



FEASIBILITY STUDY – BA-384

ENGINEERING DEPARTMENT

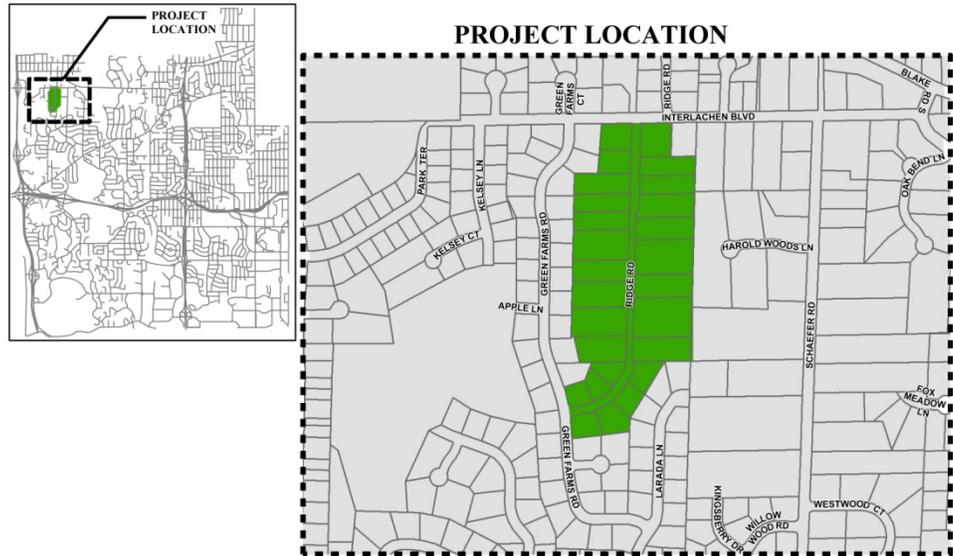
CITY OF EDINA

RIDGE ROAD STREET AND UTILITY RECONSTRUCTION

November 16, 2010

LOCATION:

The project area includes Ridge Road (Green Farms Road to Interlachen Boulevard). The drawing below is a detailed project location map of the Ridge Road Street and Utility Reconstruction.



INITIATION & ISSUES:

This project was reinitiated by the property owners along Ridge Road between Green Farms Road and Interlachen Boulevard. This project was originally scheduled to be part of the 2005 road reconstruction project that included Schaefer Road. After an open house meeting in November 2004, Ridge Road property owners opposed the 2005 project. The property owners presented a letter to the City Council on December 21, 2004. This letter was signed by almost all of the property owners living along this segment of Ridge Road. In the letter the property owners requested that no concrete curb and gutter be installed along Ridge Road. The letter went on to request no assessments be levied against Ridge Road property owners for the reconstruction of Ridge Road. In April of 2005 the Council removed Ridge Road from the 2005 project.

In January 2010 the City received a letter from the Ridge Road property owners requesting that the condition of Ridge Road's pavement be improved, which prompted the City to resume the preparation of this feasibility study.

Included in the Appendix of this study are the invitations, attendance rosters, presentations, and minutes from the neighborhood meetings held on September 22, 2010, and October 27, 2010.

EXISTING CONDITIONS: Streets

Ridge Road is unique. As its name implies, Ridge Road north of 5200 Ridge Road (please refer to Drawing No. 1 in this study's Appendix for the location of this address) parallels and is just east of, and below, a north-south ridge line that in some areas has an elevation in excess of 1,000 feet. Because this segment of Ridge Road was built into the side of the ridge, it was built narrower than a typical City street and without concrete curb and gutter. By building this segment of Ridge Road this way it better accommodates usable driveway slopes to homes built along the east side of the road with significantly lower garage floor elevations than those homes built along the west side of the road. Ridge Road north of 5200 Ridge Road was constructed in the 1960's and early 1970's. It varies in width between 18 and 21 feet. Because it is narrow, it was built into the side of a ridge without concrete curb and gutter, and has varied boulevard treatments that are in many locations immediately adjacent to the edge of its pavement, Ridge Road north of 5200 Ridge Road has a unique sense of place best described as a "country lane."

Ridge Road south of 5200 Ridge Road turns to the west and climbs the ridge. As it turns and climbs the ridge the garage floors on the west and east sides of the road share more similar elevations. This fact allows the road south of 5200 Ridge Road to be wider and still accommodate usable driveway slopes. Ridge Road South of 5200 Ridge Road was constructed in the early 1980's with surmountable concrete curb and gutter at a consistent width of 26 feet. The surmountable concrete curb and gutter is in satisfactory condition. Because it is wider and has surmountable concrete curb and gutter Ridge Road south of 5200 Ridge Road has a sense of place best described as a typical City street.

Figure 1 demonstrates the difference between Ridge Road north and south of 5200 Ridge Road.



Ridge Road North of 5200 Ridge Road –
"Country Lane"



Ridge Road South of 5200 Ridge Road –
Typical City Street

Figure 1

While the pavement condition varies along the entire length of Ridge Road, it is in generally poor condition. Patches, overlays, and sections of alligator cracking are present at random locations throughout the project area.

As part of this study and past explorations done in 2004, a total of 7 soil borings were taken along Ridge Road. Those borings show that on average there is 6 inches of bituminous pavement over 10 inches of aggregate base.

The borings reported that ground water is present in Ridge Road's subgrade soils north of about 5012 Ridge Road and between about 5109 and 5120 Ridge Road as well as between about 5209 to 5215 Ridge Road. Several property owners in these areas reported that they operate a sump pump. The presence of these pumps further confirms that ground water is present in these areas. The ground water likely causes the visible pavement distresses in Ridge Road at these locations despite Ridge Road's existing pavement section. Figure 2 shows some of these distresses.



Pavement Distresses at 5120 Ridge Road



Pavement Distresses at 5215 Ridge Road

Figure 2

Figure No. 3 shows that Ridge Road's tee style intersection with Interlachen Boulevard is sloped both south to north and west to east.



Ridge Road Looking South from Interlachen Boulevard



Interlachen Boulevard Looking West from Ridge Road

Figure 3 - Ridge Road at Interlachen Boulevard

No storm sewer trunk pipe or inlets service this intersection. Property owners have stated that ice builds up on Ridge Road near the intersection making it difficult for northbound Ridge Road drivers to stop their cars at Interlachen Boulevard.

Driveway pavements that feature decorative concrete textures and brick paver blocks are present along Ridge Road. Numerous private retaining walls and decorative landscaping features are located in the City-owned boulevard. Figure 4 shows some of these features.



Figure 4 - Retaining Walls and Decorative Landscaping Features at 5008 Ridge Road

Public Utilities

South of 5200 Ridge Road the public utilities were constructed in the early 1980's. North of 5200 Ridge Road the public utilities were constructed in the 1960's and early 1970's. The project area is located in the legal boundary of the Nine Mile Creek watershed.

An 8-inch and 9-inch diameter trunk sanitary sewer pipe serve this segment of Ridge Road. Due to significant ground elevation differences between the west and east sides of Ridge Road, properties along the east side of Ridge Road north of 5201 Ridge Road are served by trunk sanitary sewer trunk pipes traversing the backyards. The balance of the properties are served by trunk sanitary sewer pipes located near the center of Ridge Road.

At the time of this study's publication, closed-circuit television inspections of the trunk sanitary sewer pipes are incomplete. However, there are no recorded blockages of trunk sanitary sewer pipes.

Trunk water main and service pipes in the project area are in satisfactory condition based on the age and material of the pipes. There are no recorded water main or service breaks in the neighborhood. Fire hydrants serving Ridge Road are not City standard hydrants.

Storm water runoff from properties west of Ridge Road used to flow across Ridge Road to the properties east of Ridge Road and ultimately into the ponds north and south of Harold Woods Lane because of the significant ground elevation differences between the west and east sides of Ridge Road north of 5200 Ridge

Road. Drawing No. 1 shows these ponds. The affect of these ground elevations on the path of the storm water runoff was aggravated by the lack of trunk storm sewer pipes and inlets along Ridge Road.

During the 1980's trunk storm sewer pipe was added to Ridge Road only in the immediate vicinity 5200, 5201, and 5205 Ridge Road. Simultaneously, surmountable concrete curb and gutter was installed south of 5200 Ridge Road. The trunk storm sewer pipe was not extended north towards Interlachen Boulevard. Thus storm water runoff travels 2 to 3 times further overland than the recommended maximum distance of 500 feet before entering an inlet.

Over the years individual property owners north of 5200 Ridge Road along the east side of Ridge Road have built at their own expense their own berm-based systems in or near the City right-of-way to divert storm water runoff from the west side of Ridge Road away from their properties. Figure 5 depicts a portion of those berm-based systems. This diverted storm water runoff flows either north or south along the edges of Ridge Road to either Interlachen Boulevard or the storm sewer inlets in the vicinity 5200, 5201 and 5205 Ridge Road.



Figure 5 - Berm-based Systems at 5021 and 5025 Ridge Road

Because of these berm-based systems, except during large storm events, storm water runoff no longer flows to the ponds north and south of Harold Woods Lane. Instead it flows to Mirror Lake or Nine Mile Creek via Interlachen Boulevard and storm sewer inlets in the vicinity 5200, 5201 and 5205 Ridge Road respectively. Property owners surrounding the north pond have stated that both the amounts, and quality of, the water in the pond is declining.

