

# City of Edina

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November 30, 2010

## Neighborhood Informational Meeting

**Carson's Hill**

**Roadway Improvements**

**BA-370**

## Introductions

## Reconstruction Video

## Typical Project Process

## Project Details

- Existing Conditions
- Plans
- Preliminary Assessments

## Project Schedule

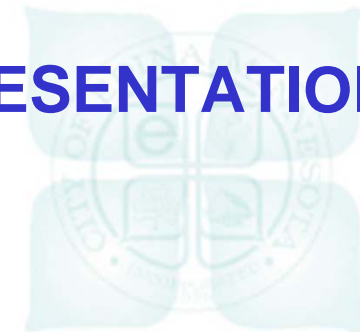


# Input Opportunities

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

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

**HOLD ALL QUESTIONS UNTIL AFTER PRESENTATION**



**Introductions**

**Reconstruction Video**

**Typical Project Process**

**Project Details**

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**Project Schedule**



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# Typical Process

## Special Assessed Projects

### Chapter 429 of MN State Statute

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

# Typical Process (continued)

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

# Typical Process (continued)

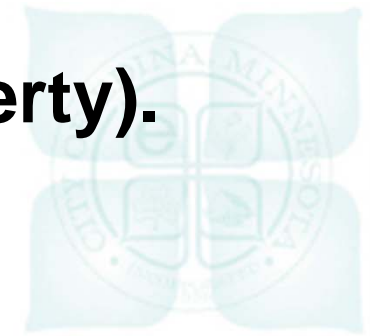
- **All preliminary (estimates) until project is completed at end of project.**
- **Once City Council orders project, assessments become pending.**
- **Final assessment are typically not more than 10% of pending assessment.**
- **Typically assessments are lower than pending amount.**



