally in poor condition. In 2010, City street crews completed a thin overlay patch along Richmond Drive, Richmond Lane and Code Avenue due to failed pavement conditions and to prevent city plows from inadvertently gouging chunks of bituminous and throwing them towards vehicles, homes and boulevards. Approximately 44% 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, 15 soil borings were taken in the project area. The borings identified shallow fill and predominantly glacial till soils consisting of silty sand, clayey sand, and sandy lean clay beneath the street pavement. A visual review of the base material layer beneath the bituminous pavement indicated the material may not meet MnDOT criteria for an aggregate base course. The absence of an adequate aggregate base layer contributes to the visible distresses in the street surface.

The existing geometry of the intersections at Windsor Avenue and Kent Avenue and at Warwick Place and Kent Avenue creates large surface areas of pavement, intersection corners with long radius curb-lines, and possible

encroachment onto private property at 5516 Warwick Place. This existing geometry allows vehicles to comfortably maneuver through the intersection at speeds higher than typical or desirable for conventional intersections. This situation can lead to diminished pedestrian crossing safety and requires additional city resources during snow removal operations. The existing geometric configuration of the intersection is shown in Figure 2.

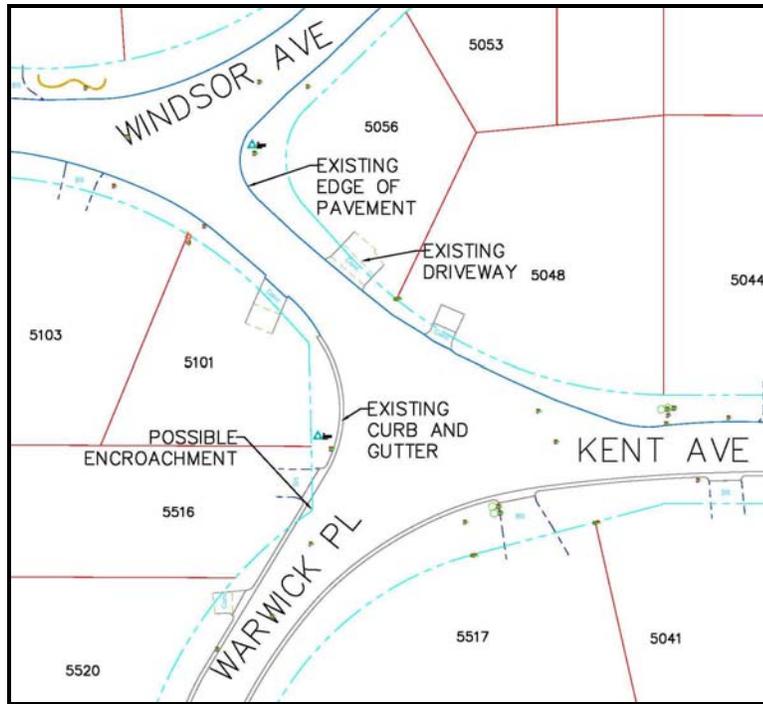


Figure 2 - Existing Geometric Configuration at the Windsor Avenue/Kent Avenue and Kent Avenue/Warwick Place Intersections

There is one (1) driveway featuring brick paver blocks in the project area. Twenty (20) decorative landscaping features are located in the right-of-way (ROW) in the project area. Figure 3 depicts the brick paver driveway and a typical landscaping feature found in the project area's right-of-way.



5105 Richmond Drive – Paver Driveway



5113 Richmond Drive – Landscaping Feature

Figure 3

Storm Sewer

In addition to the storm sewer pipe conveying runoff from the intersection of Code Avenue and 56th Street, Melody Lake also receives runoff from a storm sewer pipe in Melody Lake Drive serving the neighborhood south and west of Melody Lake. Based on the City's closed-circuit television inspections of these two (2) pipes, separated joints and root infiltration are present in each of these pipes between Code Avenue and Melody Lake.

A natural ridge aligned north-south just west of Normandale Road divides storm water that falls on the project area. Storm water falling east of this ridge flows overland east to existing storm sewer inlets and pipe along Normandale Road. The runoff is conveyed by this storm sewer to a storm sewer interceptor pipe under Hwy 100 and eventually into Minnehaha Creek. Storm water falling west of the ridge flows overland along the street edges, a concrete valley gutter in Richmond Lane, bituminous valley gutters at other intersections, and along concrete curb and gutter to storm sewer pipes and inlets on Yvonne Terrace and at the intersection of 56th Street and Code Avenue. These pipes convey the runoff into Melody Lake. At Normandale Court, storm water falling west of the ridge flows overland along the street edges to storm sewer pipes and inlets near Normandale Court's cul-de-sac Terrace. These pipes also convey the runoff into Melody Lake.

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. Thirty-five (35) residents reported storm water runoff pooling problems via the questionnaire. Below is a list of worst locations of pooling runoff.

- The intersection of Richmond Circle and Richmond Drive.
- The intersection of Windsor Avenue and Kent Avenue.
- The intersection of Windsor Avenue and Code Avenue.
- Temporary street flooding during storm events occurs in the street at 5045 Yvonne Terrace and at the intersection of 56th Street and Warwick Place due to a less than recommended number of catch basins.
- Runoff leaving the edge of the 56th Street and flowing up the driveway and into the front yard of 5532 Code Avenue.

Storm water runoff is only marginally conveyed by the neighborhood's valley gutters and longitudinal street slopes to the existing storm sewer pipe network on 56th Street.

A low area exists in the backyards of 5213 and 5217 Richwood Drive. The area is across the Canadian Pacific Railroad tracks opposite the Windsor Avenue cul-de-sac. Because the area's natural outfall for pooling runoff is higher than the elevation of the lowest entrances into both 5213 and 5217 Richwood Drive, during large storms, the potential exists to flood 5213 and 5217 Richwood Drive. The low area is shown in Figure 4.



Figure 4 - Existing Low Area at 5213/5217 Richwood Drive

Figure 5 below shows the intersection of Windsor Avenue and Kent Avenue and the resultant stormwater pooling during a recent rain event.



Figure 5 – Pooling Runoff at the intersection of Windsor Avenue and Kent Avenue Looking Northeast

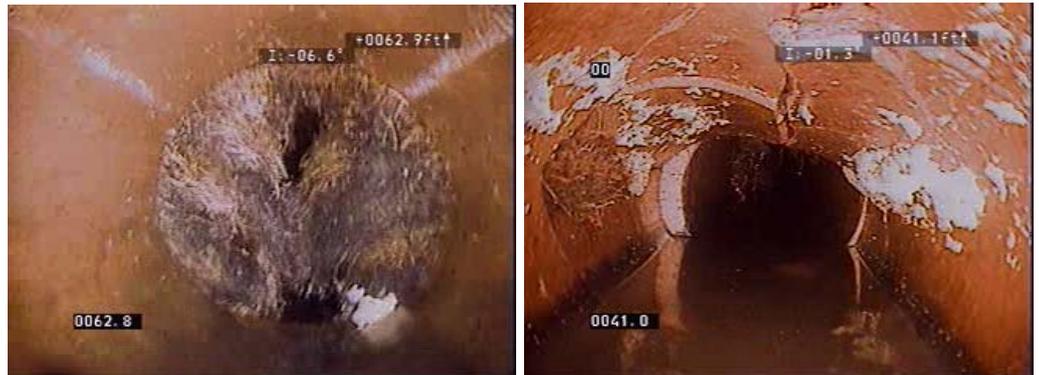
Fifty-two (52) home owners told us they operate sump pumps via returned questionnaires. They use these pumps to discharge ground water away from their homes. In most cases, their pumps discharge the ground water into their yards or an adjacent street. The discharges either seep back towards their, or 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 1950'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 seventeen (17) trunk water main pipe and City-owned water service pipe break and leak repairs. Trunk water main pipe was never installed along Richmond Lane or along Kent Avenue between Warwick Place and Windsor Avenue. While fire fighting needs are satisfactory without these missing trunk pipes, fire fighting is not optimal. Additionally, the missing pipes cause the water service pipes at 5101 Windsor Avenue and 5048 Kent Avenue to be twice the recommended length.

Nine-inch (9") and ten-inch (10") diameter trunk sanitary sewer pipes serve the neighborhood. Based on the City's closed-circuit television inspections of the trunk sanitary sewer pipes, twelve (12) areas have been identified with problems including; cracked pipe, sagging pipe, collapsed pipe and offset joints. In addition to the twelve identified problems, multiple joint locations along the pipe showed extensive root infiltration into the trunk main pipe. Figure 6 below shows extensive root infiltration and a cracked pipe location.



Richmond Drive – Root Infiltration

Windsor Avenue – Cracked Pipe

Figure 6

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 are copper pipes and vary in diameter.

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 similar to the trunk main. 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.

Forty-four (44) residents told us they own and operate either an underground pet containment or lawn irrigation system within the project boulevards.

Residential Roadway Lighting and Sidewalks

The neighborhood's roadway light network consists of standard cobra head lights mounted on wood poles. These lights are typically located at intersections.

A sidewalk / secondary bicycle route is present along the west side of Normandale Road at the east edge of the project.

PROPOSED IMPROVEMENTS:

The project involves installing concrete curb and gutter and reconstructing the bituminous pavement. It also involves extending the existing storm sewer pipe network and connecting sump pump drain pipe to the 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 and trunk sanitary sewer pipe.

The scope of the water main, sanitary and storm sewer reconstruction will 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 property owners 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 trunk water main pipe and curb stop box. Reconstruction should also include replacing all of the curb stops.
- Encourage property owners 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 and mix the existing bituminous street pavement and the minor amounts of aggregate base below it

together to form a material suitable to replace poor subgrade soils. The project will also recycle the segments of Richmond Drive, Richmond Lane and Code Avenue that received the thin overlay patch in 2010. The thin overlay patch will increase the quality of the recycled material.

All of the streets in the project will receive a new layer of aggregate base prior to the installation of the new bituminous pavement.

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.

As shown in Figure 7, the project will reduce the curb radii at the intersection of Windsor Avenue and Kent Avenue and at the intersection of Warwick Place and Kent Avenue. These reductions will reduce turning vehicular speeds, make vehicle turns more deliberate for drivers and predictable for pedestrians, eliminate the possible encroachment onto private property at 5516 Warwick Place, and decrease the amount of future maintenance performed by the City at these intersections. The project will likely install a low berm with trees atop it in the right-of-way (ROW) in front of 5048 Kent Avenue. The berm and trees will minimize the amount of possible vehicle headlight glare into 5048 Kent Avenue from traffic travelling northbound on Warwick Place. The project will extend affected driveways and boulevards at these reduced intersections to match the proposed curb lines. The orientation of the proposed house at 5517 Warwick Place will be taken into account when determining the final location of its driveway at the reduced intersection.