Subgrade soils in the project area are generally clay with some silty sand. Eleven property owners reported that they operate sump pumps. The sump pumps convey ground water away from the homes on these properties. Pumps operating on the west side of Ridge Road generally discharge into side and backyards or to Ridge Road itself. Discharges into side or back-yards then either seep back towards the home generating the discharge or towards a home on neighboring property. Discharges onto Ridge Road tend to pool along the edge of the street. Pumps operating on the east side of Ridge Road generally

discharge into backyards and safely flow over land into existing low areas or ponds along their easterly property lines.

The existing trunk storm sewer pipe network, berm-based systems, surmountable concrete curb and gutter, and longitudinal street slopes convey storm water runoff from Ridge Road.

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).

North and south of 5200 Ridge Road the gas main trunk and service pipes are made of steel and plastic respectively.

Ten property owners reported that they operate either an underground pet containment, lawn irrigation, or driveway pavement heating system within Ridge Road's boulevards.

Residential Roadway Lighting

Ornamental street lights and cobra head style street lights mounted on the wooden power poles exist south and north of 5200 Ridge Road respectively. The street lights are located at Ridge Road's intersection with Green Farms Road and Interlachen Boulevard. Few street lights are scattered in-between these intersections. Property owners north of 5200 Ridge Road have stated that there are not enough street lights north of 5200 Ridge Road.

PROPOSED IMPROVEMENTS:

Reconstruction will primarily improve Ridge Road's deteriorated street pavement. This primary improvement will include installing drain tile pipe at select locations in the street's subgrade soils. This drain tile pipe will collect ground water that is damaging the pavement. It will also include reconstructing Ridge Road's street pavement section. Reconstruction will extend existing trunk storm pipes to collect storm water runoff sooner than it is today. Wherever possible, reconstruction will install a sump pump drain tile pipe connected to the trunk storm sewer pipes. The sump pump drain tile pipe will allow property owners to discharge their sump pumps into storm sewer trunk pipes rather than onto the ground surface or Ridge Road. Minor repairs would be made to the trunk sanitary sewer and water main pipes. Boulevard tree removal is not part of this project.

Streets

Property owners along Ridge Road requested the City consider reconstructing Ridge Road while maintaining its sense of place as a "country lane" north of 5200 Ridge Road. On September 22, the City hosted an informational meeting to brainstorm with Ridge Road property owners ways to possibly reconstruct this particular segment while maintaining a sense of place as a "country lane". At the conclusion of the meeting, staff directed SEH to draft three roadway reconstruction ideas favored by property owners into a few schematic level reconstruction designs. All of the designs would include the reconstruction of the street's pavement. Staff also directed SEH to prepare an estimate of the cost to be assessed to property owners.

One roadway reconstruction idea favored by the property owners is the installation of a concrete bulkhead curb made of colored concrete north of 5200 Ridge Road. Drawing No. 3 shows what a colored concrete bulkhead curb might look like installed along this particular segment of Ridge Road. Due to this particular segment of Ridge Road's unique sense of place as a "country lane" City staff requests that the Council consider allowing this colored bulkhead curb without its concrete gutter pan; even though it does not comply with the City's standard concrete curb and gutter configuration. While the colored concrete bulkhead curb idea does not offer all of the benefits of the City's standard curb and gutter configuration, City staff believes it offers a reasonable compromise between functionality and aesthetics that best fits this particular unique "country lane."

On October 27, the City hosted a second informational meeting for property owners to meet with members of the project team and review the designs and estimate of the cost to be assessed to property owners. The meeting included a brief presentation and discussion among the property owners and project design team.

At the conclusion of the meeting staff asked property owners for a recommendation of which schematic level design to include in the feasibility study. Property owners north of 5200 Ridge Road recommended inclusion of the colored concrete bulkhead curb and trench drain reconstruction ideas. Because no property owners south of 5200 Ridge Road were present at the meeting, City staff chose to include in this study the reconstruction idea that allows the existing surmountable concrete curb and gutter to remain in place. The project will remove the deteriorated panels of the existing surmountable concrete curb and gutter and replace them with new panels of surmountable concrete curb and gutter.

Reconstruction will feature methods will that cause minimal boulevard disruption. Such methods will allow the preservation of each property owner's individual boulevard landscape treatments that define their sense of place as a "country lane."

Reconstruction will include a new bituminous surface. In order to preserve individual boulevard landscape treatments, Ridge Road will be reconstructed to approximately its existing width or slightly narrower. Because of the thick existing pavement section, wherever possible the existing pavement structure will be recycled and reincorporated into the proposed street section as a layer of aggregate base course.

Where wet, unstable subgrade soils are encountered during construction, the soils will be excavated and removed from the site. Geotextile fabric will be installed in the bottom of the excavation and covered with a layer of clean sand backfill. Perforated drain tiles will be installed in the sand to carry away ground water that seeps under Ridge Road.

Property owners have stated that ice builds up on Ridge Road at Interlachen Boulevard making it difficult for northbound Ridge Road drivers to stop at the stop sign at Interlachen Boulevard. If the Council accepts this study and orders the preparation of bidding documents, an investigation will be made into a solution to this icing problem.

Public Utilities

Reconstruction will repair the trunk sanitary sewer pipes that have either tree roots intruding into the pipe or the pipe itself has sagged or cracked. Soon to be completed closed circuit television inspections will provide the exact locations, if any, of these repairs. Wherever possible, the repairs will be completed using open cut repair methods. In sensitive locations, repairs will be completed using trenchless repair methods. If repairs are needed along the trunk sanitary sewer pipe traversing the backyards along the east side of Ridge Road north of 5201 Ridge Road, those repairs would likely feature trenchless repair methods done during winter months to minimize damage to private property.

Because the trunk water main pipe and service pipes in the project area are in satisfactory condition, reconstruction will only replace all of the existing fire hydrants with new City standard hydrants.

While property owners report their own berm-based systems in or near the City right-of-way successfully divert storm water runoff from the west side of Ridge Road away from their properties, reconstruction offers the opportunity to extend trunk storm sewer trunk pipe to collect storm water runoff sooner than it is collected today.

A trunk storm sewer pipe extension can reintroduce some of the storm water runoff from the west side of Ridge Road back into the pond north of Harold Woods Lane that has been cut-off by the berm-based systems. Accomplishing this reintroduction involves installing a trunk storm sewer pipe between Ridge Road and the shore at the southwest corner of the north pond as shown by Drawing No. 1.

Reintroducing storm water runoff back into this pond could improve its water quality by introducing more water to the pond on a more frequent basis. Because the ponds north and south of Harold Woods Lane are connected by a trunk storm sewer pipe beneath Harold Woods Lane, the water quality of the south pond could also improve. Hydraulic modeling reports the additional storm water runoff will not flood the homes on the properties around either north or south pond.

Storm water runoff collection will occur sooner by deploying trench drains across driveway ends at critical locations and installing a colored concrete bulkhead curb north of 5200 Ridge Road to contain storm water runoff at the edge of Ridge Road until it reaches new inlets. A driveway end location is critical if it contributes, or takes away, a large amount of storm water runoff along Ridge Road. Drawing No. 2 shows how the trench drains can be added to critical driveway ends.

Drawing No. 3 shows the proposed colored concrete bulkhead curb with a typical storm sewer inlet installation. Two storm water runoff treatment manholes will be installed in the project. These special manholes remove most of the sandy sediment and floatable debris from storm water runoff before it enters a pipe leading to a pond or creek.

Reconstruction will address ground water flow issues by installing a sump pump drain tile pipe along Ridge Road's westerly boulevard. The City will encourage property owners at their own expense to connect their sump pump discharge service pipes to the sump pump drain tile pipe. Such a connection will prevent

their sump pumps from discharging back into their yards or onto Ridge Road. A sump pump drain tile pipe is not proposed along the east side of Ridge Road because today property owner sump pump discharges flow safely over land into low areas or ponds along their easterly property lines.

Private Utilities

CenterPoint Energy reports they will take advantage of street reconstruction in the project area to upgrade all of their steel gas main trunk and service pipes to plastic pipe. These pipes are located north of 5200 Ridge Road. 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 heated driveway, pet containment, and lawn irrigation utilities caused by reconstruction activities.

Residential Roadway Lighting

During the September 22 informational meeting, property owners requested the City to investigate the cost of burying the overhead power lines north of 5200 Ridge Road. Xcel Energy reported this work would cost at least \$8,200 per benefitting property owner. The property owners would need to coordinate this work with Xcel Energy.

If the property owners decide not to pay for Xcel Energy to bury the overhead power lines and eliminate the wooden poles, then the City can have discussions with Xcel Energy about adding cobra-style street lights to a few more existing wooden power poles north of 5200 Ridge Road.

Additional street lighting is not being considered south of 5200 Ridge Road.

RIGHT-OF-WAY:

Adequate right-of-way exists to reconstruct Ridge Road.

EASEMENTS:

An easement is needed from the property owner at 5021 Ridge Road to install the trunk storm sewer pipe shown in Drawing No. 1 between Ridge Road and the shore at the southwest corner of the pond north of Harold Woods Lane. During October 2010, the City met on-site to begin discussions with the property owner regarding the feasibility of this trunk storm sewer pipe. Further discussions are tabled until after the Council decides whether or not to accept this study and order the preparation of bidding documents.

If the Council does accept this study and orders the preparation of bidding documents, easement discussions with the property owner at 5021 Ridge Road would need to quickly resume. Because pipe installation would likely use trenchless methods. Machines needed to execute a trenchless installation would likely operate from the pond-end of the proposed pipe. The route for the machines to access this to the pond-end of the pipe is likely first an existing utility easement between 6404 and 6501 Harold Woods Lane then second across the surface of the pond north of Harold Woods Lane. This route is only available during winter months when the pond north of Harold Woods Lane is frozen.