## Assessment Policy

### Neighborhood reconstruction:

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



## Assessment Policy

**Interest Rate:**

**Typically 5.5% to 7.5%**

**Based on 10 year Aaa bond  
rate plus 2%**

**Payback Period:**

**up to 10 years**



## Assessment Policy

**Final assessment Hearing After Project is Complete**

**Special Assessment Payment :**

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



**Introductions**

**Reconstruction Video**

**Typical Project Process**

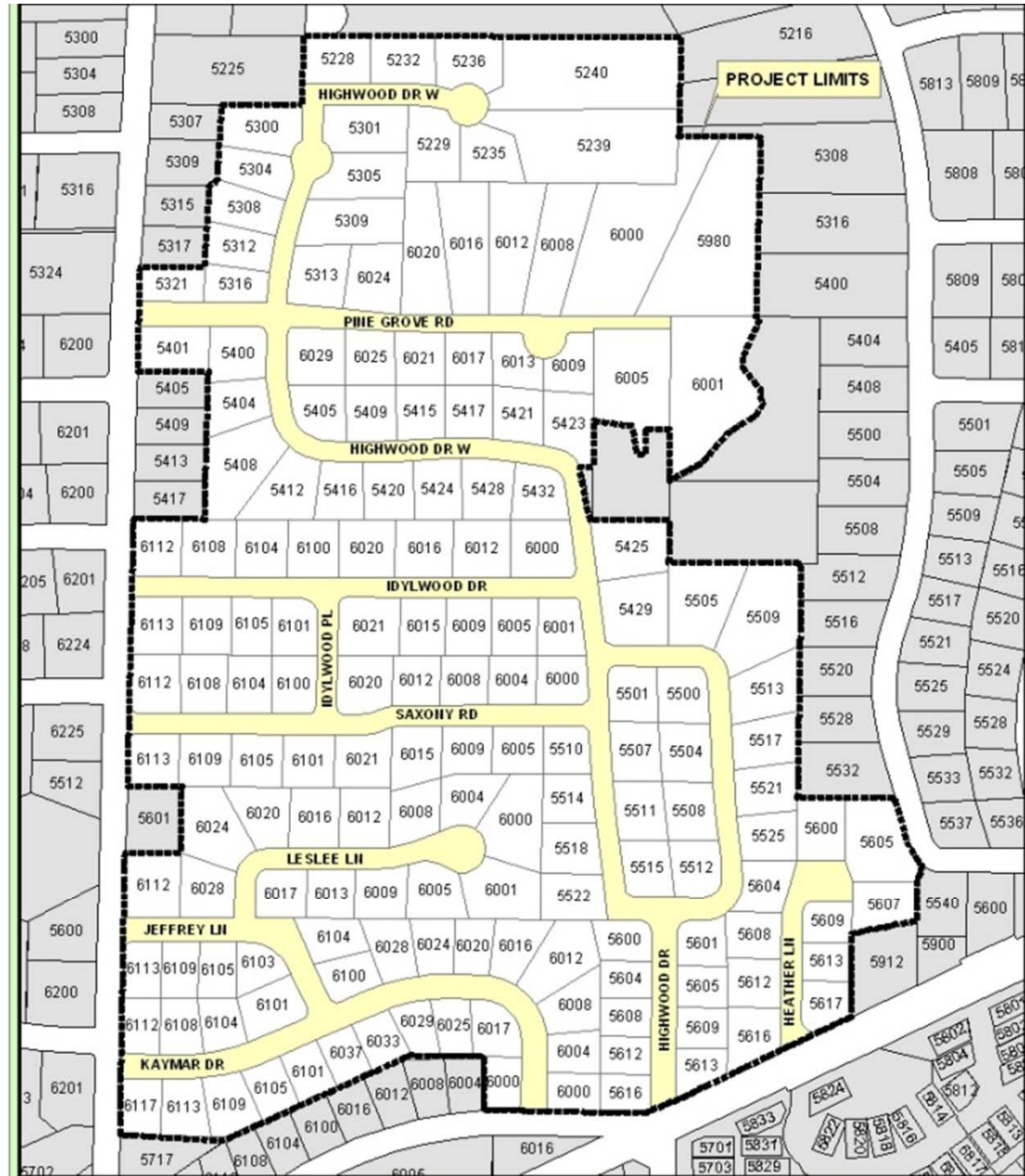
**Project Details**

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# Project Details



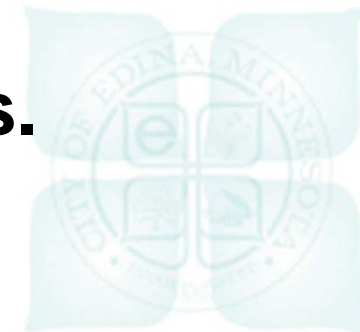
Project Area  
Carson's Hill Street Reconstruction  
Improvement No: BA-370



Engineering Dept  
November, 2010

# Project Details

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



# Project Details

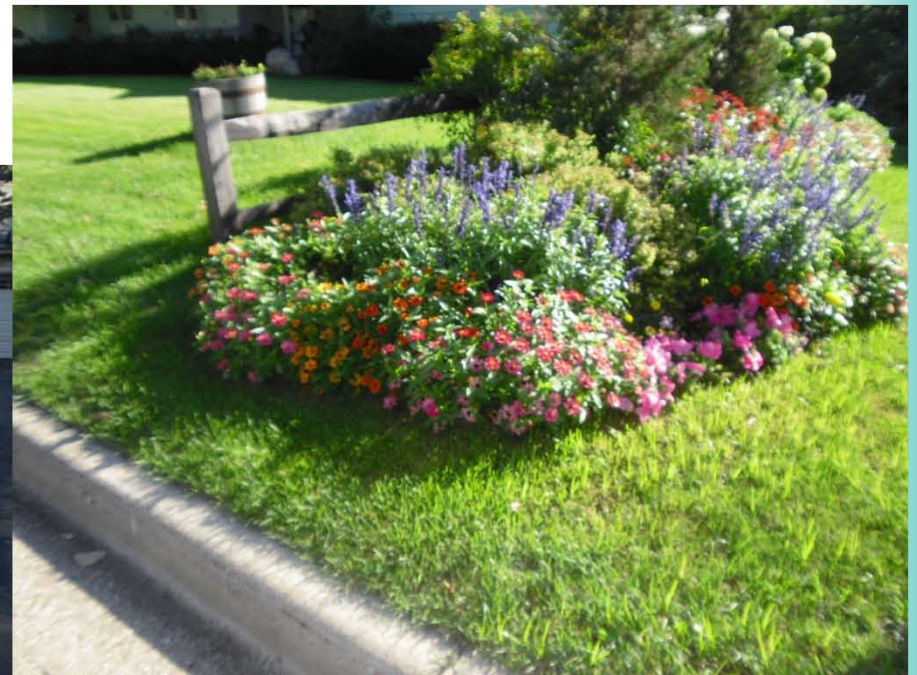
- Majority of the neighborhood currently has curb and gutter
- Majority of street width 31-ft
- Silty-Clayey soils