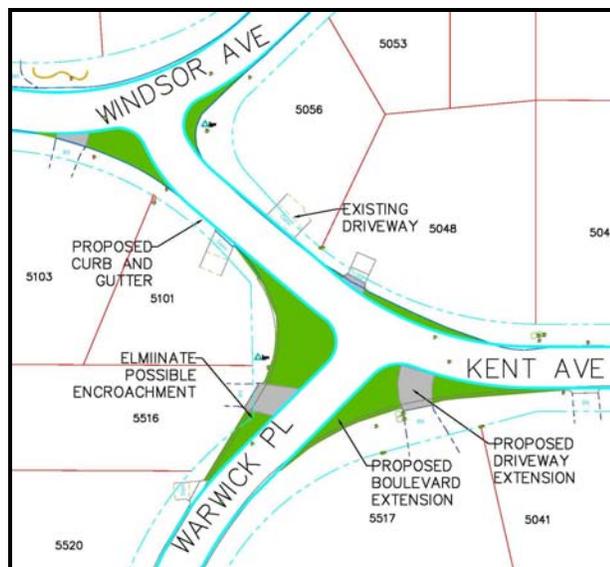


Figure 7 – Proposed Geometric Configuration at Windsor Avenue/Kent Avenue Intersection and Kent Avenue/Warwick Place Intersection

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 at 56th Street and Warwick Place north to Kent Avenue, Windsor Avenue, Code Avenue and Richmond Drive.

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

- The intersection of Richmond Circle and Richmond Drive will receive storm sewer catch basins.
- The intersection of Windsor Avenue and Kent Avenue will receive storm sewer catch basins.
- The intersection of Windsor Avenue and Code Avenue will receive storm sewer catch basins.
- 5045 Yvonne Terrace and the intersection of 56th Street and Warwick Place will receive additional storm sewer catch basins.
- The project will extend concrete curb and gutter and a driveway apron along the 56th Street frontage of 5532 Code Avenue to capture runoff before it leaves the edge of the 56th Street.

The project will install one (1) storm water runoff treatment manhole each in the street near 5045 Yvonne Terrace and at the intersection of Code Avenue and Melody Lake Drive. These special manholes remove most of the sandy sediment and floatable debris from storm water runoff before it enters the existing storm sewer trunk pipe that flows directly to Melody Lake. The 2 storm sewer pipes between Code Avenue and Melody Lake, that convey runoff into Melody Lake from the intersection of Code Avenue and 56th Street and from Melody Lake Drive, will be removed and replaced with a single combined pipe still out letting directly to Melody Lake.

Because the Windsor Avenue cul-de-sac is at a lower elevation than the low area in the backyards of 5213 and 5217 Richwood Drive, the project offers an opportunity to drain runoff trapped in the low area at 5213 and 5217 Richwood Drive. As shown in Figure 8, a storm sewer pipe will be installed by trenchless methods beneath the Canadian Pacific Railroad. The storm sewer pipe will outlet into the boulevard at the west end of the Windsor Avenue cul-de-sac. The runoff will flow across the boulevard into Windsor Avenue and flow overland to proposed storm sewer inlets at the intersection of Windsor Avenue and Code Avenue.



Figure 8 Proposed Storm Sewer at 5213/5217 Richwood Drive

The project will install one storm sewer catch basin manhole with a two-foot sump at 5020 Normandale Court. This City standard manhole will serve to catch additional sediment from storm water runoff before it enters the existing storm sewer trunk pipe that flows directly into Melody Lake.

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 property 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

Even though fewer breaks and leaks have been repaired south of 56th Street; they are the same age as those installed north of 56th Street in similar subgrade soils. The City anticipates the frequency of break and leak repairs to increase during the life of the proposed street pavement both south and north of 56th Street. Rather than make frequent excavations through the proposed pavement and concrete curb and gutter, the City will take advantage of street reconstruction to reconstruct the entire trunk water main pipe network and City-owned water service pipes and curb stop boxes.

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.

The project will increase the size of the trunk water main pipe from six-inch to eight-inch diameter along Richmond Circle as recommended by the American Water Works Association for dead end trunk water main pipe conditions.

New trunk water main pipe will be installed between Richmond Drive and Windsor Avenue along Richmond Lane and along Kent Avenue between Windsor Avenue and Warwick Place. By installing these pipes, the City will optimize water flow for fire fighting in the neighborhood and decrease the length of service pipes to 5101 Windsor Avenue and 5048 Kent Avenue to acceptable lengths.

Drawing No. 2 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 trunk water main pipe, 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 distance between the existing hydrants exceeds the recommended 500-foot spacing.

The project will reconstruct the trunk sanitary sewer pipes using a trenchless reconstruction method called cured in place pipe lining. Spot repairs will be made to the trunk sanitary sewer pipes that have sagged, cracked or where offset joints occur. The City's closed circuit television inspections provide the exact locations of these repairs. Wherever necessary, 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 their steel gas trunk main 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, labeled A and E, respectively in Figure 9 below.

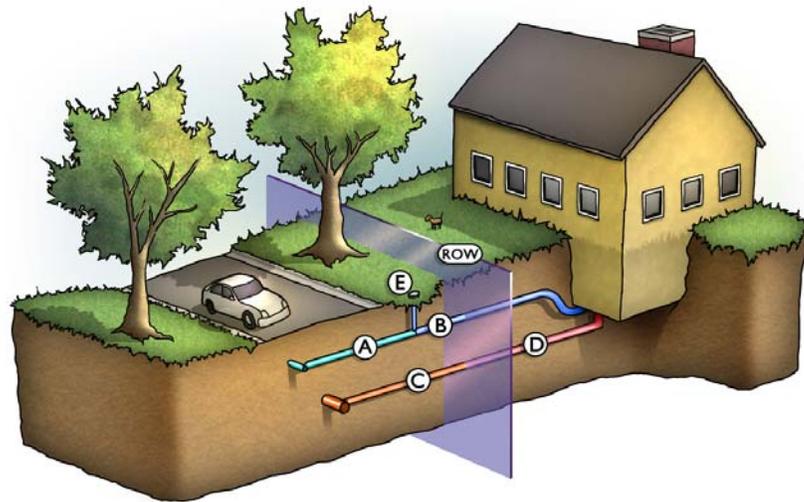


Figure 9 – Typical Section Showing Utility Ownership

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 labeled Segment C in Figure 9. Figure 9 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 Segment C with this project, residents can avoid potential future blockages and eliminate the inflow and infiltration of clear ground water along the balance of their sanitary sewer service pipe by reconstructing Segment D 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 and the Minnehaha Woods Neighborhood Roadway Improvements Project during 2010, the City believes property owners in Richmond Hills Park may discover it costs about the same amount to have their

own contractor reconstruct Segments C & D as it does for the City's contractor to reconstruct only Segment C.

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 Segment C of their private sanitary sewer service pipe, 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 of the street pavement and City-owned boulevard.

If a resident chooses to reconstruct Segment D of their sanitary sewer service pipe, it would likely be the best time to also reconstruct Segment B of their water service pipe 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 excavating 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 their 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 November 29, 2011 informational meeting, neighborhood property owners were encouraged to reconstruct Segments B, C and D 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 informational meeting a Plumbers Questionnaire Summary dated November 29, 2011. 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.

At their December 15 meeting, the Edina Transportation Commission recommended not extending sidewalks in the project area.

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 \$6,583,000 (2012 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 | \$1,020,000 | |
| Sanitary Sewer Service Pipe Between the Trunk Pipe and the Right-Of-Way line ¹ | | \$573,000 |
| Water Main Trunk Pipe and Service Pipe Up To and Including Curb Stop Box | \$1,490,000 | |
| Storm Sewer | \$1,200,000 | |
| Street Reconstruction ¹ | | \$2,300,000 |
| Sub-total | \$3,710,000 | \$2,873,000 |
| Total | \$6,583,000 | |

¹ Cost to be assessed to residents

² Costs are given in 2012 dollars

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

ASSESSMENTS: An estimated special assessment rate of approximately \$16,800 (2012 Dollars) per residential equivalent unit (REU) is proposed to be levied against the property owners in the project area. There are 171 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 | \$3,400 |
| Street Reconstruction | \$13,400 |
| Total | \$16,800 |

¹ Assessment rate is given in 2012 dollars

Drawing No. 3 in the Appendix of this study summarizes the application of the estimated assessment rates. According to City policy, properties that abut the project but their addresses are not included in the project are either not assessed due to past assessments or assessed at either 1/3 or 2/3 of the estimated rate. No 1/3 or 2/3 assessments are proposed for this project.

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
- Reconstructed their sanitary sewer service pipe between at least the trunk sanitary sewer pipe and ROW line with PVC pipe or by use of trenchless methods 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 13, 2011 |
| Neighborhood Informational Meeting | November 29, 2011 |
| Public Improvement Hearing | January 17, 2012 |
| Bid Opening | March 2012 |
| Award Contract | April 2012 |
| Begin Construction | May 2012 |
| Complete Construction | Fall 2012 |
| Final Assessment Hearing | Fall 2013 |

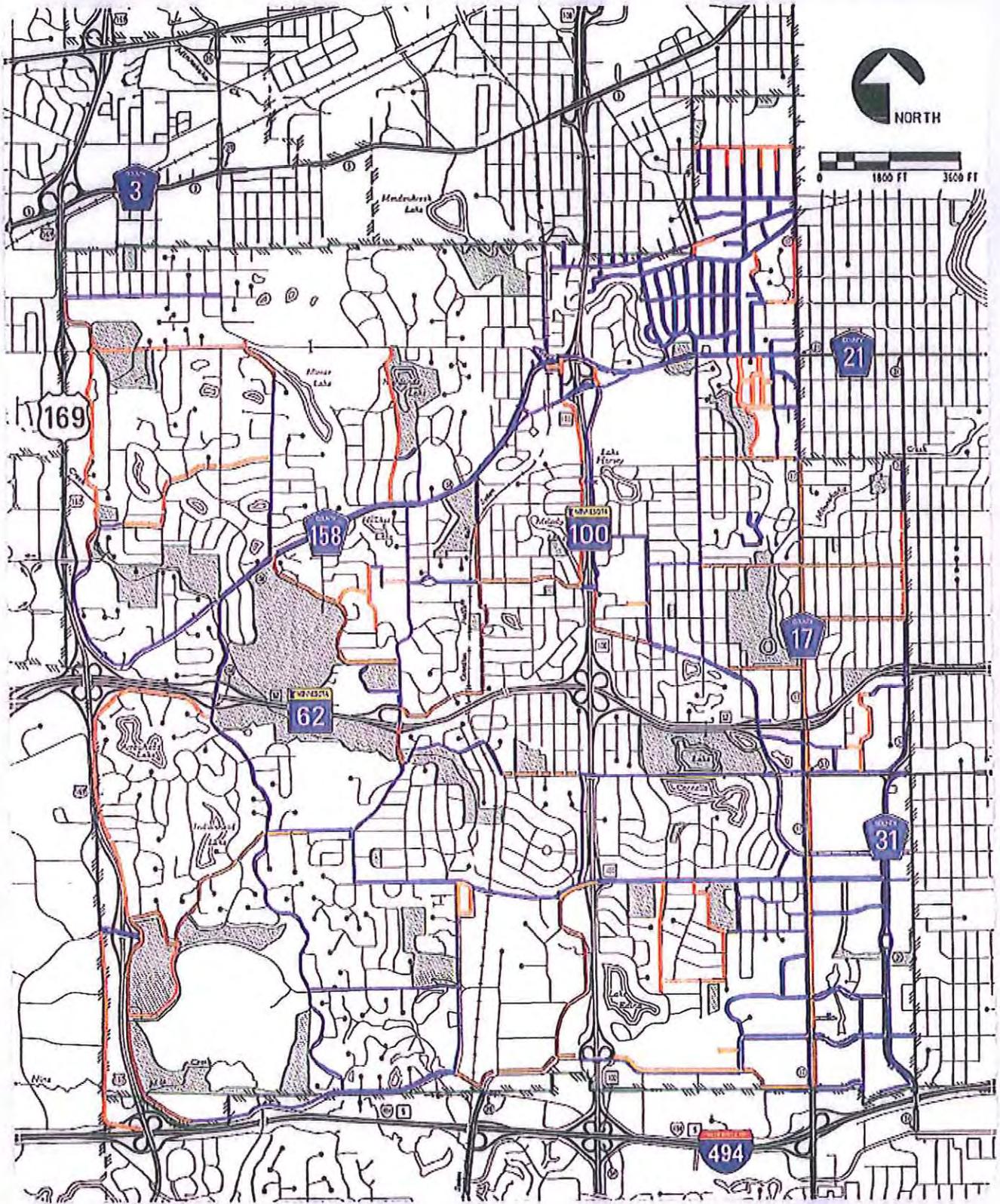
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APPENDIX