If the Council were to award a contract to reconstruct Ridge Road during summer 2011, this trunk storm sewer pipe and it's manhole in Ridge Road would need to already be complete and ready to accept storm water runoff from trunk storm sewer pipe installed in Ridge Road during summer 2011. Therefore the

construction of the trunk storm sewer pipe shown in Drawing No. 1 likely needs to be completed during winter 2010/2011.

If an easement is not successfully negotiated with the property owner at 5021 Ridge Road, the trunk storm sewer pipe extension proposed along Ridge Road would be redirected to drain to the existing trunk storm sewer pipe in the immediate vicinity of 5200, 5201, and 5205 Ridge Road.

PROJECT COSTS:

The total estimated project cost is \$768,000 (2011 Dollars). The estimated project cost is summarized in the Table 1.

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

ITEM	ESTIMATED COST ²	
	CITY	RESIDENTS
Sanitary Sewer	\$25,300	
Water Main	\$36,500	
Storm Sewer	\$443,000	
Street Reconstruction ¹		\$263,200
Sub-total	\$504,800	\$263,200
Total	\$768,000	

¹ Cost to be assessed to residents

² Costs are given in 2011 Dollars

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

ASSESSMENTS:

At the September 22 informational meeting, property owners suggested the creation of two assessment areas along Ridge Road. These two areas would reflect the fact that addresses greater than 5200 already had surmountable concrete curb and gutter along the edge of Ridge Road. City staff agreed with this suggestion. Drawing No. 1 shows these two assessment areas called A and B.

An estimated special assessment rate of approximately \$9,800 (2011 Dollars) per residential equivalent unit (REU) is proposed to be levied against the property owners in Area A. An estimated special assessment rate of approximately \$11,000 (2011 Dollars) per residential equivalent unit (REU) is proposed to be levied against the property owners in Area B. There are 24.67 REU's in the project area.

Properties that abut the project but their addresses are not included in the project will be either not assessed due to past assessments or assessed at either 1/3 or 2/3 of the estimated rate.

Drawing 1 in the Appendix of this study summarizes the application of these estimated assessment rate.

FEASIBILITY:

The improvements are necessary, cost-effective, and feasible from an engineering stand point.

PROJECT SCHEDULE: The estimated schedule shown in Table 2 is feasible from an Engineering stand point.

**Table 2
Project Schedule**

Event	Date
Public Improvement Hearing	November 16, 2010
Bid Opening	February 2011
Award Contract	March 2011
Begin Construction	May 2011
Complete Construction	Fall 2011
Final Assessment Hearing	Fall 2012

APPENDIX

Drawing No. 1	Assessment Summary
Drawing No. 2	Typical Trench Drain Installation (Looking South from 5020 Ridge Road)
Drawing No. 3	Typical Colored Concrete Bulkhead Curb and Catch Basin (Looking North from 5025 Ridge Road)

- Certification Page
- Neighborhood Informational Meeting No. 1 Invitation dated September 1, 2010
- Neighborhood Informational Meeting No. 1 Attendance Roster dated September 22, 2010
- Neighborhood Informational Meeting No. 1 Presentation dated September 22, 2010
- Minutes from Neighborhood Informational Meeting No. 1
- Neighborhood Informational Meeting No. 2 Invitation dated October 5, 2010
- Neighborhood Informational Meeting No. 2 Revised Invitation dated October 13, 2010
- Neighborhood Informational Meeting No. 2 Attendance Roster dated October 27, 2010
- Neighborhood Informational Meeting No. 2 Presentation dated October 27, 2010
- Minutes from Neighborhood Informational Meeting No. 2
- Preliminary Assessment Roll

Map Document: (P:\A\E\Edina\113694\GIS\RidgeRoad_Assessment.mxd)
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Legend

- Existing Ponds
- Proposed Trunk Storm Sewer Pipe
- Area A - 1 REU Estimated \$9,800 Assessment (2011 Dollars)
- Area B - 1 REU Estimated \$11,000 Assessment (2011 Dollars)
- Area B - 1/3 REU Estimated \$3,700 Assessment (2011 Dollars)
- Not Assessed
- Project Limits

