



INFORMATIONAL NEWSLETTER

WOODLAND CIRCLE WOODLAND LANE AND WOODEND DRIVE

ROADWAY & UTILITY IMPROVEMENTS BA-345 & BA-352

PROJECT: This project consists of reconstructing the roadways of Woodland Circle, Woodland Lane and Woodend Drive. The utilities and roadways in this neighborhood were constructed in the early to mid 1950's and are in need of repair. This project is to include upgrading and looping of the watermain under Minnehaha Creek, constructing curb and gutter and repaving the streets throughout the neighborhoods.

We evaluate surface drainage and other infrastructure problems that exist (sanitary sewer, storm sewer, watermain, sidewalk and street lighting) and include these improvements as part of this project. Staff will also review sump pumps within the neighborhood and will include a new sump pump drain where needed to allow homeowners to connect their sump pump discharge.

NEIGHBORHOOD INPUT OPPORTUNITIES:

INFORMATIONAL MEETING: We are hosting an Informational Meeting regarding this project to be held on Thursday, May 22, from 7:00pm to 8:30 p.m., in the Edina City Council Chambers located at 4801 W. 50th Street. The meeting format will consist of a short presentation followed by an informal question and answer session. The presentation will cover scope of work and average assessment costs.

SCHEDULE: The construction for this project should take approximately three months, depending on the extent of work to be completed (utility work will generally increase this time considerably).

The proposed preliminary schedule is as follows:

Informational Meeting.....	May 22, 2008
Tentative Public Hearing.....	June 3, 2008
Begin Construction.....	Summer 2008
Complete Construction... ..	Fall 2008
Final Assessment Hearing.....	Summer/Fall 2009

Please keep in mind that this project is "proposed only" until the City Council orders it at a Public Hearing. You will be notified of the public hearing date at least ten days prior to the public hearing.

PUBLIC HEARING: The Public Hearing allows for recorded public comment on the proposed project. The meeting is tentatively scheduled for June 3, 2008 at the Edina City Hall, Council Chambers starting at 7 pm. You will receive another notification reminder of the public hearing approximately 10 days prior to the meeting.

ASSESSMENTS: There will be a special assessment for the roadway reconstruction costs. The assessment is based on residential equivalent units (REU) per single-family residence. Properties within the project area (see map) will be assessed one full REU. The assessment costs for reconstruction of neighborhoods with similar size lots have been running approximately \$13,000 to \$18,000 per REU. The cost includes necessary roadway improvements such as pavement, driveway tie-ins and street lighting. Utility improvements and concrete curb and gutter costs will be charged to the respective City utility funds and will not be assessed. Assessment payment can be made as follows: 1) pay the entire amount when due without interest; 2) pre-pay a minimum of 25% when due and spread the remaining portion over 10 years with interest; 3) make partial payments over 10 years with interest; or, 4) defer the