| | |
|---------------|--|
| Figure 7.10 | City of Edina 2008 Comprehensive Plan Update – Sidewalk Facilities |
| Figure 7.11 | City of Edina 2008 Comprehensive Plan Update – Bicycle Facilities |
| Figure 13.3 | City of Edina 2011 Comprehensive Water Resource Management Plan – Low Area at 5213 and 5217 Richwood Drive |
| Drawing No. 1 | City of Edina Richmond Hills Park Water Main & Service Breaks |
| Drawing No. 2 | Water Main Reconstruction |
| Drawing No. 3 | Assessment Summary |

- Certification Page
- Local Street Reconstruction Program Open House Invitation dated September 7, 2010
- Local Street Reconstruction Program Open House Invitation dated August 30, 2011
- Richmond Hills Park Neighborhood Roadway Improvements - Resident Questionnaire Transmittal Letter and Questionnaire dated September 28, 2011
- Richmond Hills Park Neighborhood Roadway Improvements Property Owner Questionnaire Results Summary as of November 3, 2011
- Richmond Hills Park Neighborhood Roadway Improvements Informational Meeting Invitation dated November 16, 2010
- Richmond Hills Park Neighborhood Roadway Improvements Informational Meeting Attendance Roster dated November 29, 2011
- List of Questions asked by Residents and answers provided at the November 29, 2011 Informational Meeting
- Plumbers Questionnaire Summary Provided to Residents at the November 29, 2011 Informational Meeting
- Preliminary Assessment Roll
- Richmond Hills Park Neighborhood Improvements Explanation of Conflicting Estimated Special Assessment Rate Amounts dated December 28, 2011
- Notice of Public Improvement Hearing dated December 28, 2011

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

Note: Park Pathways are included on Figure 7.11

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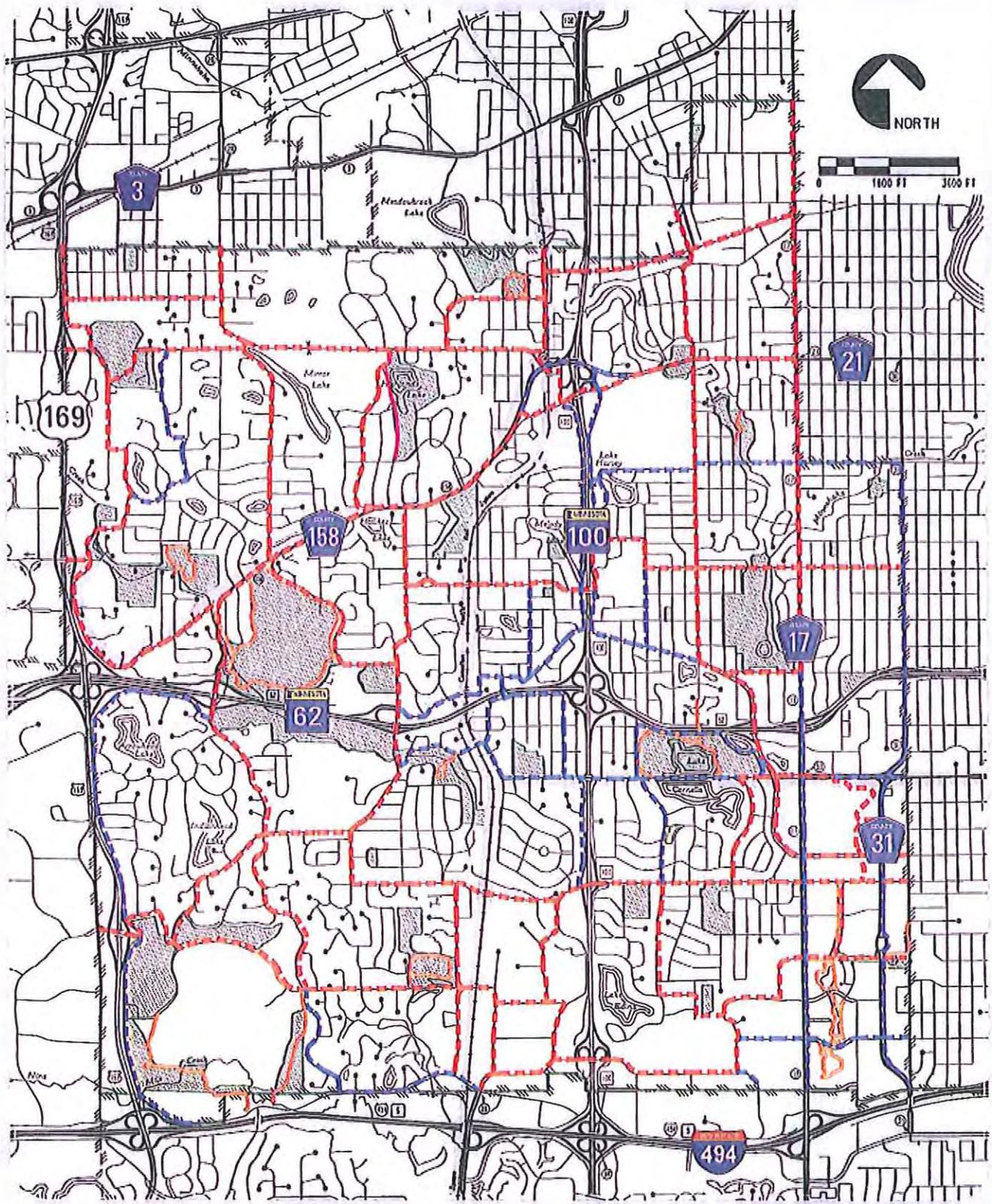


**City of Edina
 2008 Comprehensive Plan Update**

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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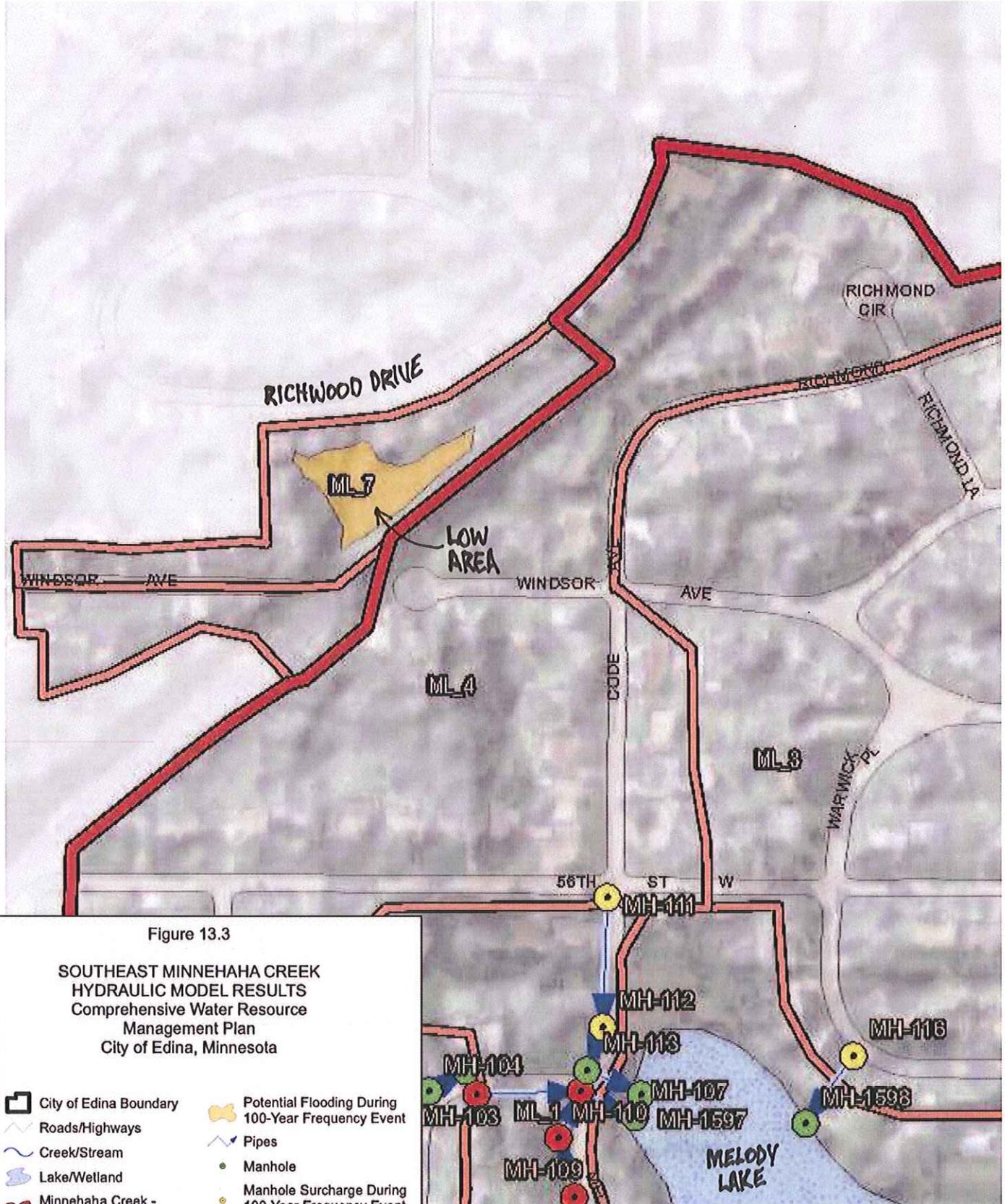
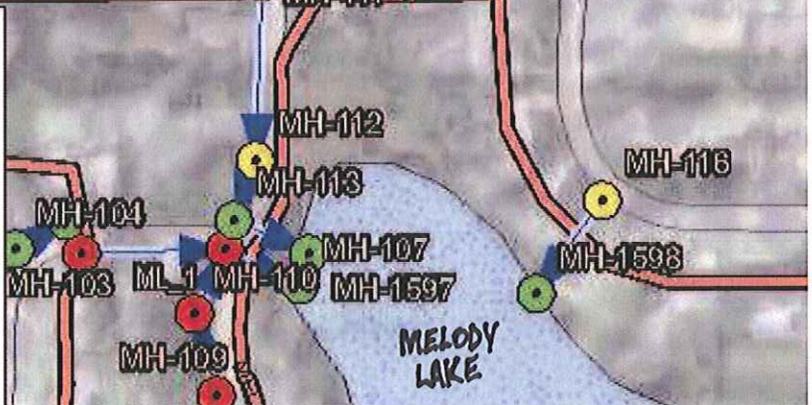