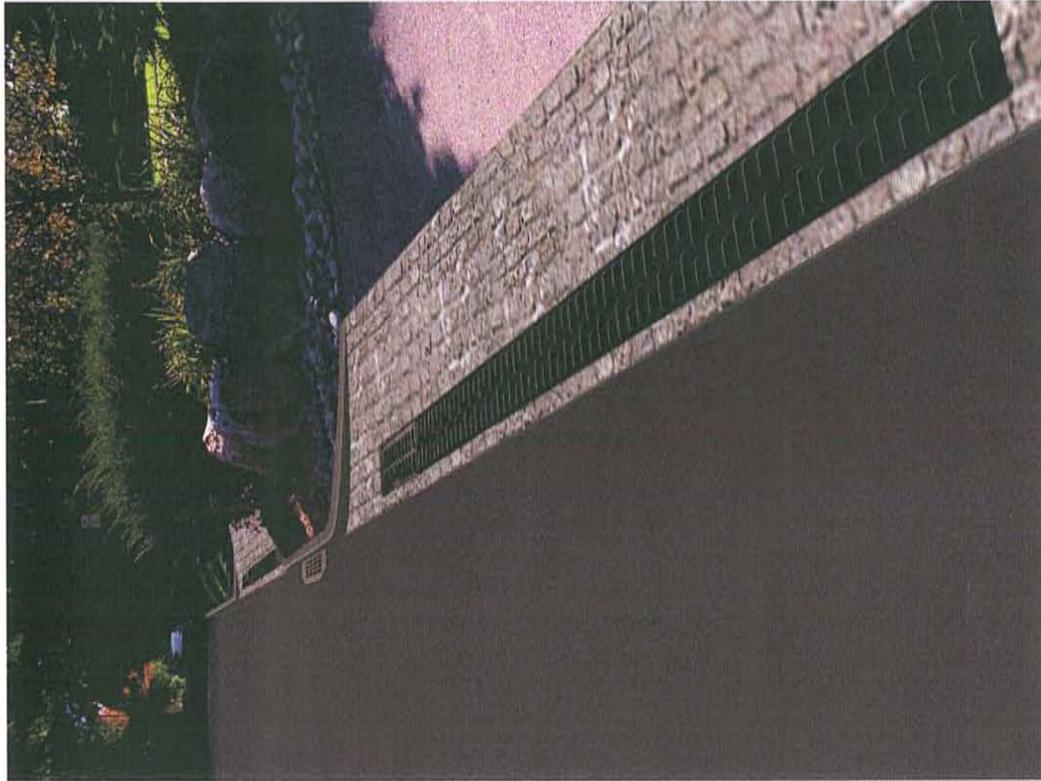


Ridge Road
 Street Reconstruction
 No. BA-384
 Edina, Minnesota

Project:
 EDINA 113694
 Print Date:
 11/02/2010

Assessment
 Summary

Drawing
 No.
 1



STAMPED CONCRETE APRON
WITH CURB RADIUS



STAMPED CONCRETE APRON
WITH DEPRESSED CURB



RIDGE ROAD STREET AND
UTILITY RECONSTRUCTION
NO. BA-384
EDINA, MINNESOTA

FILE NO.
EDINA 113694

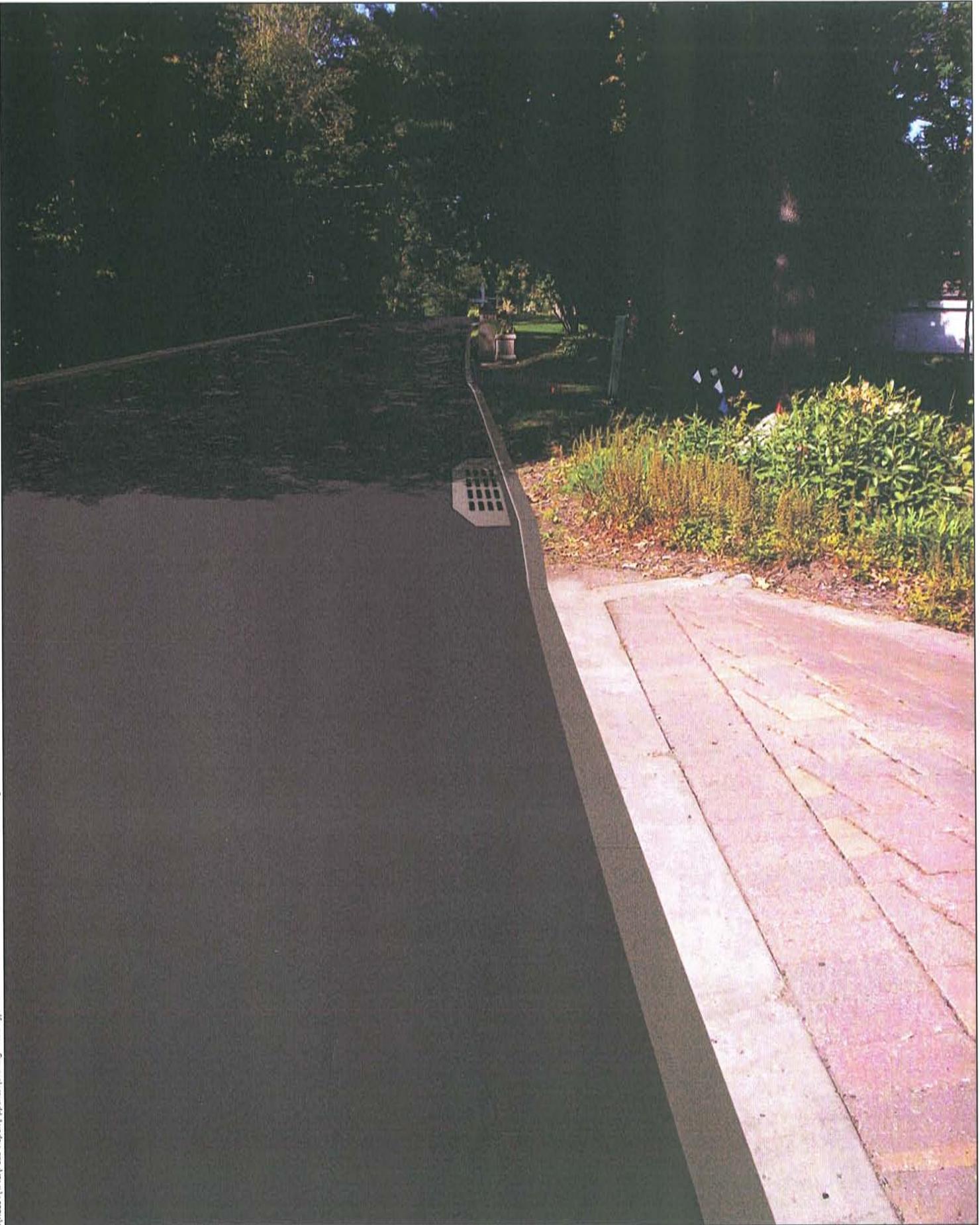
DATE
11/4/10

TYPICAL TRENCH DRAIN INSTALLATION
(LOOKING SOUTH FROM 5020 RIDGE RD)

DRAWING
NO.
2

11/3/2010

P:\AE\Edina\113694.dwg\Final Report\Appendix\Drawing No. 3 Typical Colored Concrete Bulkhead Curb and Catch Basin.dgn



RIDGE ROAD STREET AND
UTILITY RECONSTRUCTION
NO. BA-384
EDINA, MINNESOTA

FILE NO.
EDINA 113694

DATE
11/4/10

TYPICAL COLORED CONCRETE
BULKHEAD CURB AND CATCH
BASIN (LOOKING NORTH
FROM 5025 RIDGE RD)

DRAWING
NO.
3

FEASIBILITY STUDY - BA-384

RIDGE ROAD STREET AND UTILITY RECONSTRUCTION

SEH No. EDINA 113694

November 16, 2010

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

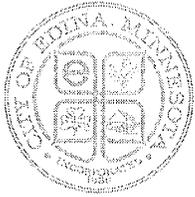


Paul J. Pasko III, PE

Date: 11-16-10 Lic. No.: 24628

Reviewed by:  11-16-2010
Date

Short Elliott Hendrickson Inc.
10901 Red Circle Drive, Suite 200
Minnetonka, MN 55343-9301
952.912.2600



Ridge Road Street and Utility Reconstruction

City of Edina

Date: September 1, 2010

To: Property Owners of Ridge Road
Edina, Minnesota

From: City of Edina and Short Elliott Hendrickson Inc.

Reference: **What:** Neighborhood Informational Meeting No. 1
When: Wednesday, September 22, 2010; 7:00-9:00 p.m.
Where: Edina Public Works Facility
7450 Metro Boulevard

The City has hired the consulting engineering firm of Short Elliot Hendrickson Inc. (SEH) to assist with the feasibility to rehabilitate Ridge Road. This reconstruction could take place during the summer of 2011. The City of Edina and SEH, Inc. would like to invite you to an information meeting as listed above.

On September 3 a drill rig will collect samples of the foundation soils beneath Ridge Road needed for design work. The City completed some sampling 5 years ago. The samples collected today will supplement the older samples. Staff from SEH have already begun walking Ridge Road to gather information such as photographs and measurements.

At the September 22 informational meeting we will be brainstorming with you on ways to improve the roadway while maintaining the roadway character that exists today. We anticipate that this will be a good exchange of ideas between all parties attending. After this meeting, SEH will implement these ideas into a design. A second informational meeting will then be held to share the estimated costs of the design(s).

Additionally, you are also invited to an open house for all 2011 and 2012 roadway projects, which will be held on Monday, September 20, at 7:00 p.m. at Edina Public Works, 7450 Metro Boulevard. This open house will cover the basics of roadway reconstruction in the City, but will not address the specifics of any of the projects. You can learn more about roadway reconstruction in the City at http://www.cityofedina.com/Departments/L5-17a_ConstructionProjects_future.htm.

The anticipated schedule for this project is:

- Open House for all 2011 & 2012 Projects.....September 20, 2010 7:00 p.m.
- Informational Meeting No. 1.....September 22, 2010 7:00 pm
- Informational Meeting No. 2October (date to be determined)
- Public HearingDecember / January
- ConstructionSummer of 2011

What to bring to the informational meeting:

Ideas, concerns, information on the neighborhood that you feel are important to the project. Information on lawn irrigation or pet fences along the roadway; this will help in reducing survey costs.

We look forward to seeing you at the Informational Meeting.

Wayne D. Houle, PE
Director of Public Works / City Engineer
City of Edina
952-826-0443
whoule@ci.edina.mn.us

Paul J. Pasko III, PE
Project Manager
SEH Inc.
952-912-2611
ppasko@sehinc.com

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NEIGHBORHOOD INFORMATIONAL MEETING

ATTENDANCE ROSTER

Re: Ridge Road Street and Utility Reconstruction
Edina, MN

Date of Meeting: September 22, 2010
Time of Meeting: 7:00 – 9:00 p.m.

Project Manager: Paul Pasko III, PE

Location of Meeting: Edina Public Works Facility
SEH No.: EDINA 113694 14.00

Name	Address	Telephone	e-mail	Lawn Irrigation System	Pet Containment System	Sump Pumps
SAL MENDOZA	5117 Ridge Rd.	612 366-5017	salmendoza@comcast.net	<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
ANNE CHARITY	5116 RIDGE RD	952- 935-4845		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CHUCK CARLSEN	5025 Ridge	952 933-7249	CHUCK.CARLSEN@ SEHARPLASTICS.COM	<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
Corky Carlson	11	11	11	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pat Miner	5204 Ridge	952- 932-9389	pminec@aol.com	<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
Cindy Wittkin	5112 Ridge Rd	952 938 7701	cwittkin@comcast.net	<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
Dean Dovolis	5009 Ridge	612 817-0313 952 945 7055	ddovolis@djv726.com	<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
				<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

NEIGHBORHOOD INFORMATIONAL MEETING

SEH ATTENDANCE ROSTER

Re: Ridge Road Street and Utility Reconstruction
Edina, MN

Date of Meeting: September 22, 2010
Time of Meeting: 7:00 – 9:00 p.m.

Project Manager: Paul Pasko III, PE

Location of Meeting: Edina Public Works Facility
SEH No.: EDINA 113694 14.00

Name	Address	Telephone	e-mail	Lawn Irrigation System	Pet Containment System	Sump Pumps
Jack Colvin	5108 Ridgewald	952 935 1529	Jmgalvin@eganco.com	<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
* Ted P.ier	5021 Ridgew Rd	952-935-8084	trpieri@msn.com TWP	<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
* Anne Rutledge	5013 Ridge Rd	952 938-5501	CELWIGGIN446@AOL.COM	<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
ANNIS RUTLEDGE	5116 RIDGE RD	952-935-4895	CHARITY.RUTLEDGE@PARTIALINK.NET	<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

City of Edina & SEH

September 22, 2010
Neighborhood Informational Meeting
Reconstruction of Ridge Road

1-WH

Agenda

- Introductions
- Existing Conditions
- City's Ideas for Improving Ridge Road
- Your Ideas for Improving Ridge Road
- Idea Discussion Review Exercise
- Next Steps

2-WH

Goals of Tonight's Meeting

- Brainstorm ways to improve the Ridge Road while maintaining the roadway's character that exists today
- Achieve a good exchange of ideas between all parties attending tonight
- At the meeting's conclusion, direct SEH to implement top ideas into 2 distinct design options
- Collect information on lawn irrigation or pet fences along the roadway

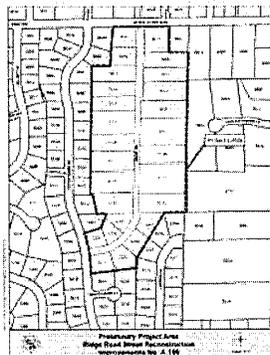
3-WH

Agenda

- Introductions
- Existing Conditions
- City's Ideas for Improving Ridge Road
- Your Ideas for Improving Ridge Road
- Next Steps

4-PJP3

Project Limit



5-PJP3

Recap of Existing Concerns As We Understand Them

- Storm water runoff causing erosion
- Residents on easterly side experience surface flooding during storm events
- Deteriorated roadway/band-aid solutions (potholes, bumps, loose gravel and pavement chunks resulting pedestrian and vehicular hazards and property damage)
- Narrow road (not uniform and at some point a "country lane")
- Impact to major trees, boulders and retaining walls and inconvenience

6-PJP3

Agenda

- Introductions
- Existing Conditions
- City’s Ideas for Improving Ridge Road
- Your Ideas for Improving Ridge Road
- Next Steps

7-PJP3

Neighborhood Character ‘Sense of Place’



Images of a Country Lane

8-VA

Attributes of a Country Lane

- roadway defined by walls, hedges, fences
- vegetation near edge of roadway
- natural materials (stone, brick, wood)
- rusticity of character
- gently curving road
- spatial play between street and dwellings