# Project Details

## Issues / concerns we do know about:

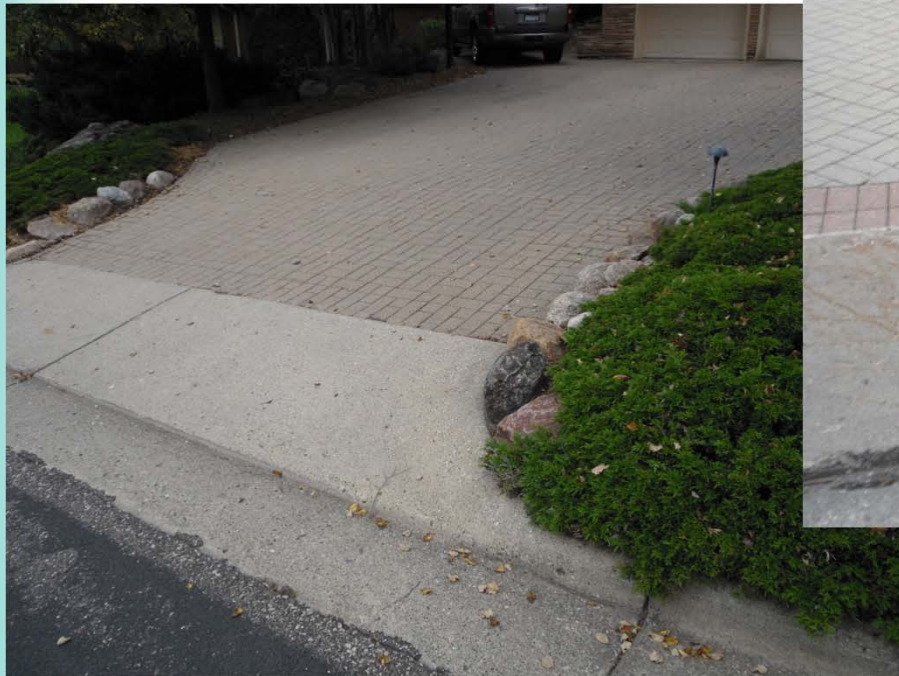
- Storm water drainage issues.
- Landscaping placed in boulevard.
- Irrigation systems & pet containment fences