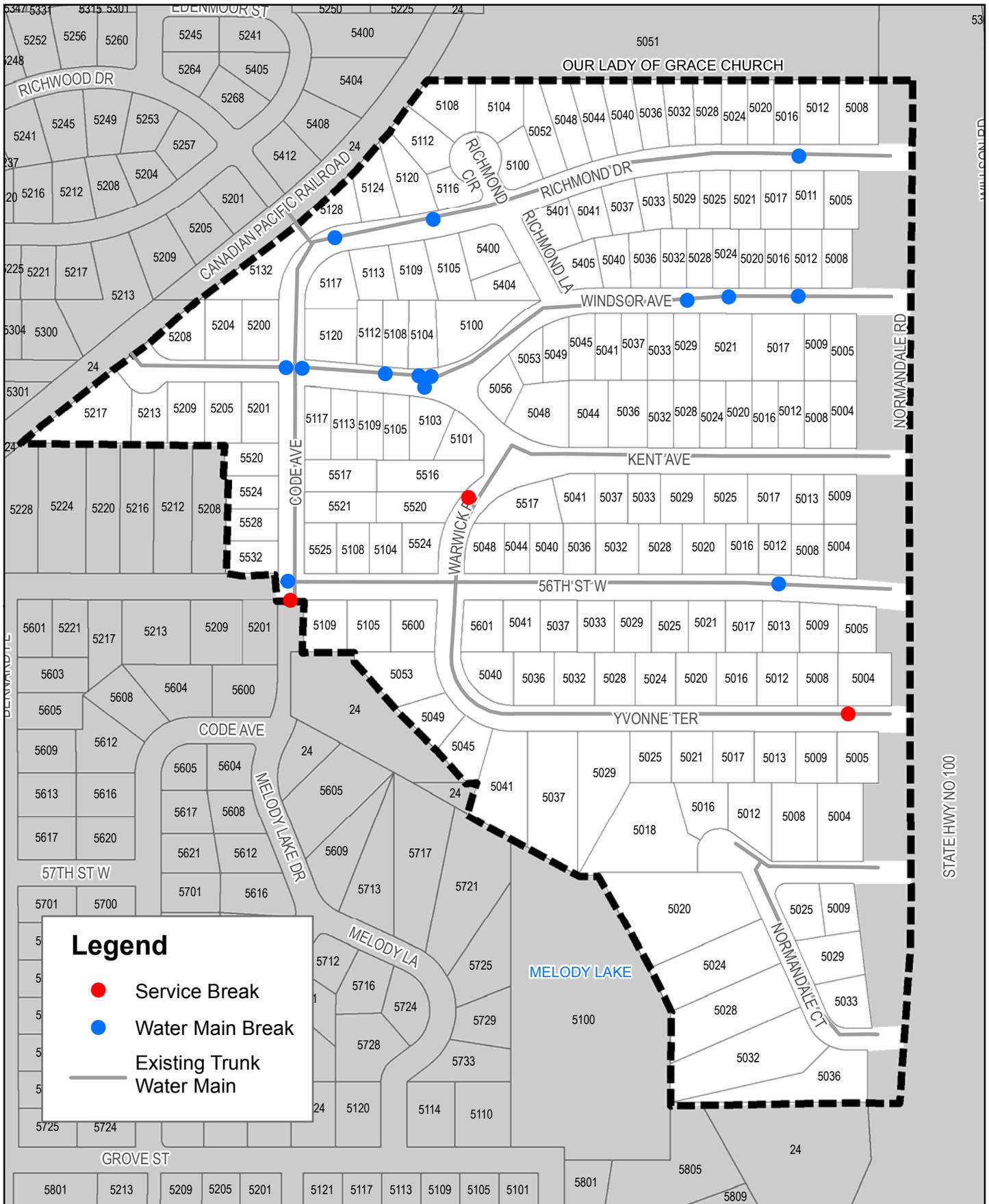
Figure 13.3

**SOUTHEAST MINNEHAHA CREEK
HYDRAULIC MODEL RESULTS**
Comprehensive Water Resource
Management Plan
City of Edina, Minnesota

- | | |
|--|--|
| | Potential Flooding During 100-Year Frequency Event |
| | Pipes |
| | Manhole |
| | Manhole Surcharge During 100-Year Frequency Event |
| | Manhole Surcharged During 10-Year Frequency Event |
| | |



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Legend

- Service Break
- Water Main Break
- Existing Trunk Water Main



Richmond Hills Park
 Neighborhood Roadway Improvements
 No. BA-388
 Edina, Minnesota

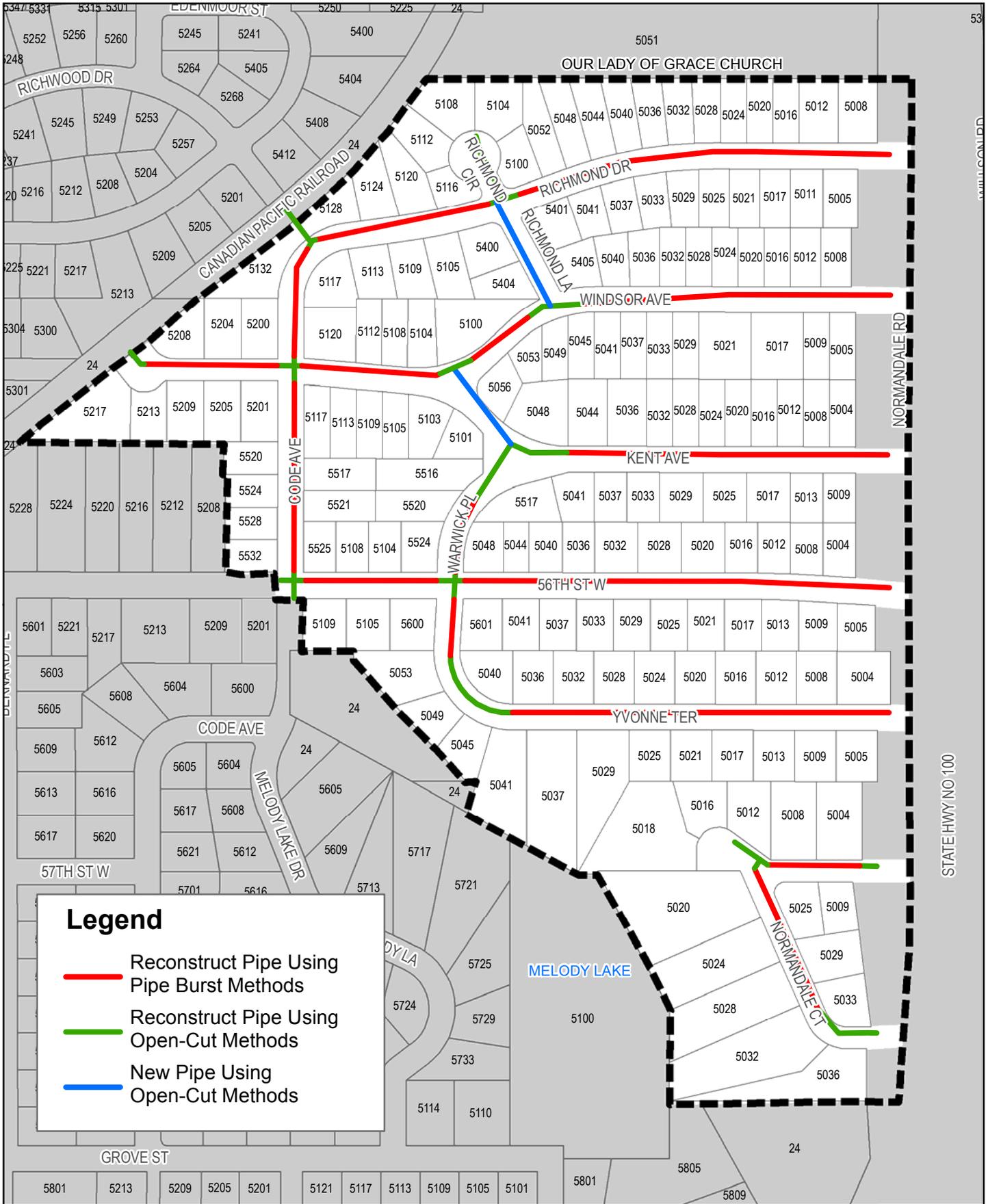
Project:
EDINA 118570

Print Date:
12/15/2011

**Water Main
and Service
Breaks**

**Drawing
No.
1**

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Date: 12/16/2011

Legend

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



Richmond Hills Park
 Neighborhood Roadway Improvements
 No. BA-388
 Edina, Minnesota

Project:
EDINA 118570

Print Date:
12/15/2011

**Water Main
 Reconstruction**

Drawing
 No.
 2

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Richmond Hills Park
 Neighborhood Roadway Improvements
 No. BA-388
 Edina, Minnesota

Project:
EDINA 118570

Print Date:
12/15/2011

**Assessment
 Summary**

Drawing
 No.
 3

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FEASIBILITY STUDY - BA-388

RICHMOND HILLS PARK NEIGHBORHOOD ROADWAY IMPROVEMENTS

SEH No. EDINA 118570

January 3, 2012

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



Toby Muse, PE

Date: 1/3/12 Lic. No.: 43364

Reviewed by:  1.3.12
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: 2012 Street Reconstruction Projects

Dear Resident:

The City of Edina has initiated the process of roadway and utility improvements for the summer of 2012 for your neighborhood. The first step is to have an open house to familiarize you with the City's process for street reconstruction.

You are invited to attend an 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 the 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.