9-VA

Improvement Ideas Edge Treatment

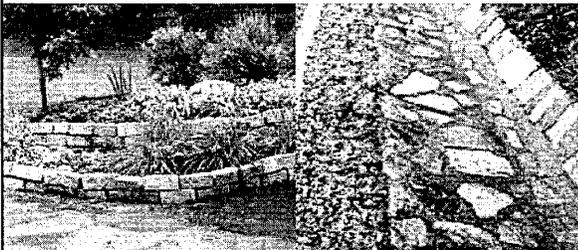


Neighborhood Inspiration

Idea – Stone/granite edge concept

10-VA

Improvement Ideas Edge Treatment



Neighborhood Inspiration

Idea – Split stone edge concept

11-VA

Improvement Ideas Edge Treatment



Neighborhood Inspiration

Idea - Belgian blocks edge concept

12-VA

Agenda

- Introductions
- Existing Conditions
- City's Ideas for Improving Ridge Road
- Your Ideas for Improving Ridge Road
- Next Steps

19-VA

**Please share
your ideas**

20-VA

Agenda

- Introductions
- Existing Conditions
- City's Ideas for Improving Ridge Road
- Your Ideas for Improving Ridge Road
- Idea Review Exercise
- Next Steps

21-VA

Agenda

**Idea Review and Discussion
Idea Preference Exercise**

22-VA

Agenda

- Introductions
- Existing Conditions
- City's Ideas for Improving Ridge Road
- Your Ideas for Improving Ridge Road
- Idea Review Exercise
- Next Steps

23-WH

Tentative Schedule

- Informational Meeting No. 2 – October
- Public Hearing - December / January (sooner if possible)
- Construction - Summer of 2011

24-WH

Thank you



MEETING MINUTES

Re: Ridge Road Street and Utility Reconstruction
Edina, MN

Date of Meeting: 9/22/10

Project Manager: Paul J. Pasko III, PE

Time of Meeting: 7:00 pm

SEH No.: EDINA 103694 ~~14.00~~ 91.00

Location of Meeting: City of Edina Public Works
Department

Attendees: See attached attendance roster
Wayne Houle – City of Edina
Jesse Struve – City of Edina
Veronica Anderson - SEH
Paul Pasko - SEH

The following items were discussed at the above referenced meeting:

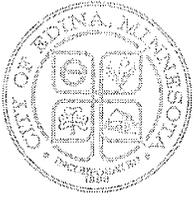
- I. The basis for this meeting was the following items.
 - A. Power Point presentation.
 - B. A scale plot of an aerial photo of Ridge Road including public utilities and right-of-way and property lines. The edges of Ridge Road were also shown. The edges are based on topographic surveying completed by City staff.
 - C. A plot of 2 typical cross sections through Ridge Road at 5109 and 5120 Ridge Road.
 - D. A packet of color photos of each driveway along Ridge Road arranged by descending property address.
 - E. A packet of color photos of the centerline of Ridge Road taken from a variety of locations along Ridge Road.
- II. We divided the discussion reported in these minutes into the 6 main parts of the presentation. Those parts are Introductions, Existing Conditions, City's Ideas for Improving Ridge Road, Property Owner's Ideas for Improving Ridge Road, Ideas Discussion Review Exercise between Project Team Members and Property Owners, and Next Steps.
 - A. Introductions
 1. Houle presented Power Point slides (slides) 1 – 3.
 - B. Existing Conditions
 1. Pasko presented slides 4 – 6.
 - a. Slide 6
 - (1) Pasko explained that the list on this slide was taken from the following sources.
 - (a) Presentation made by City staff on 11/15/04 at the Neighborhood Informational Meeting
 - (b) Comment cards from the 11/15/04 Neighborhood Informational Meeting
 - (c) 12/8/04 Ridge Road Construction Homeowners Resolution
 - (d) Letters and emails sent to the City Council by property owners during 1/10 and 2/10
 - (e) City staff's recommendation dated 2/16/10 to the Mayor and Council
 - (2) Pasko went on to explain that the City understood that the property owners need their road fixed, but don't want that to happen without the City and Ridge Road residents diligently working to arrive at the following conclusions.

- (a) the best result for Ridge Road
 - (b) Maintain Ridge Road's aesthetic integrity
 - (c) Maintain Ridge Road's current width
 - (d) Reconstruct Ridge Road while incurring as little expense as possible to the property owners
- C. City's Ideas for Improving Ridge Road
 - 1. Pasko presented slide 7
 - a. Pasko explained that
 - (1) as a consulting Civil Engineer he works in a lot of Metro area communities and was impressed with the individual ingenuity Ridge Road property owners showed in dealing with their own storm water runoff issues.
 - (2) via slides 8 - 18 Anderson would present the City's ideas to improve the "edges" of Ridge Road. Property owner ingenuity inspired some of the City's ideas.
 - (3) using slides 8 -18 we want to try to try to arrive at the "sum" of both your and the City's ideas tonight to provide you and the City with the "best" Ridge Road.
 - 2. Anderson presented slides 8 - 18
 - (1) Slide 8
 - (a) Anderson explained to the property owners that the photos in this slide are **not** options. Instead we are showing them to the property owners to give them a sense of "form" regarding what usually causes a "Sense of Place." Go on to say that indeed many of the conditions shown in these photos cannot grow in our climate.
- D. Property Owner's Ideas for Improving Ridge Road
 - 1. Anderson moderated slides 19 and 20
 - a. Install trench drains across the bottom of all of the driveways along the west side of Ridge Road
 - b. Make Ridge Road a 1-way northbound street.
 - c. A curbed edge treatment might not allow enough room for parking along the east side of Ridge Road.
 - d. Ridge Road property owners remain opposed to the installation of City-standard B618 curb and gutter.
 - e. Install a "hardened" swale at the edges of Ridge Road such that it remains within the existing paved limits of Ridge Road.
 - f. Whatever edge treatment is installed along Ridge Road, please keep it very simple and easy to maintain with respect to snow removal, parking, and boulevard maintenance.
 - g. Consider the soon to arrive increases in property taxes when designing that part of the reconstruction project which the property owners will have to pay for via special assessments.
 - (1) Property owners especially do not want to "erase" Ridge Road's existing preferred boulevards and pay for their replacement with an undesirable boulevard.
 - h. Keep the reconstruction limits within Ridge Road's existing pavement width.
 - i. Overlay Ridge Road and install edge treatments tailored to meet the needs of each property while still collecting storm water runoff.
 - j. Ridge Road has a lot of shade trees along it. Those trees preclude the melting of ice from the driving surface during the winter time.
- E. Ideas Discussion Review Exercise between Project Team Members and Property Owners
 - 1. Anderson moderated slides 21 - 22.
 - a. Property owners brought up the following general discussion topics.
 - (1) How much does it cost to bury the overhead power lines along Ridge Road?

- (2) Property owner at 5204 Ridge Road stated that while the pavement south of 5200 Ridge Road is in poor condition, the concrete curb and gutter is in good condition.
 - (3) Will our mailboxes be disturbed during reconstruction? City staff said they likely would need to be temporarily removed, salvaged, and reinstalled at the end of the project. During that time, a temporary bank of mailboxes would be installed for property owner use during reconstruction operations.
 - (4) How much disruption to the operation of my home office should I expect during reconstruction activities?
 - (5) Will trunk sanitary sewer and water main pipes be replaced during reconstruction activities?
- b. After the conclusion of the discussion listed in item II.E.1.a of these minutes, Anderson listed the following 9 edge of Ridge Road improvement ideas. This list is a result of the Ideas Discussion Review Exercise.
- (1) Individual edge treatments
 - (2) Granite/cobble edge treatment
 - (3) Colored concrete edge treatment
 - (4) Stone/granite edge treatment
 - (5) Split stone edge treatment
 - (6) Granite/brick edge treatment
 - (7) Belgian blocks edge treatment
 - (8) Exposed aggregate edge treatment
 - (9) Rain garden edge treatment
- c. Anderson then asked the property owners to vote for their favored edge treatment. Based on those votes, the following are the preferred edge treatments.
- (1) Individual edge treatments
 - (2) Colored concrete edge treatment
 - (3) Belgian blocks edge treatment
- F. Next Steps
1. Houle moderated slides 23 – 25.
 2. City staff directed SEH to prepare the following
 - a. Schematic level street reconstruction designs taking into account the preferred edge treatments in item II.E.1.c. of these minutes.
 - b. An estimate of the total project cost for each design.
 - c. An estimate of the cost to be assessed to each property owner based on each design.

SEH believes that this document accurately reflects the business transacted during the meeting. If any attendee believes that there are any inconsistencies, omissions or errors in the minutes, they should notify the writer at once. Unless objections are raised within seven (7) days, we will consider this account accurate and acceptable to all.

If there are errors contained in this document, or if relevant information has been omitted, please contact Paul J. Pasko III, PE at 952.912.2611.



Ridge Road Street and Utility Reconstruction

City of Edina

Date: October 5, 2010
To: Property Owners of Ridge Road
Edina, Minnesota
From: City of Edina and Short Elliott Hendrickson Inc.
Reference: **What:** Neighborhood Informational Meeting No. 2
When: Wednesday, October 13, 2010; 7:00-9:00 p.m.
Where: Edina Public Works Facility
7450 Metro Boulevard

At the conclusion of Neighborhood Informational Meeting No. 1 on September 22, City staff directed SEH to prepare the following:

- Schematic level street reconstruction designs reflecting your input as well as the City's input.
- An estimate of the total project cost for each design.
- An estimate of the cost to be assessed to you based on each design.

This work is near completion; therefore you are cordially invited to meet with members of the project team on October 13 to review the designs. The format for Meeting No. 2 will include a brief presentation that will begin at 7 p.m., followed by an informal discussion.

