



# **INFORMATIONAL NEWSLETTER** **RICHMOND HILLS 2<sup>ND</sup> ADDITION NEIGHBORHOOD** **ROADWAY & UTILITY IMPROVEMENTS**

**PROJECT:** This project consists of reconstructing the roadways of Richmond Hills 2<sup>nd</sup> Addition Neighborhood. The street and utilities in this neighborhood were originally constructed between 1953 and 1977. The pavement is proposed to be reconstructed and minimal curb and gutter replaced on Pinewood Trail. However, we are looking at constructing curb and gutter in areas that currently do not exist today.

Engineering staff will also evaluate surface drainage and other utility problems that exist (sanitary sewer, storm sewer and watermain) 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 tile where needed to allow homeowners to connect their sump pump discharge.

**SCHEDULE:** The construction for this project should take approximately four 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.....February 6, 2007**
- Tentative Public Hearing.....March 3, 2007
- Begin Construction.....Spring 2008
- Complete Construction... ..Fall 2008
- Final Assessment Hearing.....Fall 2008 or Spring 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.***

**ASSESSMENTS:** There will be an assessment for the roadway reconstruction costs. The assessment is based on residential equivalent units (REU), one REU per single-family residence. Properties within the Richmond Hills 2<sup>nd</sup> Addition Neighborhood will be assessed one full REU. A property owner can make the decision to spread the assessment over 10 years with interest, partially pay the assessment and spread the remaining portion over 10 years, pay the entire assessment, or defer the assessment if you qualify; these decisions are made at the time of the Final Assessment Hearing. The **APPROXIMATE** proposed assessments for this project are as follows:

- Roadway (residential address within neighborhood) ±\$10,500 per REU
- Lighting (optional – only if the majority of residents are in favor) ±\$ 1,500 per REU
- All utility work (sanitary sewer, storm sewer and water main) will be charged to the respective City Utility Funds and will not be assessed

**PROPERTY OWNER QUESTIONNAIRE:** Attached is a questionnaire to help the City of Edina better understand your property drainage issues, existing underground utilities and residential lighting options. Please return the questionnaire no later than **February 6, 2008 using the self addressed stamp envelope or hand deliver at the February 6, 2008 Open House.**

**NEIGHBORHOOD INPUT OPPORTUNITIES:**

**INFORMATIONAL MEETING:** We are hosting an Informational Meeting regarding this project to be held on Wednesday, February 6, from 7:00 to 9:00 p.m., in the Edina City Council Chambers located at 4801 W. 50<sup>th</sup> 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.

**PUBLIC HEARING:** The Public Hearing allows for recorded public comment on the proposed project. The meeting date is tentative at this time. You will receive further notification via mail of the date, time and location of the meeting.

If you cannot attend either meeting and would like to publicly comment on the project, please send a letter or email to Jack Sullivan, Project Engineer, ([jsullivan@ci.edina.mn.us](mailto:jsullivan@ci.edina.mn.us)) regarding your comments on this project, to:

Edina City Council  
c/o Engineering Department  
City of Edina  
4801 West 50<sup>th</sup> Street  
Edina, MN 55424