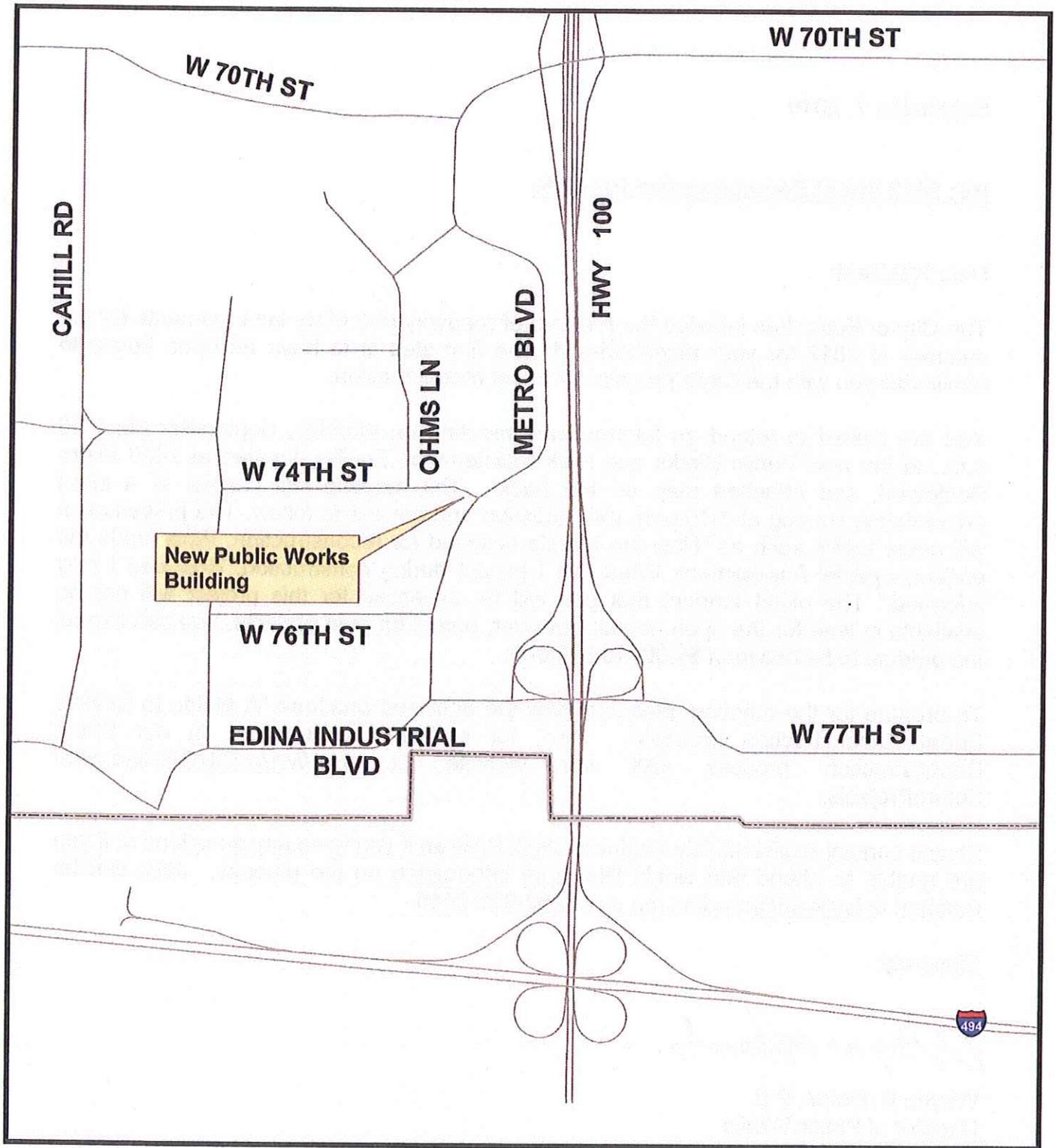
To prepare for the meeting, please review the enclosed brochure "A Guide to Edina's Street Reconstruction Process". Also, for additional information on our Street Reconstruction process visit our website at <http://www.CityOfEdina.com/FutureProjects>.

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



August 30, 2011

RE: 2012 Street Reconstruction Projects

Dear Resident:

Last fall you were notified that the City of Edina initiated the process of street and utility improvements for your neighborhood for the summer of 2012. 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 open house on Tuesday, September 13, 7:00 p.m., at the Public Works and Park Maintenance Facility, located at 7450 Metro Boulevard.

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." Please keep in mind that this meeting will not cover project specific details, that meeting will come at a later time.

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 \$6,000 to \$9,000.

For additional information on our street reconstruction process please see our brochure at <http://www.cityofedina.com/FutureProjects>.

To better communicate the overall happenings of the project, the City has introduced the City Extra e-mail notification service. 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 your neighborhood project name (**Richmond Hills Park**). Please contact the City at 952-927-8861 if you are having trouble signing up for City Extra.

If you cannot attend the open house and have questions on the process please contact either Assistant City Engineer Jack Sullivan at 952-826-0445 or email at jsullivan@ci.edina.mn.us or Project Manager Jamie Cynor at 952-826-0440 or email jcynor@ci.edina.mn.us.

Sincerely,



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

cc: City Council
Edina Transportation Commission



September 28, 2011

City of Edina

RE: 2012 Richmond Hills Park Improvements – Resident Questionnaire

Dear Resident:

The City of Edina has initiated the process of roadway and utility improvements for the summer of 2012 for your neighborhood. The first step was to hold an open house on September 13, 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 \$6,000 to \$9,000 per Residential Equivalent Unit (REU) or, per property, and is 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 2013.
- 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 informational meeting on October 17.

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 10**, 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. If a sump drain system is installed you could connect to it; however, the line from your house to the City sump drain would be your responsibility, including any plumbing modifications needed to connect.

City Hall

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

www.CityofEdina.com

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

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 using floor drains or laundry tubs is against the law, both by 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 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 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 in 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 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, "**Richmond Hills Park Street Reconstruction**" Please contact the City at 952-927-8861 if you are having trouble signing up for City Extra.

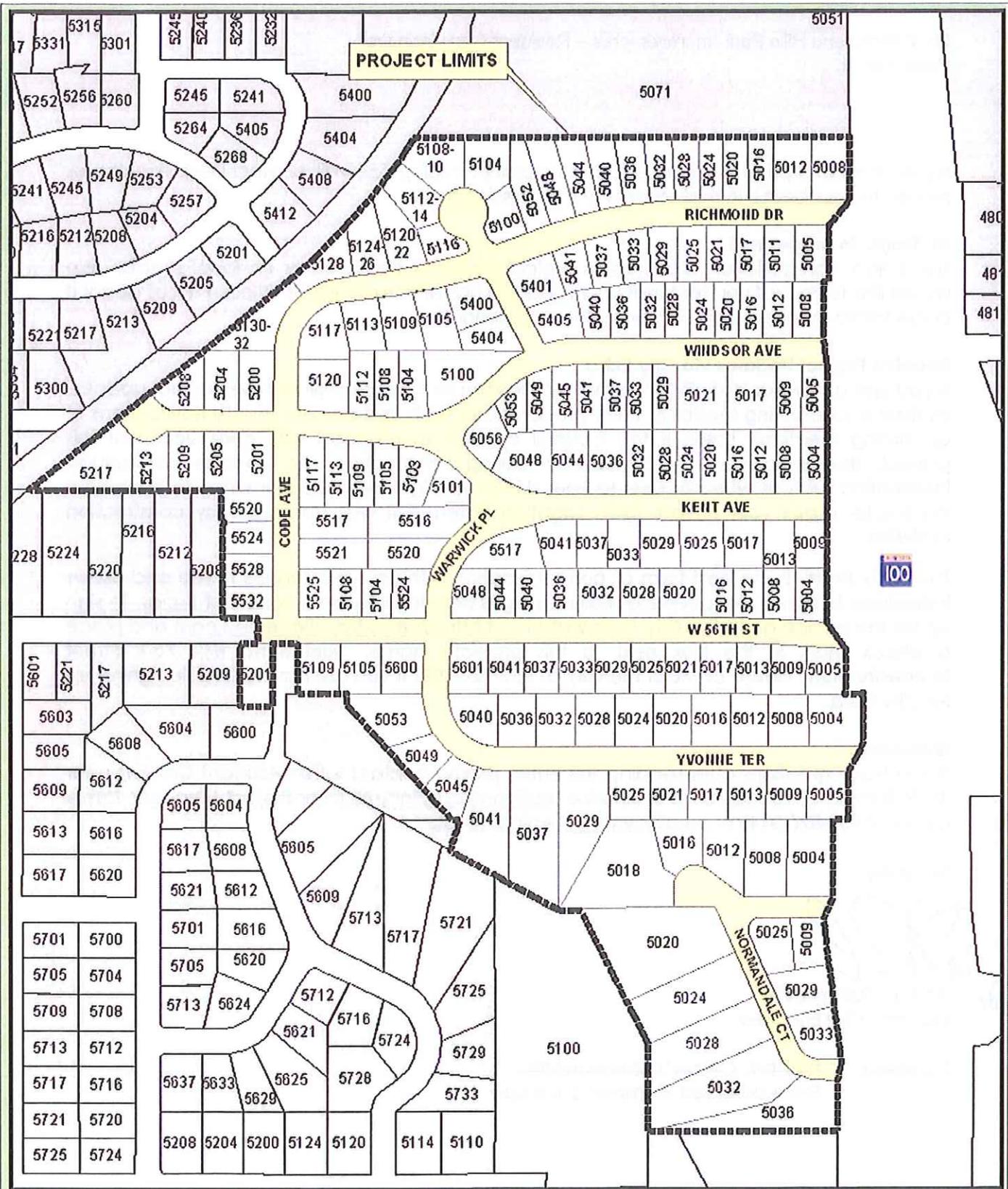
Questions

If you have questions after reading this letter, please contact either Assistant City Engineer Jack Sullivan at 952-826-0445 or email at jsullivan@ci.edina.mn.us or Project Manager Jamie Cynor at 952-826-0440 or email jcynor@ci.edina.mn.us.

Sincerely,


for Jack D. Sullivan, PE
Assistant City Engineer

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



Project Area
Richmond Hills Park Street Reconstruction
Improvement No: BA-388



Engineering Dept
August, 2011



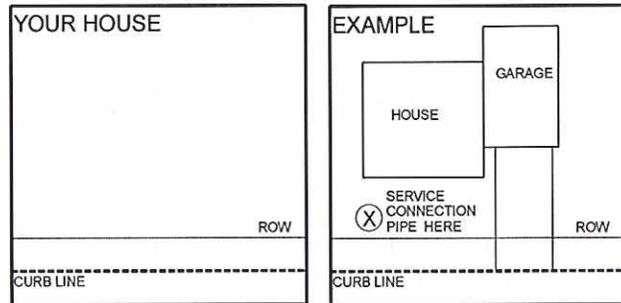
**PROPERTY OWNERS QUESTIONNAIRE
2012 RICHMOND HILLS PARK
NEIGHBORHOOD ROADWAY AND
UTILITY IMPROVEMENTS
CITY OF EDINA**

Please do not answer these questions until after you have read the entire newsletter. Please complete and return this survey by **October 10**, 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:

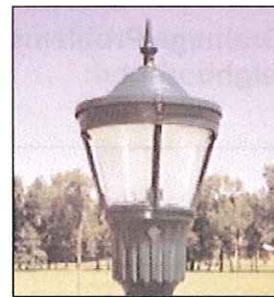
Style can be viewed in the Country Club neighborhood, just north of West 50th St along Wooddale Ave, Edina.