If consensus is reached at the conclusion of this meeting for one of the schematic level designs, the following tasks will be completed:

- On October 19, recommend to the City Council that they conduct a public hearing for this project on November 16.
- Direct SEH to complete the feasibility study of this project for presentation to Council on November 16. If Council accepts the feasibility study the next step would be preparation of bidding documents.

We look forward to seeing you at the Informational Meeting on October 13.

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

Paul J. Pasko III, PE
Project Manager
SEH Inc.
952.912.2611
ppasko@sehinc.com

City Hall

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

www.cityofedina.com

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



Ridge Road Street and Utility Reconstruction

City of Edina

Date: October 13, 2010

To: Property Owners of Ridge Road
Edina, Minnesota

From: City of Edina and Short Elliott Hendrickson Inc.

Cancelled: **What:** Neighborhood Informational Meeting No. 2
When: Wednesday, October 13, 2010; 7:00-9:00 p.m.
Where: Edina Public Works Facility
7450 Metro Boulevard

Rescheduled: **What:** Neighborhood Informational Meeting No. 2
When: Wednesday, October 27, 2010; 7:00-9:00 p.m.
Where: Edina Public Works Facility
7450 Metro Boulevard

Please recall that at Meeting No. 2 you will meet with members of the project team to review the following:

- Schematic level street reconstruction designs reflecting your input as well as the City's input from Meeting No. 1.
- An estimate of the total project cost for each design.
- An estimate of the cost to be assessed to you based on each design.

If consensus is reached at the conclusion of Meeting No. 2 for one of the schematic level designs, City staff will direct SEH to complete the feasibility study of this project for presentation to the City Council at a Public Improvement Hearing on November 16.

During the past few days, enough Ridge Road property owners told us that they could not attend the subject meeting on October 13 to jeopardize the accurate measurement of consensus. Therefore City staff has rescheduled Meeting No. 2 for October 27.

Because State Statute dictates the amount and type of advertising needed in advance of a Public Improvement Hearing, City staff will still recommend to the City Council at their October 19 meeting that the Council schedule a Public Improvement Hearing for this project on November 16. If necessary, the Council can continue the Hearing to a date later than November 16.

We apologize for any inconvenience this rescheduled meeting may cause you.

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

Paul J. Pasko III, PE
Project Manager
SEH Inc.
952.912.2611
ppasko@sehinc.com

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TTY 952-826-0379



NEIGHBORHOOD INFORMATIONAL MEETING NO. 2

ATTENDANCE ROSTER

Re: Ridge Road Street and Utility Reconstruction
Edina, MN

Date of Meeting: October 27, 2010
Time of Meeting: 7:00 – 9:00 p.m.

Project Manager: Paul Pasko III, PE

Location of Meeting: Edina Public Works Facility
SEH No.: EDINA 113694 14.00

Name	Address	Telephone	e-mail	Lawn Irrigation System	Pet Containment System	Sump Pumps
Cindy & Perry Witkin	5117 Ridge Rd	952-938-7701	cwitkin@comcast.net	<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
↓	↓	↓	↓			
BILL EMPTAGE	6547 Interlachen Blvd	952-933-2800	wemptage@comcast.net	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
SAL MENDOZA	5117 Ridge Rd	(612) 366-5017	salmendoza@comcast.net	<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
Mollie Marinovich	5101 Ridgedale	612-865-2795	mymarinovich@young.usinternet.com	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Dean Davdy	5009 Ridge Rd	612-817-0383 952-945-7055	ddavolis@djr-mn.com	<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
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NEIGHBORHOOD INFORMATIONAL MEETING NO. 2

SEH ATTENDANCE ROSTER

Re: Ridge Road Street and Utility Reconstruction
Edina, MN

Date of Meeting: October 27, 2010
Time of Meeting: 7:00 – 9:00 p.m.

Project Manager: Paul Pasko III, PE

Location of Meeting: Edina Public Works Facility
SEH No.: EDINA 113694 14.00

Name	Address	Telephone	e-mail	Yes Lawn Irrigation System	No Pet Containment System	Sump Pumps
CHUCK CARLSEN	5025 Ridge Rd	952-933-7249	CHUCK.CARLSEN@SEH.PA PLASTICS	<input 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
Betsy Robinson Ted Pirc	5021 Rids. Rd	952-935-8084	batsrobinson@msn.com t.pirc@msn.com	<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
PAUL WIGGIN	5013 RIDGE RD	952-938-5501	CCWIGGIN446@AOL.COM	<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
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NEIGHBORHOOD INFORMATIONAL MEETING NO. 2

ATTENDANCE ROSTER

Re: Ridge Road Street and Utility Reconstruction
Edina, MN

Date of Meeting: October 27, 2010
Time of Meeting: 7:00 – 9:00 p.m.

Project Manager: Paul Pasko III, PE

Location of Meeting: Edina Public Works Facility
SEH No.: EDINA 113694 14.00

Name	Address	Telephone	e-mail	Lawn Irrigation System	Pet Containment System	Sump Pumps
ANNE RUTLEDGE	5116 RIDGE RD	952-935-4845	EARTHINK.NET CHARITYRUTLEDGE@	<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
ANNE CHARITY	" "	952-935-4845	CHARITYRUTLEDGE@ EARTHINK.NET	<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
Jim Gibson	5016 Ridge Rd	952-939-6034	james@jamesgibson.org	<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
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City of Edina & SEH

October 27, 2010
 Neighborhood Informational
 Meeting No. 2

Reconstruction of Ridge Road

1-WH

Agenda

CITY OF EDINA

- **Introductions**
- **Review of Schematic Level Designs**
- **Informal Discussion**
- **Recommendation**
- **Next Steps**

2-WH

Goals of Tonight's Meeting

CITY OF EDINA

- **Review the schematic level designs**
- **Measure consensus for the designs**

3-WH

Agenda

CITY OF EDINA

- **Introductions**
- **Review of Schematic Level Designs**
- **Informal Discussion**
- **Recommendation**
- **Next Steps**