# Project Details

## Issues / concerns we do know about:

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



## Proposed Street Improvements:

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



# Project Details



## Proposed Utility Improvements:

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



# Project Details

## Improvements do not include:

**Based on returned questionnaires**

- **Sidewalks**
- **Street lighting**

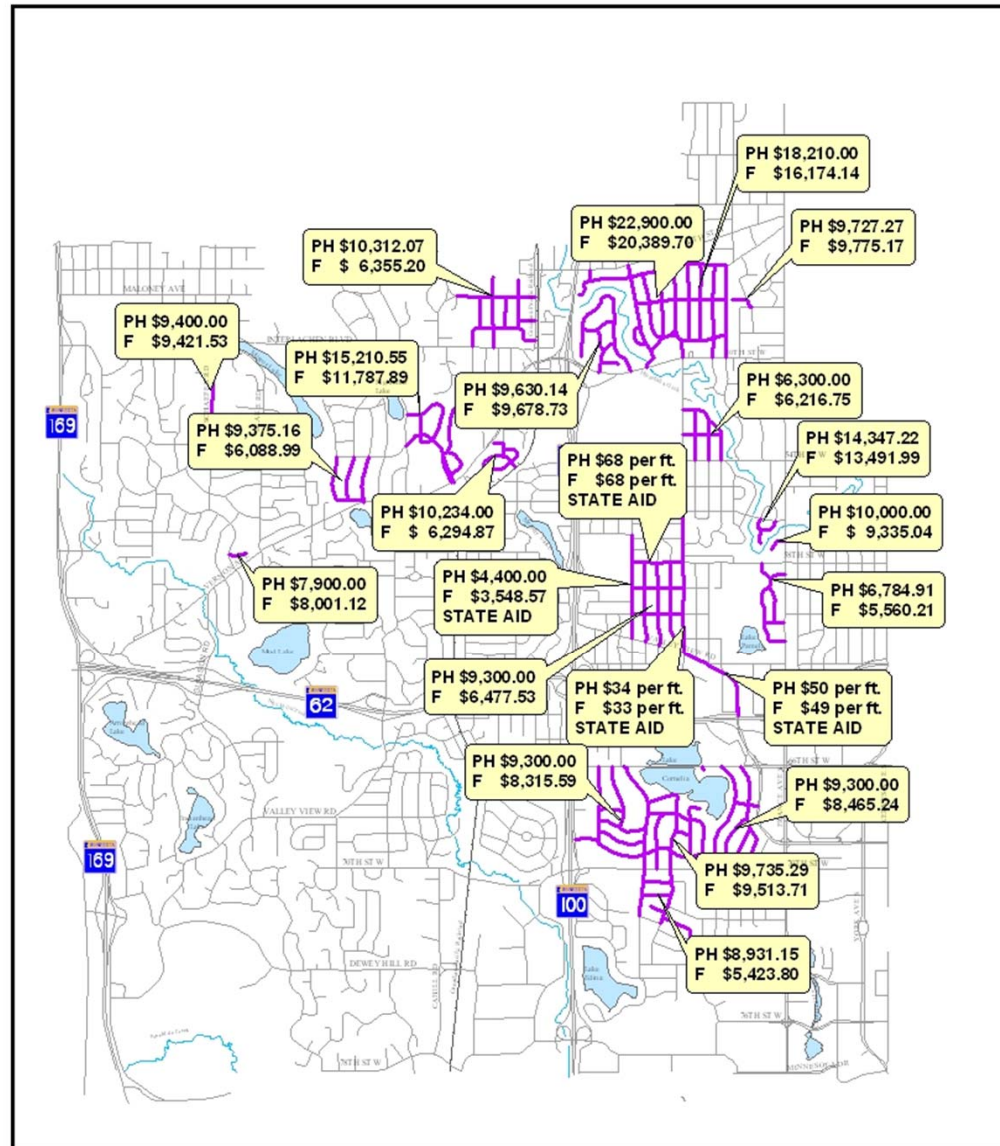


## Assessments

- **Assessment History**