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. Do you see a need to add sidewalks in your neighborhood?

- Yes No

B. If Yes, Where? _____

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 10.**

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PROPERTY OWNERS QUESTIONNAIRE
2012 RICHMOND HILLS PARK
NEIGHBORHOOD ROADWAY AND
UTILITY IMPROVEMENTS
CITY OF EDINA
Questionnaire Results

Summary

| | |
|------------------------------------|-----|
| Number of questionnaires mailed | 173 |
| Number of returned questionnaires | 116 |
| Percentage returned questionnaires | 67% |

I. Drainage Service Connection:

- A. Does your home have a drain tile/footing drain? **49 Yes 36 No 30 Unknown**
- B. Does your home have a sump pump? **52 Yes 53 No 13 Unknown**
- C. Would you be willing to connect your sump pump up to a City drain if provided (at your own cost)? **10 Yes 83 No**
- D. Would you be willing to connect your roof drains up to a City drain if provided (at your own cost)? **9 Yes 90 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.) **36 Yes 79 No**
- B. Do you have an underground electric pet containment system in the City's right-of-way Boulevard? **8 Yes 106 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)? **19 Yes 96 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 |
|--------------|--------------|------------------|--------------|
| 189 | 226 | 216 | 224 |

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? **6 Yes 105 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? **26 Yes 84 No**

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



November 16, 2011

RE: Richmond Hills Park Neighborhood Roadway Improvements

Dear Resident:

The City of Edina has initiated the process of roadway and utility improvements for the summer of 2012 for your neighborhood. As part of the public improvement process the City held an open house on September 13, 2011 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 **Richmond Hills Park Neighborhood** on November 29, 2011 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 17, 2012. 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.

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NEIGHBORHOOD MEETING SEH ATTENDANCE ROSTER

Re: Richmond Hills Park Neighborhood Roadway Improvements
Edina, MN

Date of Meeting: 11/29/11
Time of Meeting: 7:00 PM

Project Manager: Toby Muse, PE

Location of Meeting: Edina Public Works Facility
SEH No.: EDINA 118570 14.00

| Name | Address | Telephone | e-mail | Lawn Irrigation System | Pet Containment System | Sump Pumps |
|-----------|-----------|-----------|--------|--|--|--|
| Toby Muse | 5025 Kent | | | <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 |
| | | | | <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 |
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| | | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |

NEIGHBORHOOD MEETING

SEH ATTENDANCE ROSTER

Re: Richmond Hills Park Neighborhood Roadway Improvements
Edina, MN

Date of Meeting: 11/29/11
Time of Meeting: 7:00 PM

Project Manager: Toby Muse, PE

Location of Meeting: Edina Public Works Facility
SEH No.: EDINA 118570 14.00

| Name | Address | Telephone | e-mail | Lawn Irrigation System | Pet Containment System | Sump Pumps |
|-------------------------------|-------------------------------|-----------|--------|--|--|--|
| Sally Wisnes ↓ | 5040 W. 56 th ↓ | | | <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 |
| Richard Fossum | 5109 Redwood Dr | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Todd Nelson | 5120 Windsor Ave. | | | <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 |
| Ron & Sue Pray | 5017 W 56 th | | | <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 |
| Wm Dwyer | 5029 W. 56 th | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Ann Gustafson & Steve Stronck | 5117 Richmond 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 |
| Loretta Knab | 5008 Richmond Dr | | | <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 |
| Chris (C)tal | 5037 W 56 | | | <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 |
| Sue Keator | 5041 Yvonne | | | <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 |
| Jeanne Rasmussen | 5205 Windsor | | | <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 |

NEIGHBORHOOD MEETING SEH ATTENDANCE ROSTER

Re: Richmond Hills Park Neighborhood Roadway Improvements
Edina, MIN

Date of Meeting: 11/29/11
Time of Meeting: 7:00 PM

Project Manager: Toby Muse, PE

Location of Meeting: Edina Public Works Facility
SEH No.: EDINA 118570 14.00

| Name | Address | Telephone | e-mail | Lawn Irrigation System | Pet Containment System | Sump Pumps |
|-----------------------|---------------------|-----------|--------|--|--|--|
| Dickson Stresnik | 5400 Richard Lane | | | <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 |
| Bob Hartung | 5012 Windsor | | | <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 |
| Marc Gossman | 5008 Windsor | | | <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 |
| Karen Poreh | 5048 Richmond Dr | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Ryan Balkhigh | 5000 Vermont | | | <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 |
| Richard Becklund | 5004 Vermont | | | <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 |
| Susan Keane | 5105 W 56th | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Harb Poyea | 5048 W 56th | | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| George Fieg | 5576 Warsaw Pk | | | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| John Lark Huffmann | 5105 Windsor Civ | | | <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 |

NEIGHBORHOOD MEETING SEH ATTENDANCE ROSTER

Re: Richmond Hills Park Neighborhood Roadway Improvements
Edina, MN

Date of Meeting: 11/29/11
Time of Meeting: 7:00 PM

Project Manager: Toby Muse, PE

Location of Meeting: Edina Public Works Facility
SEH No.: EDINA 118570 14.00

| Name | Address | Telephone | e-mail | Lawn Irrigation System | Pet Containment System | Sump Pumps |
|------------------|--------------------|-----------|--------|--|--|--|
| Dave Arena | 5103 Windsor | | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| JAMES ANKENY | 5532 Code 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 |
| MELVIN WOLD | 5705122 PUGHMOR | | | <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 |
| Mark GORAC | 5004 YVETTE | | | <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 |
| Defta Goodmanson | 5520 Warwick Place | | | <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 |
| July Tom Forker | 5109 W 56th 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 |
| Jenny Palmer | 5601 Warwick | | | <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 |
| Margie Dahl | 5009 W. 56th St | | | <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 |
| Ann Gregory | 6516 Warwick | | | <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 Park | 5018 Nomanville | | | <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 Nelson | | | | <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 |
| Dover | | | | <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 |
| Marta & Larry | 5118 Richmond | | | <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 |

SEH NEIGHBORHOOD MEETING ATTENDANCE ROSTER

Re: Richmond Hills Park Neighborhood Roadway Improvements
Edina, MN

Date of Meeting: 11/29/11
Time of Meeting: 7:00 PM

Project Manager: Toby Muse, PE

Location of Meeting: Edina Public Works Facility
SEH No.: EDINA 118570 14.00

| Name | Address | Telephone | e-mail | Lawn Irrigation System | Pet Containment System | Sump Pumps |
|--------------|----------------------------------|-----------|--------|---|---|---|
| Thomas Wurst | 5028 W 56th St 5025 W 56th St | | | <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 |
| | | | | <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 |

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MEMORANDUM

TO: City of Edina

FROM: Short Elliott Hendrickson, Inc. (SEH)

DATE: December 6, 2011

RE: Richmond Hills Park Neighborhood Roadway Improvements –
List of Questions asked by Residents at the November 29, 2011 Informational Meeting
SEH No. EDINA 118570

1. What is the width of the boulevard and what is the typical project limits? *The right-of-way is 60-feet wide and the roadway, including curb, is approximately 30-feet wide. This leaves approximately 15-feet behind the curb to the right-of-way. The project typically disturbs 5-8-feet behind the proposed curb.*
2. What if we don't want to have our sanitary sewer service done at this time? *If a resident chose to wait until after the project was completed, the cost of restoring the roadway and boulevard as part of reconstructing your sanitary sewer service would be much higher than completing the work now.*
3. What is the purpose of adding new trunk water main pipe on Richmond Lane and Kent Avenue? *When the entire neighborhood's trunk water main system is analyzed as a whole, the addition of the pipes along Richmond Lane and Kent Avenue essentially 'loop' the water system together that causes an increase the fire flow capacity to more desirable levels.*
4. Why is there storm sewer pipe proposed up to Richmond Circle? *The property owner questionnaire noted several drainage issues with this intersection.*
5. Why is our neighborhood being reconstructed? *The City prioritizes neighborhood streets and utilities for reconstruction based on need and in conjunction with the five-year Capital Improvement Plan approved by the council.*
6. Why are the preliminary assessments doubled from what was noted in the open house invitation letter? *The letters sent were formed letters used for all of the City projects being introduced. The estimates quoted were not detailed estimates for the Richmond Hills Park Neighborhood. A detailed estimate is typically only available at the project specific informational meetings.*
7. Why can't the overhead private utilities be buried? *The private utility companies typically assess the work to bury overhead lines and the costs are very high.*
8. What is there an advantage of having a private contractor do the sanitary sewer service reconstruction work? *The City's contractor will only reconstruct your sanitary sewer service from the trunk pipe in the street to the right-of-way and typically a private contractor can reconstruct your entire sanitary sewer service from the trunk pipe in the street to your house for the same cost or a little more than the City's contractor. You are getting a better cost per lined foot.*
9. What if I have a tree over my sanitary sewer service pipe? *The City's contractor would be required to use a trenchless method of reconstruction of your sanitary sewer service.*
10. How big is the proposed concrete apron? *The City standard apron measures 3-feet from the back of curb towards your property and matches the width of the existing driveway.*
11. What is the construction process identified for the sanitary sewer service reconstruction? *The proposed method of reconstruction for the sanitary sewer services is open trench method unless there are existing obstacles such as trees or landscaping.*
12. What happens to the landscaping and/or walls in the right-of-way? *City policy says that landscaping boulders and structures in the boulevard are not acceptable. If it affects roadway safety and specifically snowplowing operations, it will likely be removed, otherwise the project team will work with affected property owners on these issues.*
13. What is the reason to change the intersections at Windsor Avenue/ Kent Avenue and Kent Avenue/ Warwick Place? *When possible, the City reduces pavement areas in intersections for safety and maintenance purposes and to match typical intersections installed throughout the City.*

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City of Edina
 Richmond Hills Park Neighborhood Roadway Improvements
 Open House Plumbers Questionnaire Summary
 November 29, 2011

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, Dec. 2010, Jan. 2011 and Feb. 2011.