4-WH

Improvement Idea

CITY OF EDINA

Edge Treatment



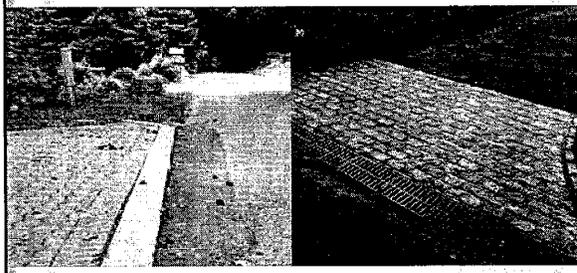
B618 Curb and Gutter

5-VA

Favored Improvement Idea

CITY OF EDINA

Edge Treatment



Neighborhood Inspiration Idea - Belgian blocks edge concept

6-VA

CITY OF EDINA **Favored Improvement Idea**

Edge Treatment

Idea - Individual edge treatments concept **7-VA**

CITY OF EDINA **Favored Improvement Idea**

Edge Treatment

Idea - Bulkhead curb edge concept **8-VA**

CITY OF EDINA **Trench Drain Installation**

9-VA

CITY OF EDINA **Trench Drain Installation**

Option 1:
Stamped Concrete Apron
with Curb Radius

10-VA

CITY OF EDINA **Trench Drain Installation**

Option 2:
Stamped Concrete Apron
with Depressed Curb

11-VA

CITY OF EDINA **Catch Basin Installation**

12-VA

CITY OF EDINA

Favored Improvement Idea

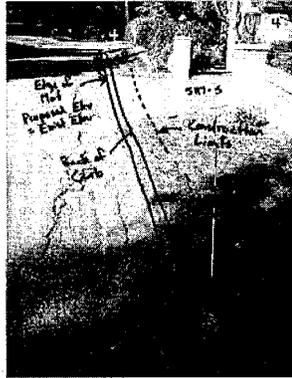


South Ridge Road – Existing Curb to Remain In Place

13-PP

CITY OF EDINA

Favored Improvement Idea

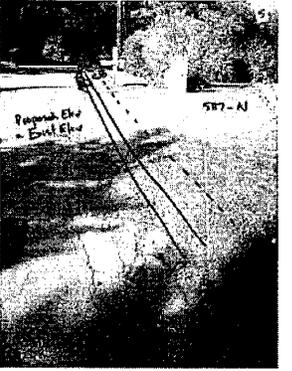


5117 Ridge Road – South Driveway Entrance

14-PP

CITY OF EDINA

Favored Improvement Idea



5117 Ridge Road – North Driveway Entrance

15-PP

CITY OF EDINA

Favored Improvement Idea



5109 Ridge Road – South Driveway Entrance

16-PP

CITY OF EDINA

Favored Improvement Idea

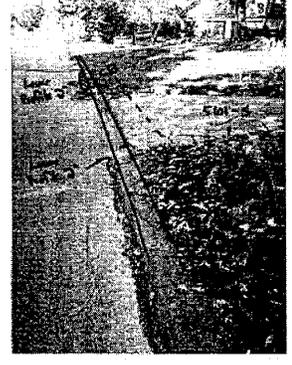


5109 Ridge Road – North Driveway Entrance

17-PP

CITY OF EDINA

Favored Improvement Idea



5101 Ridge Road – South Driveway Entrance

18-PP

CITY OF EDINA **Favored Improvement Idea**

5101 Ridge Road – North Driveway Entrance

19-PP

CITY OF EDINA **Favored Improvement Idea**

5025 Ridge Road – South Driveway Entrance

20-PP

CITY OF EDINA **Favored Improvement Idea**

5025 Ridge Road – North Driveway Entrance

21-PP

CITY OF EDINA **Favored Improvement Idea**

5021 Ridge Road - Driveway Entrance

22-PP

CITY OF EDINA **Favored Improvement Idea**

5013 Ridge Road - Driveway Entrance

23-PP

CITY OF EDINA **Favored Improvement Idea**

5009 Ridge Road – Boulevard Area

24-PP

CITY OF EDINA **Favored Improvement Idea**

5009 Ridge Road - Driveway Entrance

25-PP

CITY OF EDINA **Favored Improvement Idea**

6519 Interlachen Blvd

26-PP

CITY OF EDINA **Favored Improvement Idea**

6547 Interlachen Blvd

27-PP

CITY OF EDINA **Favored Improvement Idea**

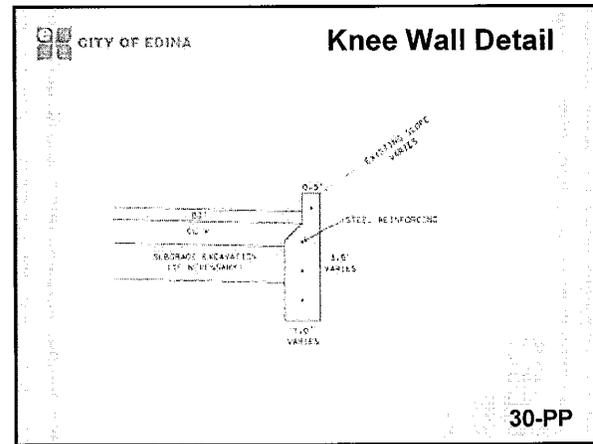
5008 Ridge Road - Driveway Entrance

28-PP

CITY OF EDINA **Favored Improvement Idea**

5008 Ridge Road - Driveway Entrance

29-PP



CITY OF EDINA

Favored Improvement Idea

5012 Ridge Road - Driveway Entrance

31-PP

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Favored Improvement Idea

5016 Ridge Road - Driveway Entrance

32-PP

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Favored Improvement Idea

5020 Ridge Road - Driveway Entrance

33-PP

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Favored Improvement Idea

5100 Ridge Road - Driveway Entrance

34-PP

CITY OF EDINA

Favored Improvement Idea

5108 Ridge Road - Driveway Entrance

35-PP

CITY OF EDINA

Favored Improvement Idea

5108 Ridge Road - Driveway Entrance

36-PP

CITY OF EDINA

Favored Improvement Idea

5112 Ridge Road - Driveway Entrance

37-PP

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Favored Improvement Idea

5116 Ridge Road - Driveway Entrance

38-PP

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Favored Improvement Idea

5120 Ridge Road - Driveway Entrance

39-PP

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Favored Improvement Idea

5200 Ridge Road - Boulevard Area

40-PP

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Assessments

Residential Equivalency Units (REU's) are separated into two different areas

Area A : 7 REU's
Area B : 16 2/3 REU's

41-PP

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Estimated Project Costs Area B

Item	Edge Treatment Option		
	B618	Concrete Bulkhead	Granite Bulkhead
Storm Sewer	\$398,500	\$379,500	\$398,500
Streets	\$186,300	\$194,900	\$385,200

Blue : Assessed Costs
Red : City Costs

42-PP

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Estimated Assessment Cost per REU

Edge Treatment Option	Assessment Area		
	B		
B618	\$11,200		
Concrete Bulkhead	\$11,700		
Granite Bulkhead	\$23,100		

43-PP

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Estimated Project Costs Area A

Item	Edge Treatment Option			
	Existing Curb to Remain in Place	B618	Concrete Bulkhead	Granite Bulkhead
Storm Sewer	\$63,500	\$100,700	\$93,500	\$100,700
Streets	\$68,300	\$79,500	\$82,700	\$154,300

Blue : Assessed Costs
Red : City Costs

44-PP

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Estimated Assessment Cost per REU

Edge Treatment Option	Assessment Area		
	A	B	
Existing Curb to Remain in Place	\$9,800	N/A	
B618	\$11,400	\$11,200	
Concrete Bulkhead	\$11,800	\$11,700	
Granite Bulkhead	\$22,000	\$23,100	

45-PP

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What if.....

Add Stamped Concrete Aprons on all Driveways in Area B:

Additional Cost = \$16,800
Increase in Assessment = \$1,000 per REU



46-PP

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What if.....

Overhead Power Lines Were Buried:

Xcel Energy will Charge Benefitting Properties⁽¹⁾

Estimated Cost per House

Main Line Along Street
= \$80,000 ÷ 14 homes = \$5,700 per House

Service Lines = \$1,000 per House⁽²⁾

Service Connection = \$1,500 per House⁽³⁾

Total = \$8,200 per House

⁽¹⁾Cost could increase based on potential charges from Comcast to bury the cable TV line. Estimated charges are \$40,000.
⁽²⁾Exact amount will depend on the length of the service line.
⁽³⁾A private electrician must connect the new service line to the house.

47-PP

- CITY OF EDINA
- ### Agenda
- Introductions
 - Review of Schematic Level Designs
 - Informal Discussion
 - Recommendation
 - Next Steps
- 48-VA

Agenda

- Introductions
- Review of Schematic Level Designs
- Informal Discussion
- Recommendation
- Next Steps

49-VA

Agenda

- Introductions
- Review of Schematic Level Designs
- Informal Discussion
- Recommendation
- Next Steps

50-WH

Project Schedule

Anticipated Schedule

Open House Meeting.....Sept. 20, 2010
Informational Meeting #1.....Sept. 22, 2010
Informational Meeting #2.....Oct. 27, 2010
Feasibility Report/Public HearingNov. 16, 2010

51-WH

Thank You!

52-WH



MEETING MINUTES

Re: Ridge Road Street and Utility Reconstruction
Edina, MN

Date of Meeting: 10/27/10

Project Manager: Paul J. Pasko III, PE

Time of Meeting: 7:00 pm

SEH No.: EDINA 103694 94.00

Location of Meeting: City of Edina Public Works
Department

Attendees: See attached attendance roster
Wayne Houle – City of Edina
Jesse Struve – City of Edina
Veronica Anderson - SEH
Paul Pasko - SEH

The following items were discussed at the above referenced meeting:

- I. The basis for this meeting was the following items.
 - A. Power Point presentation.
 1. A paper copy of the presentation is attached to these minutes.
 - B. A plot of Ridge Road's schematic level improvements with an aerial photo in the background attached to these minutes.
 - C. A plot of Ridge Road's schematic level improvements without an aerial photo in the background attached to these minutes.
- II. We divided the discussion reported in these minutes into the 5 main parts of the presentation. Those parts are Introductions, Review of Schematic Level Designs, Informal Discussion, Recommendation, and Next Steps.
 - A. Introductions
 1. Houle presented Power Point slides (slides) 1 – 4.
 - B. Review of Schematic Level Designs
 1. Anderson presented slides 5 – 12.
 - a. Slide 5
 - (1) Anderson told attendees that Meeting No. 1 attendees made it clear to the City they did not want B618 curb and gutter. However, we needed to study its feasibility along Ridge Road because it is the City standard street edge treatment.
 - b. Slides 6 – 8
 - (1) Anderson reminded attendees that Meeting No. 1 attendees chose the edge treatments shown in these slides as favored improvement ideas for Ridge Road.
 - c. Slide 9
 - (1) Anderson explained this rendering featuring a proposed concrete driveway apron stamped to resemble Belgian blocks with a trench drain embedded within it.
 - (a) Install this apron only at driveways where runoff from the driveway creates an adverse impact.
 - (b) The trench drains needs installation in the concrete to keep it fixed in place over time. If it were installed in bituminous pavement it could loosen over time.
 - (2) Property owners asked why the trench drain cannot be located in the street?

- (a) Anderson said it could. But because the drain needs concrete encasement for proper installation, a drain installation in the street causes the installation of a concrete gutter in the street in front of the driveway.
 - (i) Property owners agreed the best installation is probably in the driveway end rather than in the street.
 - (3) Pasko presented the sample of the trench drain construction and possible color.
 - (a) Property owners expressed concern over the durability of the product under private snow plow loadings.
 - (i) Pasko explained that
 - (1) the product is developed for application at airports to function under the type of heavy wheel loading found at airports.
 - (2) the most likely damage caused by private snow plowing is chipping of the surface of the drain. However, because the coloration exists uniformly throughout the body of the drain the chips will not be noticeable.
 - d. Slides 10 – 12
 - (1) Anderson explained these slides are specific locations along Ridge Road adjusted to show the application of the edge treatments shown slides 6 – 8.
- 2. Pasko took attendees on a tour of Ridge Road via the photographs in slides 13 – 40.
 - a. The purpose of slides 13 – 40 is to show in detail at how SEH applied the edge treatments shown slides 6 – 8 to Ridge Road
 - (1) The photographs in slides 13 – 40 are rendered with a magic marker to show the application of the colored concrete bulkhead edge treatment
 - (a) A B618 concrete curb and gutter edge treatment is similar.
 - b. Pasko explained that the road foundation soils likely allow the City to include individual edge treatments because the soil will likely hold its bank at the construction limits for a period of time after the excavation is made to accommodate the proposed street section.
 - c. Pasko marked where a particular slide was by referring to the plot of Ridge Road's schematic level improvements hung on the wall of the meeting room.
 - d. Slide 13
 - (1) No attendees were from addresses between and including 5200 and 5215
 - e. Slide 15
 - (1) Property owner at 5117 asked that the City not install the catch basin shown in this slide.
 - f. Slide 18
 - (1) Property owner at 5101 wanted assurance that the boulevard grass shown being disturbed would be restored by the project.
 - g. Slide 19
 - (1) Property owner at 5101 wanted assurance that their concrete driveway end would be removed to a logical point (the nearest expansion or contraction joint) and replaced with concrete that would match the remaining concrete as close as possible.
 - h. Slide 21
 - (1) Property owner at 5025 wanted clarification that the colored concrete bulkhead would have height to it. It would not be a 0 height curb across the front of their driveway.
 - (a) Pasko clarified the curb would be about ½ as high as the concrete end collar restraining their brick paver driveway.
 - i. Slide 21