- **Estimated Project Assessments**



# Assessments



**City of Edina  
Street Reconstruction  
Assessment History**

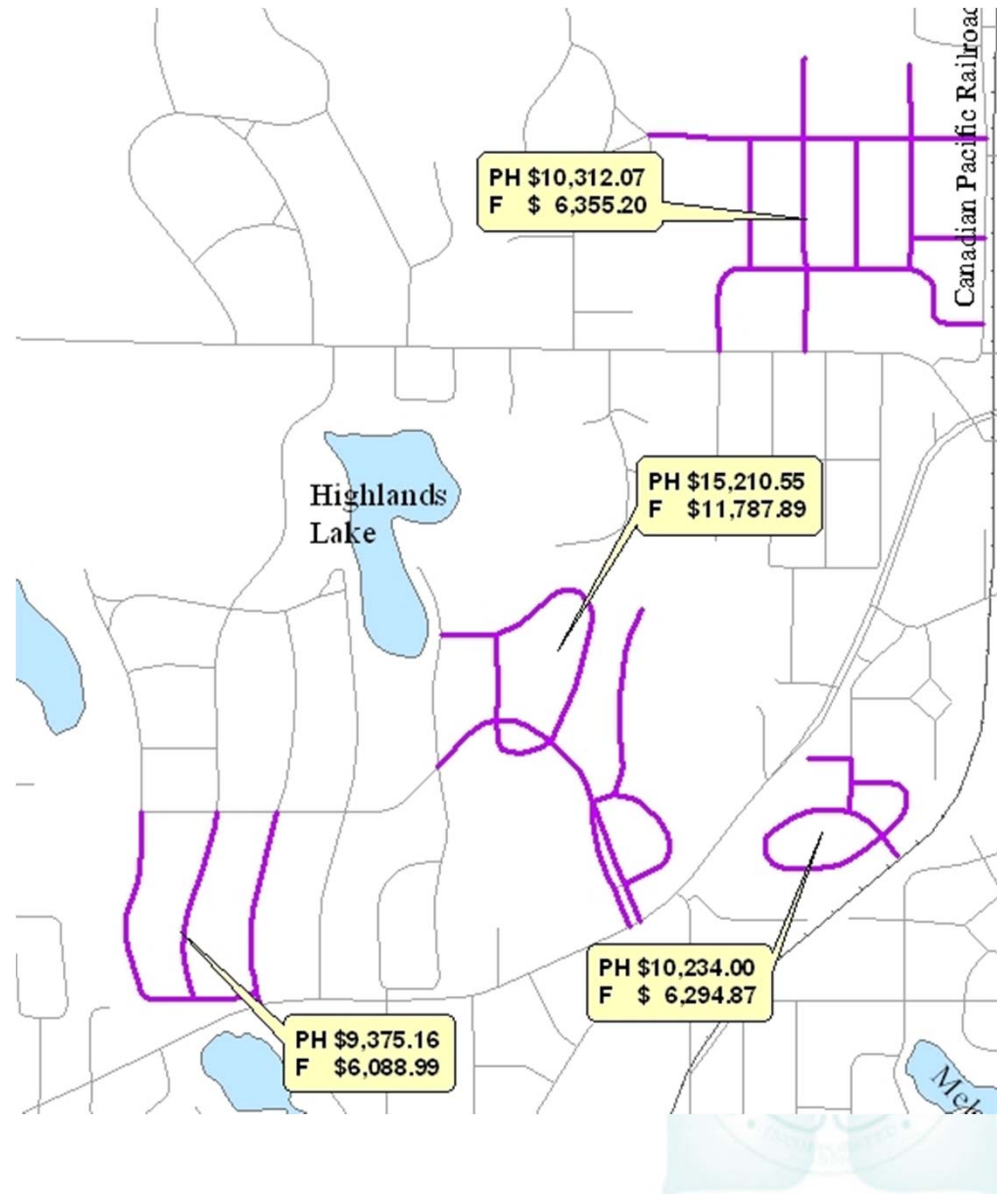
PH = Public Hearing  
F = Final



Engineering Dept  
October, 2010



# Assessments



## Assessments

### Carson's Hill

**\$1,500,000 Special Assessed**

**162 REU's**

**\$9,300 per REU**

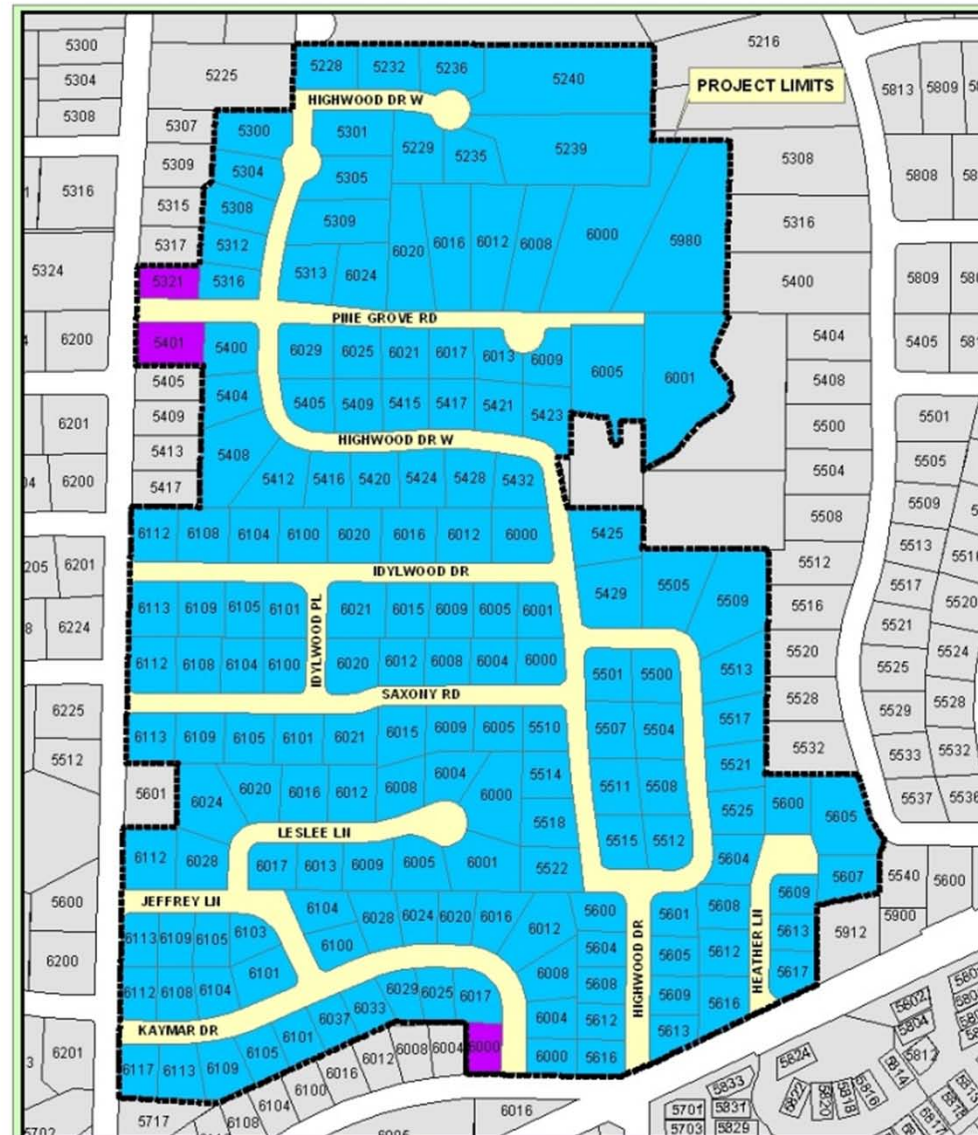


# Project Details

## Preliminary Assessments

 **\$3,100**

 **\$9,300**



**Preliminary Assessments  
Carson's Hill Street Reconstruction  
Improvement No: BA-370**



Engineering Dept  
November, 2010

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# Project Schedule

## Anticipated Schedule

Open House Meeting.....	Sept. 20, 2010
Informational Meeting .....	Nov. 30, 2010
Feasibility Report/Public Hearing .....	Jan/Feb 2011
Bid Opening .....	March 2011
Award Contract .....	March 2011
Begin Construction.....	May 2011
Complete Construction.....	Fall 2011
Final Assessment Hearing.....	2012



**Questions?**  
**Comments?**