2/28/08 Updated Information based on 2/15/08 Meeting w/ Plumbers.
 12/30/10 Updated Plumber Information.
 01/26/11 Updated Plumber Information.
 02/2/11 Updated Plumber Information.
 P:\AE\Edina\1185701-gen\118-meetings\20111129_Neighborhood Mtg\Plumber_Quest_Revise_11_29_11.xlsx\Sheet1

| Contractor | Trenchless Methods for Sanitary Sewer Service Pipe Reconstruction | | | Trenchless Methods for Water Service Pipe Reconstruction | | | Contact Information | | | |
|---|---|------------------|----------------------------|--|--|-----------------------------|--|-----------------------------|------------------------------------|--------------------------------|
| | Private Service Pipe Reconstruction Services | 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 |
| Aqua City Plumbing | Yes | No | Yes | No | No | No | NUMA Gopher | Dave Vogelgesang | 612.827.2871 | |
| Coppin Plumbing | Yes | No | No | No | | Yes | | Lance Coppin | 952.472.2316 | |
| Ellingson Companies | Yes | Yes | Yes | Yes | | Yes | | Todd Hoffman | 888.527.2294 507.251.4372 | thoffmah@ellingsondrainage.com |
| Benjamin Franklin | Yes | Yes | Yes | Yes | Yes - Directional Drilling and Pilot Tube Pullback | Yes | Tunneling w/ Pneumatic Gopher. With pipe bursting equipment can pull water service at same time. | Paul Gavic | 763.755.6468 | pgavic@gmail.com |
| Gene's Water & Sewer | Yes | Yes | Yes | Yes | Yes - Drop hole - tunnel | Yes | Drop hole - tunnel | Craig Peterson | 612.781.3737 | www.geneswaterandsewer.com |
| Highview Plumbing | Yes | Yes | Yes | Yes | Yes Drop hole - tunnel | Yes | Drop hole - tunnel | Dan Swanson | 952.933.8600 | highvimg@aol.com |
| Inter City Water & Sewer | Yes | No | No | No | | Yes | | Gary Skjod | 763.498.7292 | julieskjod@comcast.net |
| Jeche Excavating | Yes | Yes | No | No | No | No | Gopher, Tunnel, Directional Bore | Bob Jeche | 612.720.7456 | |
| Metro General Services Minneapolis & Suburban Sewer & Water | Yes | No | No | Yes | Directional Drilling | Yes | Tunnel | Dale Cazett | 763.428.2938 | metrogeneral@hotmail.com |
| Mr Rooter Plumbing | Yes | Yes | Yes | Yes | Yes - Directional Drilling and Pilot Tube Pullback | Yes | Handtunneling, underground piercing tool (Gopher) | Kevin Hoyntya | 612.861.6076 | knoyt@aol.com, MSSWING@aol.com |
| Nova Frost, Inc. | Yes | Yes | No | Yes | Yes - Directional Drilling | Yes | Horizontal Directional Boring | John Wilder | 763.551.0555 | lucaj.aqarwal@gmail.com |
| Olson Construction | Yes | No | No | No | Yes - Directional Drilling | Yes | Tunneling | Michael Frost | 651.480.8575 | novafrost@earthlink.net |
| Ouverson Sewer & Water | Yes | Yes | Yes | No | Yes - Directional Drilling and Pilot Tube Pullback | Yes | NUMA Gopher | Ron Olson | 952.448.6674 | |
| Parrott Contracting, Inc. | Yes | Yes | No | No | Yes - Directional Drilling and Pilot Tube Pullback | Yes | Directional Boring | Troy Ouverson | 612.751.6888 | trovo@linemvsewer.com |
| Richfield Plumbing Co. | Yes | Yes | No | No | Yes - Directional Drilling | Yes | Pneumatic Gopher | Bob Adelmann | 612.919.1381 | service@richfieldplumbing.com |
| Roto Rooter Services | Yes | Yes | Yes | Yes | Yes - Directional Drilling | Yes | With pipe bursting equipment can pull water service at same time. | Blaine Weiss | 763.519.3928 | David.skallet@rsc.com |
| Sunset Construction Inc. | Yes | Yes | Yes | Yes | Yes - Directional drilling, pit launched red pusher, vacuum boring | Yes | Pit launched directional drilling, pit launched red pusher, vacuum boring | Bob Frovarp | 612.701.9739 or 763.479.1044 | |
| Thompson Plumbing | Yes | No | No | No | Yes - Directional Drilling | No | Directional Boring | Keith Gause | 952.933.7717 | keith@thompsonplumbing.net |
| 3B's Sewer & Drain Service | Yes | No | Yes | No | No | No | None | Bart Carlson | 320.587.0900 | bart3b@hotmail.com |
| Underground Utilities, Inc. | Yes | No | No | Yes | Yes | Yes | | Jason Johnson | 612.860.0401 | johnson@uuiinn.com |
| Valley-Rich Co., Inc. | Yes | Yes | Yes | Yes | Directional Drilling | Yes | Pneumatic Gopher | John Miklya | 952.448.3002 | john@valley-rich.com |
| Westonka Mechanical | Yes | Yes | Yes | Yes | The yes answers above are done by us and | No | | Brian Clark | 612.741.9779 | |
| Dasen Contracting | Yes | No | No | No | | Yes | | Gordy Larsen or Todd Larsen | 952-461-2100 | dasencontracting@yahoo.com |
| Valley-Rich Co., Inc | Yes | Yes | Yes | Yes | Pneumatic Gopher | Yes | | John Miklya | 952-448-3002 | john@valley-rich.com |
| Piperight Plumbing | Yes | No | Yes | No | No | No | Pneumatic Gopher | Chuck Kes | 612-789-6126 | charleskes@aol.com |
| Wildner Const. | Yes | No | Yes | No | No | No | No | Tony Vanderlinde | 952-955-5082 | vanderlines@frontiernet.net |

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**City of Edina
 Richmond Hills Park Neighborhood Roadway Improvements
 Improvement No. BA-388
 Preliminary Assessment Roll
 11/29/2011
 Revisions: 12/20/11 Update names**

P:\AE\Edina\118570\4-prelim-dgn-prtis\Assessment\{Pend Assess Roll.xlsx}Sheet1

| PID | Taxpayers Name | Street # | Street | Street Reconstruction | Sanitary Sewer Service Pipe between Trunk Pipe and Right-of-Way Line | Estimated Total Assessment Rate |
|---------------|-----------------------------------|----------|-----------|-----------------------|--|---------------------------------|
| 3311721210004 | James & Kathleen Lange | 5004 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240030 | Matthew A & Alissa L Movern | 5005 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210005 | Jill Emanuel | 5008 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240031 | Darwin F & Margaret M Dahl, III | 5009 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210006 | James & Patricia Klobe | 5012 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240032 | Judith M Hawley | 5013 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210007 | Michael S & Suzanne V Robb | 5016 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240033 | Ronald E & Susan Pray | 5017 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210008 | Nancy J Litwin | 5020 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240034 | Theodora & Leonard Engman | 5021 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240035 | Thomas J Wurst | 5025 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210009 | Thomas John Wurst | 5028 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240036 | William & Dorene R Just, Jr | 5029 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210010 | Christopher J & Kristin L Moquist | 5032 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240037 | Lori A Sandvig | 5033 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210011 | Peter S & Tiffany G Blis | 5036 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240038 | Chris & Dawn Rofidal | 5037 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210012 | Gary L & Lisa A Wignes | 5040 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240039 | Genevieve M Grove | 5041 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210033 | Mary T Dunphy | 5044 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210013 | Herbert Royce | 5048 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210026 | David R & Anne S Braun | 5104 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240042 | Gregory H & Susan M Keane | 5105 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210027 | Scott L Thorp | 5108 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240043 | Thomas A & Judith E Forker | 5109 | 56TH ST W | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210030 | Neva B Waters | 5517 | CODE AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |

| PID | Taxpayers Name | Street # | Street | Street Reconstruction | Sanitary Sewer Service Pipe between Trunk Pipe and Right-of-Way Line | Estimated Total Assessment Rate |
|---------------|--|----------|---------------|-----------------------|--|---------------------------------|
| 3311721220042 | David C & Lori A Kunz | 5520 | CODE AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210029 | Scott R Strand & Katherine Thomson | 5521 | CODE AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721220043 | Gerald Peplin | 5524 | CODE AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210028 | Keith Curtin | 5525 | CODE AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721220044 | Mark A & Lisa E Cox | 5528 | CODE AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721220002 | James A Ankeny & Lucinda A Winter | 5532 | CODE AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210079 | Mark L Van Sloun | 5004 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210080 | Ann M Hanson | | | | | |
| 3311721210022 | Mary Elena & Doris M Martin/ Life Estate | 5008 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210081 | Sumner Adam & Jennifer I Musolf | 5009 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210081 | Jeffrey J Johnson | 5012 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210021 | James M & E Jean Smith | 5013 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210082 | Damodara Annareddy & Ruth S Potta | 5016 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210020 | Donald L & Suzanne L Reading | 5017 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210083 | Sam K & Stephanie M Porter | 5020 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210084 | William & Shawn Buss | 5024 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210019 | Patrick J & Margaret B Huber | 5025 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210085 | Stanley & Katherine Wasley | 5028 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210018 | Anthony Schroepfer | 5029 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210086 | Norman D & Debra A Mead | 5032 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210017 | Gerard & Elizabeth Shannon | 5033 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210087 | Teric M & Katherine A Steines | 5036 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210016 | Harold & Mary A Schwind | 5037 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210015 | Mary L Throndrud | 5041 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210088 | Erik & Joanna Engstrom | 5044 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210089 | Benjamin S Fife | 5048 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210090 | Justin Malser & Elizabeth Cutshall | 5056 | KENT AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240048 | Grant & Susan Johnson | 5004 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240050 | William J & Patricia Hanson | 5008 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240028 | Jordan M Mauer | 5009 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240051 | Dale R & Marci A Lorge | 5012 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240052 | Jeffrey S Skoog & Annick H L Pelletter-Skoog | 5016 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240053 | Don Henderson | 5018 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240027 | James M Ostlund | 5020 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240026 | Paul A & Diane S Schroeder | 5024 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240029 | Anne L Olstad | 5025 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240025 | Gary L Domann & Brian P Ellingson | 5028 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240022 | Don E & Virginia L Washburn | 5029 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240024 | Patricia H Brodsky | 5032 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240021 | Morgan S & Susan M Brown | 5033 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240023 | Daniel J & Joanne F Kersten | 5036 | NORMANDALE CT | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210041 | Almon G Hoye | 5100 | RICHMOND CIR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210040 | Willard & Grace Raymond | 5104 | RICHMOND CIR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210039 | Kermit F Johnson | 5108 | RICHMOND CIR | \$13,400.00 | \$3,400.00 | \$16,800.00 |

