

City of Edina & SEH

November 16, 2009

Neighborhood Informational Meeting

**Pamela Park Neighborhood
Roadway Improvements
BA-360**

WH

Introductions

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

Agenda

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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 cannot be 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 4.6% 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**



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Project Details



Preliminary Project Area
Pamela Park Neighborhood Street
Improvements No: BA-360



Engineering Dept
 November, 2009

CM

Project Details

- **Project initiated by City staff.**
- **Street and utilities originally constructed early 1950'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.**



- ~35% neighborhood has curb and gutter
- Existing street width varies from 21- to 32-ft
- Silty sand soils



Project Details



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.)



Project Details

Issues / concerns we do NOT know about:

- Please forward comments to us.



Project Details

Proposed Street Improvements:

- Street width to remain approximately the same
- Blacktop thickness increased - industry standards
- Barrier concrete curb and gutter along all streets
- Concrete driveway aprons
- Concrete stairs & railing in 59th Street easement



Proposed Utility Improvements:

- **New fire hydrants**
- **Spot sanitary sewer repairs and replacements**
- **Storm sewer extensions**
- **New sump pump drain pipe**



Project Details

Improvements do not include:

Based on returned questionnaires

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

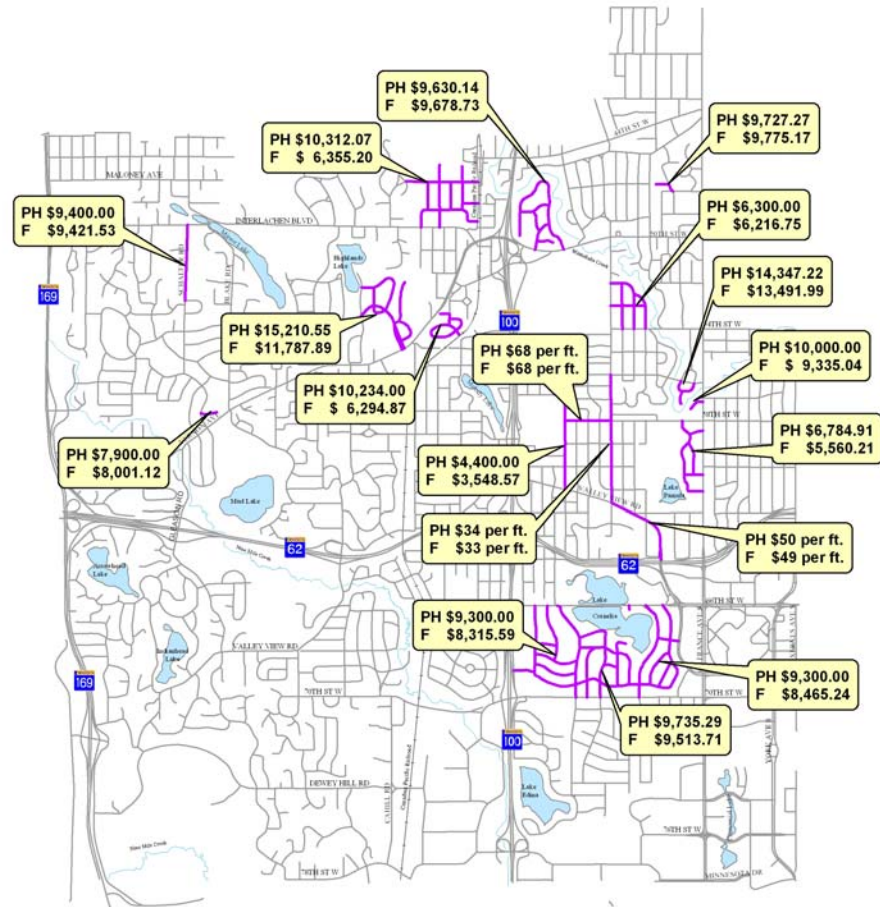


Assessments

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



Assessments



**City of Edina
Street Reconstruction
Assessment History**

PH = Public Hearing
F = Final

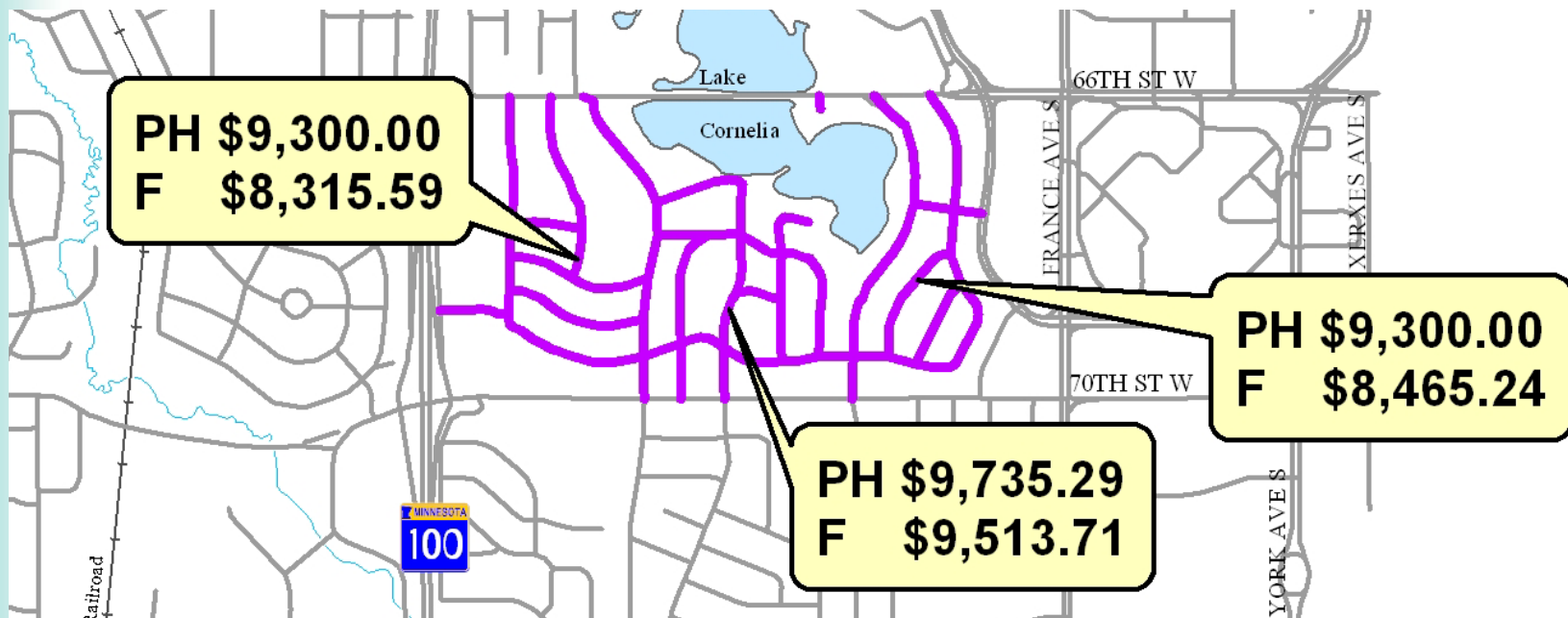


Engineering Dept
November, 2009

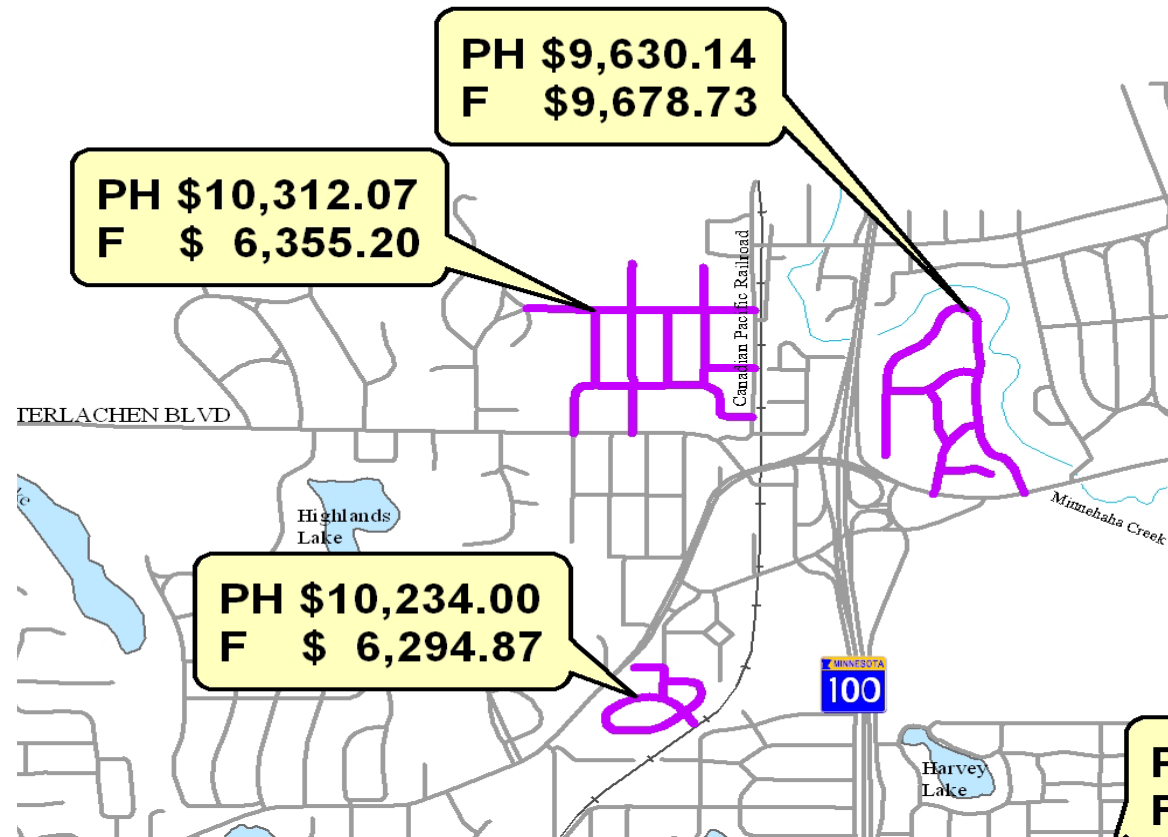


WH

Assessments







Assessments



F
F
WH

Assessments

-  1 REU - Estimated \$8,500 - \$10,500 Assessment (2010 Dollars)
-  29 REU - Estimated \$246,500 - \$304,500 Assessment (2010 Dollars)
-  Not Assessed
-  Project Limits



Assessments

Current estimates are about:

Special Assessed \$1,840,000 - \$2,270,000
216 REU's
\$8,500 - \$10,500 per REU

Note:

Includes ~ \$246,000 - \$304,000 for Pamela Park
\$1,200 - \$1,500 per REU without Pamela Park

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Anticipated Schedule

Open House Meeting.....	Sept. 14, 2009
Informational Meeting	Nov. 16, 2009
Feasibility Report/Public Hearing	Dec. 15, 2009
Bid Opening	March 2010
Award Contract	March 2010
Begin Construction.....	May 2010
Complete Construction.....	Fall 2010
Final Assessment Hearing.....	2011





CITY OF EDINA

Questions?
Comments?



WH