- (1) Pasko explained that the proposed catch basin shown beyond the north property line of 5025 is the top of a proposed storm sewer trunk pipe that may send runoff east down the hill to north pond
 - (a) Property owners at 5021 are considering an easement that could allow for the installation of this pipe.....
 - (i) no decisions have yet been made regarding the installation of this trunk storm sewer pipe
 - (ii) the pipe would allow runoff from 2.5 acres of land adjacent to Ridge Road to once again reach North Pond. Today it is cut off and flows to either Mirror Lake or Nine Mile Creek near TH 169.
 - (iii) The runoff might improve the water quality of North Pond.
 - j. Slides 26 and 27
 - (1) Property owners asked the City to investigate a solution to the occurrence of ice across Ridge Road's driving surface at its intersection with Interlachen Boulevard.
 - (a) The City said they would look into this matter during final design.
 - (i) One idea might be to flatten Ridge Road's longitudinal slope near Interlachen Boulevard to introduce a "landing" at this intersection.
 - (1) Draining storm water runoff from this landing might be difficult. There is no existing storm sewer near the intersection of Ridge Road and Interlachen Boulevard.
 - k. Slide 27
 - (1) Property owner at 6547 wanted clarification if the existing B618 curb and gutter at the southwest corner of Ridge Road and Interlachen Boulevard would be removed and replaced with colored concrete bulkhead curb?
 - (a) City clarified that it would not be removed unless it needed removal and replacement to deal with the icing issue discussed in minutes item II.B.1.j
 - l. Slide 35
 - (1) Adjacent property owners told City staff 5108's driveway is heated in the winter.
 - m. Slide 37
 - (1) Property owner at 5112 is concerned about the impact street reconstruction will have on the boulevard trees across the front of their property.
 - (a) City staff said they could work around the trees and protect them.
 - (b) Property owner said the trees are already distressed and some are rotted on the inside.
 - (i) Property owner said they may remove some of these trees before reconstruction might start.
 - (ii) If the Council orders the preparation of bidding documents, the City said they will visit on-site with this property owner to further discuss their concerns about their trees.
 - n. Pasko presented slides 41 – 47 dealing with possible assessed costs.
- C. Informal Discussion
- 1. Anderson moderated slide 48
 - a. Property owners asked if additional street lights be added to Ridge Road?
 - (1) City clarified that these lights would be "cobra" arm style lights installed on Xcel Energy poles.
 - (a) Slide 47 discussed the possibility of Ridge Road property owners approaching Xcel Energy to bury the overhead trunk power cables and remove the poles.
 - (i) Ridge Road property owners will consider whether or not they want to bury the power cables. Then consider the impact of that choice against the need for more street lights mounted on those poles.

- b. Can Ridge Road be made 1-way for only northbound traffic?
 - (1) City staff pointed out it could be done. However, this change would likely involve adjacent neighborhoods and could take quite a while to complete.
- D. Recommendation
 - 1. Anderson moderated slide 48
 - a. Slide 45
 - (1) Property owners present at the meeting from Assessment Area B (see slide 41 for the limits of Assessment Area B) recommend the City complete the feasibility study reporting the deployment of colored concrete bulkhead edge treatment at an estimated assessed cost of \$11,700 per REU.
 - (2) No property owners representing Assessment Area A (see slide 41 for the limits of Assessment Area A) attended the meeting.
 - (a) Attendees recollected that the property owner at 5204 Ridge Road attended Neighborhood Meeting No. 1 on 9/22/10.
 - (i) At Meeting No. 1 the property owner at 5204 Ridge Road favored reconstructing Ridge Road in Assessment Area A such that the existing concrete curb and gutter would remain in place.
 - (ii) Complete the feasibility study reporting the existing concrete curb and gutter will remain in place at an estimated assessed cost of \$9,800 per REU.
- E. Next Steps
 - 1. Houle moderated slides 50 – 52.

SEH believes that this document accurately reflects the business transacted during the meeting. If any attendee believes that there are any inconsistencies, omissions or errors in the minutes, they should notify the writer at once. Unless objections are raised within seven (7) days, we will consider this account accurate and acceptable to all.

If there are errors contained in this document, or if relevant information has been omitted, please contact Paul J. Pasko III, PE at 952.912.2611.



City of Edina
 Ridge Road Street and Utility Reconstruction
 Improvement No. BA-384
 Preliminary Assessment Roll
 11/4/2010

Revisions:

P:\AE\IE\Edina\113694\4\Prel\Assessment\Prel Assessment.xlsx

PID	Taxpayers Name	STREET ADDRESS	Tax Payer Address	Taxpayer_City_St_ZIP	Estimated Total Assessment Rate
3011721420035	MARY J HERMAN	5008 RIDGE RD	5008 RIDGE RD	EDINA MN 55436	\$11,000
3011721420025	DEAN J DOVOLIS & ANNA H DOVOLIS	5009 RIDGE RD	5009 RIDGE RD	EDINA MN 55436	\$11,000
3011721420030	JULIE A ROWE & JOHN C ROWE	5012 RIDGE RD	5012 RIDGE RD	EDINA MN 55436	\$11,000
3011721420026	PAUL DAVID WIGGIN/FAM TRUST & CAROLYNN C WIGGIN/FAM TRUST	5013 RIDGE RD	5013 RIDGE RD	EDINA MN 55436	\$11,000
3011721420004	JAMES B GIBSON & CELESTE J GIBSON	5016 RIDGE RD	5016 RIDGE RD	EDINA MN 55436	\$11,000
3011721420005	PATRICIA M ADAMS & DANIEL C ADAMS	5020 RIDGE RD	5020 RIDGE RD	EDINA MN 55436	\$11,000
3011721420031	TED R PIER & ELIZABETH A ROBINSON	5021 RIDGE RD	5021 RIDGE RD	EDINA MN 55436	\$11,000
3011721420013	MARY C CARLSEN & CHARLES W CARLSEN	5025 RIDGE RD	5025 RIDGE RD	EDINA MN 55436	\$11,000
3011721420006	MARGARET F SCHOLZ / REV TRUST	5100 RIDGE RD	5753 WAYZATA BLVD	ST LOUIS PARK MN	\$11,000
3011721420023	MOLLIE B MARINOVICH & JOHN P MARINOVICH	5101 RIDGE RD	5825 VERNON LA	EDINA MN 55436	\$11,000
3011721420007	JULIE L GALVIN & JOHN M GALVIN	5108 RIDGE RD	5108 RIDGE RD	EDINA MN 55436	\$11,000
3011721420024	KAI MAY YUEN-TERRY & JOSEPH M TERRY	5109 RIDGE RD	5109 RIDGE RD	EDINA MN 55436	\$11,000
3011721420010	PERRY WITKIN & CINDY WITKIN	5112 RIDGE RD	5112 RIDGE RD	EDINA MN 55436	\$11,000
3011721420009	ANNE S CHARITY & ANNE RUTLEDGE	5116 RIDGE RD	5116 RIDGE RD	EDINA MN 55436	\$11,000
3011721420047	SALVADOR MENDOZA & MIA E MENDOZA	5117 RIDGE RD	5117 RIDGE RD	EDINA MN 55436	\$11,000
3011721420048	SALVADOR MENDOZA & MIA E MENDOZA	5125 RIDGE RD	5117 RIDGE RD	EDINA MN 55436	\$11,000
3011721420044	JOSEPH J MCERLANE & FLORENCE M MCERLANE	5120 RIDGE RD	5120 RIDGE RD	EDINA MN 55436	\$11,000
3011721430030	DIANE K BOHLIG & CHARLES E BOHLIG	5200 RIDGE RD	5200 RIDGE RD	EDINA MN 55436	\$9,800
3011721430037	PEGGY P GAARD & MICHAEL B GAARD	5201 RIDGE RD	5201 RIDGE RD	EDINA MN 55436	\$9,800
3011721430031	PATRICK S MINEA & AMY L MINEA	5204 RIDGE RD	5204 RIDGE RD	EDINA MN 55436	\$9,800
3011721430038	NICK C KENNEDY & LISA KENNEDY	5205 RIDGE RD	5205 RIDGE RD	EDINA MN 55436	\$9,800
3011721430032	TODD M VUCENICH & STACY A VUCENICH	5208 RIDGE RD	5208 RIDGE RD	EDINA MN 55436	\$9,800
3011721430039	PRISCILLA J WALLACE & JOHN P WALLACE	5209 RIDGE RD	5209 RIDGE RD	EDINA MN 55436	\$9,800
3011721430040	DEBORAH KAY FALLON	5215 RIDGE RD	5215 RIDGE RD	EDINA MN 55436	\$9,800
3011721420028	MARY JO T SANDERSON & JEFF SANDERSON	6519 INTERLACHEN BLVD	6519 INTERLACHEN BLVD	EDINA MN 55436	\$3,700
3011721420034	WILLIAM J EMPTAGE & LESLYE S EMPTAGE	6547 INTERLACHEN BLVD	6547 INTERLACHEN BLVD	EDINA MN 55436	\$3,700