| PID | Taxpayers Name | Street # | Street | Street Reconstruction | Sanitary Sewer Service Pipe between Trunk Pipe and Right-of-Way Line | Estimated Total Assessment Rate |
|---------------|--|----------|--------------|-----------------------|--|---------------------------------|
| 3311721210038 | Jerome H Schlink | 5112 | RICHMOND CIR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210037 | Sreerajini R Seetharam & Achyuth V Iyengar | 5116 | RICHMOND CIR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210001 | Susan C R Khatri | 5005 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210053 | Loretta G Knab | 5008 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210002 | Gladys M Morgan | 5011 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210052 | Christopher W & Kathryn F Jones | 5012 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210051 | Nathaniel S & Chelsea A Dick | 5016 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210061 | Keith B Thompson & Renata M Vijums | 5017 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210050 | Douglas Erickson | 5020 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210060 | Frank W & Renetta A Barr | 5021 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210049 | John W & Beverly H Haw II | 5024 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210059 | Douglas G & Andrea L Doebbert | 5025 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210048 | Colin J & Abigail K Rooney | 5028 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210058 | Matthew M & Emily D Knodt | 5029 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210047 | Jacanda Hawkins & C/O Mary Moncur | 5032 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210057 | Yury Malinin | 5033 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210046 | Nicholas E Engels | 5036 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210056 | Charles Spear | 5037 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210045 | Christopher M Johnson | 5040 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210055 | John P & Lucille F Schneider/Trust | 5041 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210044 | John Hatch | 5044 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210043 | Terrence G & Karen Ann Roach | 5048 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210042 | Timothy J & Sarah K Sullivan | 5052 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210073 | Thomas D & Rochelle F Crowley | 5105 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210072 | Richard Rooney | 5109 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210071 | Martha H & Larry J Dover | 5113 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210115 | Steven J Stroncek & Pamela E Erickson | 5117 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210036 | Eric E & Meredith K Wold | 5120 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210035 | John W & Karin Marshall | 5124 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210034 | Thomas W Lasalle | 5128 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721220007 | June B Regan | 5132 | RICHMOND DR | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210074 | Richard D Stresnak | 5400 | RICHMOND LA | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210054 | Gregory A Bassett | 5401 | RICHMOND LA | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210075 | Carrie E Wikman | 5404 | RICHMOND LA | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210069 | Leah Rae Schibur | 5405 | RICHMOND LA | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210023 | George Frey, Jr | 5516 | WARWICK PL | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210014 | Michael A Ennis & Linda L Tate | 5517 | WARWICK PL | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210024 | Verne S Goodmanson | 5520 | WARWICK PL | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210025 | Nathan & Gretchen Gruys | 5524 | WARWICK PL | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240041 | Carol L Bros | 5600 | WARWICK PL | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240040 | Jerril A & Mary J Palmer | 5601 | WARWICK PL | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210101 | Michael W & Janis A Kimmel | 5005 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210031 | Marc E & Margaret Grossman | 5008 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210100 | Neil A Murphy & Bridget M Stevens-Murphy | 5009 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |

| PID | Taxpayers Name | Street # | Street | Street Reconstruction | Sanitary Sewer Service Pipe between Trunk Pipe and Right-of-Way Line | Estimated Total Assessment Rate |
|---------------|--|----------|-------------|-----------------------|--|---------------------------------|
| 3311721210032 | Robert J & Sharon A Hartung | 5012 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210062 | Richard D & Lorelei S Becker | 5016 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210099 | Todd F & Sydney S Taggart | 5017 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210063 | Ray E Nelson & Sally A Dunn | 5020 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210098 | David & Alison Auerbach | 5021 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210064 | Jacques A & KelliAnne B Williamson | 5024 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210065 | Linda Moen | 5028 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210097 | Lorie Mahoney | 5029 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210066 | Matthew E W & Dina K Scholl | 5032 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210096 | Michael R & Janice K Bolin | 5033 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210067 | Janice Joshua | 5036 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210095 | Christopher Lee & Judith A G Thommes | 5037 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210068 | Gordon A Brown, Jr | 5040 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210094 | Richard J & Madonna B Loeffler Trustee | 5041 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210093 | John Basill | 5045 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210092 | Robert D & Suzanne K Carman | 5049 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210091 | John D Shively | 5053 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210102 | Steven L & Susan B Meyer | 5100 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210107 | Lambert Meidinger, Jr | 5101 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210108 | David C & Susan L Arenson | 5103 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210103 | William S Steinke | 5104 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210109 | Caral Heffernan | 5105 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210104 | Florence A Opsahl & Cecilia Coffield | 5108 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210110 | Saharla A Jama | 5109 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210105 | Todd W & Mary Peterson | 5112 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210111 | Richard J & Maggie A Mcracken | 5113 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210112 | Eve S Schnell Clarke | 5117 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721210114 | Todd B & Jody S Nelson | 5120 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721220063 | Kim Kuffel | 5200 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721220058 | Peter J & Laura S Hoffman | 5201 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721220064 | Duane N Hall & Patricia Korth | 5204 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721220059 | Jason R & Breann A Robinson | 5205 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721220065 | James T & Victoria A Seveland | 5208 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721220060 | Radoslav Atanasoski | 5209 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721220061 | Michael J & Sheryl A Bertrand | 5213 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721220062 | Pauline T Sateren | 5217 | WINDSOR AVE | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240080 | Richard D Borland & Lynda L Lorenz | 5004 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240076 | Dorothy M Krueger | 5005 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240056 | Kurt K Knutson & Clara Case | 5008 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240075 | Thomas Divine | 5009 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240057 | Kathleen Galarneau | 5012 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240074 | Raymond J Kenning, Mary E Kenning & Piper K Webb | 5013 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240058 | Paul A & Paula L Joy | 5016 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240073 | Dianne S Blake & Thomas Tessman | 5017 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |

| PID | Taxpayers Name | Street # | Street | Street Reconstruction | Sanitary Sewer Service Pipe between Trunk Pipe and Right-of-Way Line | Estimated Total Assessment Rate |
|---------------|----------------------------------|----------|------------|-----------------------|--|---------------------------------|
| 3311721240059 | Ryan Ballinger & Angie McConnell | 5020 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240072 | David R & Ann K F Dickey | 5021 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240060 | Mark D & Mary Ann Grovak | 5024 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240071 | Robert Fitzsimmons, Jr | 5025 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240061 | Matthew B & Amy C Olson | 5028 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240070 | Andrew E & Laura R Gierlsen | 5029 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240062 | Kurt M & Nancy O Dalsin | 5032 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240063 | Kraig D Knutson & Bridget Towey | 5036 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240078 | Janice B Bergren | 5037 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240064 | Jeffrey T & Barbara A Meyer | 5040 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240079 | Susan N Keator | 5041 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240067 | Philip A & Dorinda K Johnson | 5045 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240066 | James D & Nancy L Jaeckels | 5049 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |
| 3311721240065 | Warren D & Joann G Snyder | 5053 | YVONNE TER | \$13,400.00 | \$3,400.00 | \$16,800.00 |

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Richmond Hills Park Neighborhood Roadway Improvements

City of Edina

Date: December 28, 2011

To: Property Owners of Richmond Hills Park Neighborhood
Edina, Minnesota

From: City of Edina and Short Elliott Hendrickson Inc.(SEH)

Reference: Explanation of Conflicting Estimated Special Assessment Rate Amounts
Improvement No. BA-388

Due to questions stemming from the Neighborhood Informational Meeting on November 29, 2011 regarding special assessment amounts, we thought this would be a good time to explain why you have been seeing varying levels of special assessment amounts in previous correspondence to you.

On September 7, 2010 the City sent you a letter inviting you to a neighborhood open house. This invitation letter stated that "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." At that open house the City introduced you its roadway reconstruction process.

On August 30, 2011 the City sent you another letter inviting you to a second neighborhood open house. This invitation letter stated that "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 \$6,000 to \$9,000." At the second open house, which was a repeat of the 2010 open house, the City reminded you about its roadway reconstruction process.

Both of these invitation letters were form letters used by the City to invite property owners living in all of the City's upcoming project areas to learn about the City's street reconstruction process. The estimated assessment amounts quoted in these 2 letters were not detailed estimates for the Richmond Hills Park Neighborhood (Richmond Hills) project. Instead they were representative amounts from a cross-section of recently completed City roadway reconstruction projects. We report representative amounts from a cross-section of recently completed projects because we are inviting property owners living in all of the City's upcoming project areas. Some of the Cities upcoming projects are of course less and more complex / expensive than a representative project.

We included the representative amounts in the invitation letters to educate property owners that the City uses special assessments to pay for part of the project's cost. In the event the project moves forward, the City encourages property owners to begin planning financially for the assessment as soon as they can.

Additionally, the representative amounts quoted in the invitation letters attract more curious property owners to the neighborhood open houses. The more property owners attending an open house the greater the benefit to the potential project.

City Hall

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

www.CityofEdina.com

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

Explanation of Conflicting Estimated Special Assessment Rate Amounts

December 28, 2011

Page 2

As we mentioned at the 2 open houses, the City's process includes preparing a feasibility study specifically for each upcoming City street reconstruction project. Enough of the study for Richmond Hills was complete at the Neighborhood Informational Meeting on November 29, 2011 to provide Richmond Hills' property owners with a more accurate estimated assessment amount of \$16,800. This amount consists of an estimated \$13,400 for the roadway portion and \$3,400 for the portion of the sanitary sewer service pipe that is in the right-of-way.

We understood the frustration expressed by Richmond Hills' property owners at the Neighborhood Information Meeting that \$16,800 is more than the \$6,000 to \$9,000 stated in the second invitation letter. The Richmond Hills project contains a total upgrade of the water and sanitary sewer system. A more representative project to the Richmond Hills project is the 2011 Minnehaha Woods Neighborhood project. In Minnehaha Woods, the City also completely upgraded the water and sanitary sewer system. Minnehaha Woods has a pending assessment of \$16,300 (\$11,800 for the roadway portion and \$4,500 for the portion of the sanitary sewer service pipe that is in the right-of-way).

Hindsight is always much better – so in the future the City will not include representative amounts from a cross-section of recently completed projects in its invitation letters to neighborhood open houses.

The City Council will consider accepting the Richmond Hills feasibility study and ordering the preparation of bidding documents at the public improvement hearing on January 17 at 7:00 p.m. at Edina City Hall. Enclosed with this letter is the official notice informing you of the public improvement hearing. If you would like to view other documents before the hearing, please visit the City's web page for the Richmond Hills project at the following link:

http://www.ci.edina.mn.us/Departments/L5_ConstructionProjects_RichmondHills_BA388.htm

To better communicate the overall happenings of the project, the City has introduced the City Extra e-mail notification service. 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 your neighborhood project name (Richmond Hills Park). Please contact the City at 952.927.8861 if you are having trouble signing up for the City Extra.

We look forward to seeing you at the Public Improvement Hearing on January 17. Please contact either of us with questions or comments.

Wayne D. Houle, PE
Director of Public Works / City Engineer
City of Edina
952.826.0443
whoule@ci.edina.mn.us

Toby Muse, PE
Project Manager
SEH Inc.
952.912.2616
tmuse@sehinc.com



December 28, 2011

NOTICE OF PUBLIC HEARING
ROADWAY IMPROVEMENTS
PROPOSED IMPROVEMENT NO. BA-388
RICHMOND HILLS PARK NEIGHBORHOOD ROADWAY IMPROVEMENTS

The Edina City Council will meet at the Edina City Hall on Tuesday, January 17, 2012, at 7:00 p.m. to consider the public hearing on roadway improvements for the Richmond Hills Park Neighborhood Roadway Improvements. 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 2012 with the assessment hearing occurring in the fall of 2013. The estimated project cost is \$2,873,000. The cost of the project will be funded by special assessments. The estimated cost per assessable lot is \$16,800 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 by the proposed improvements includes all properties between and including:

5004 to 5036 Normandale Court; 5004 to 5053 Yvonne Terrace; 5004 to 5109 56th St W;
5516 to 5601 Warwick Place; 5004 to 5056 Kent Avenue; 5005 to 5217 Windsor Avenue;
5517 to 5532 Code Avenue; 5400 to 5405 Richmond Lane; 5005 to 5132 Richmond Drive;
5100 to 5116 Richmond Circle

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.