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2025 Neighborhood Roadway Reconstruction

Informational Meeting

EdinaMN.gov

Agenda

- Introductions
- Why Reconstruct
- Project Scopes
- What You Can Expect
- Funding Sources
- Timeline
- Communication
- How to Prepare
- Questions
- Sidewalks



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Engineering - Design & Construction Division



Chad Millner
Director of Engineering



Aaron Ditzler
Assistant City Engineer



Chris Moore
Graduate Engineer



Brandon Freeman
Engineering Technician



Liz Moore
Engineering Coordinator



Ben Jore
Sr. Project Engineer



Tom Haataja
Sr. Engineering Technician

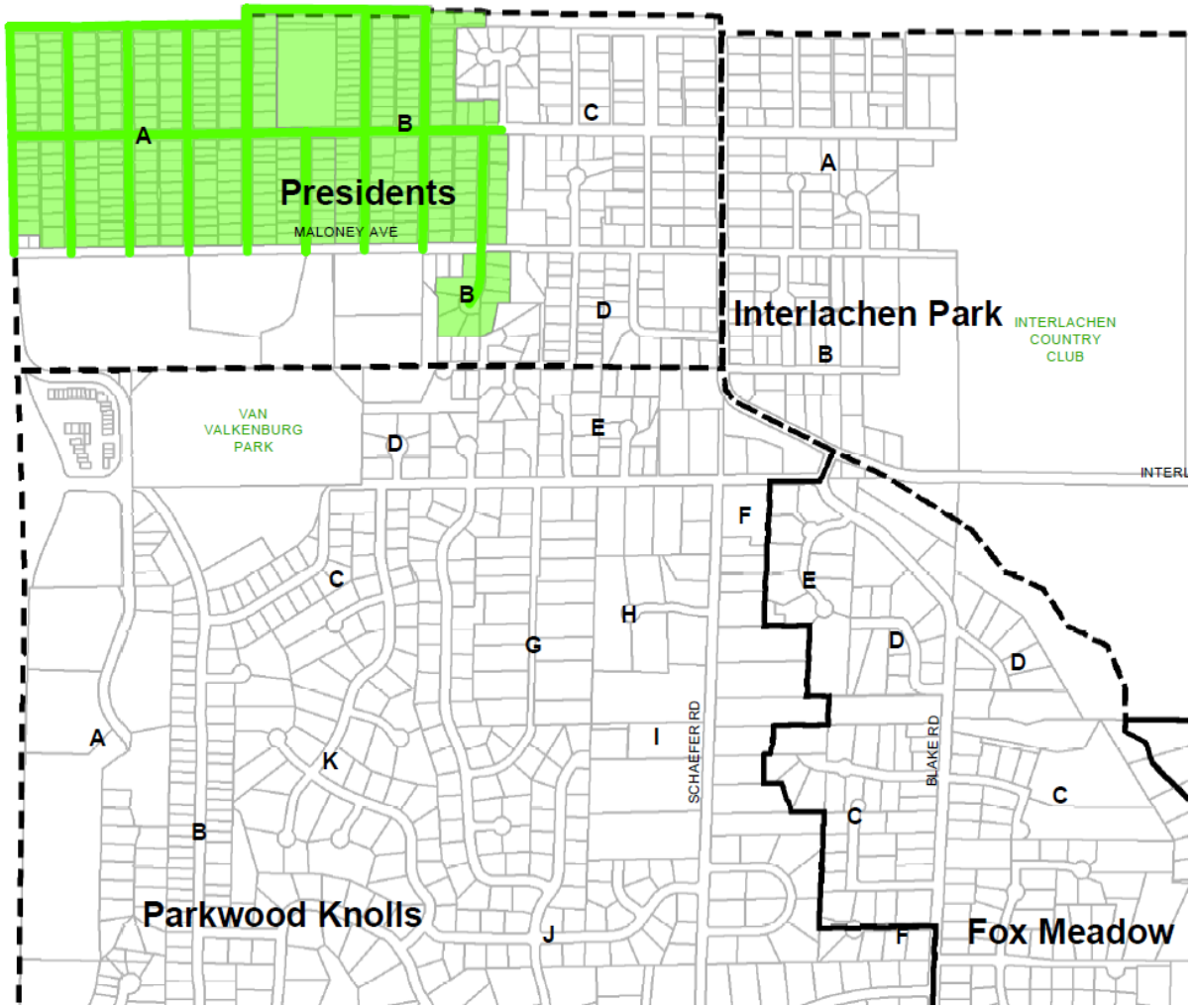


Jon Moore
Sr. Engineering Technician

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2025 Project Area

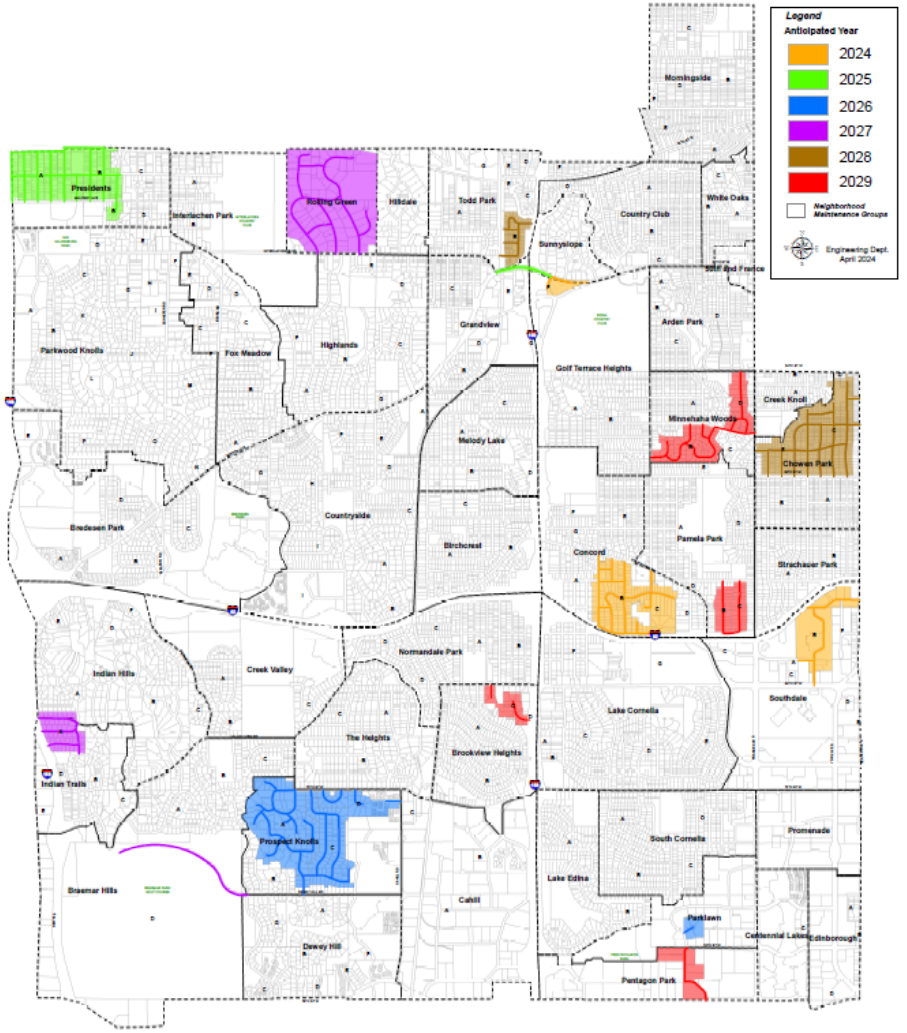
- Presidents A/B
  - 301 Properties



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Why My Street?

- Streets grouped into neighborhoods
  - Maximizes economics of scale
  - Extends pavement life
- Proactive Pavement Management Program
- Prioritized based on;
  - Pavement condition
  - Underground utility issues



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Why Reconstruct?

- Roadway originally constructed with gravel in the 1950's, followed by utilities and paving in the 1960's
- Utility issues to address beneath roadway
- More cost-effective than other maintenance strategies (mill & overlay, seal coat)



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Existing Conditions - Roadways

- Pavement reaching end of useful life
- Streets have curb and gutter
- Some properties already have concrete driveway aprons, some do not



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Existing Conditions – Gravel Alley

- 230 feet of gravel alley between Washington and Adams Avenues
- Concerns about required maintenance (snow plowing operations)



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Existing Conditions – Asphalt Alley

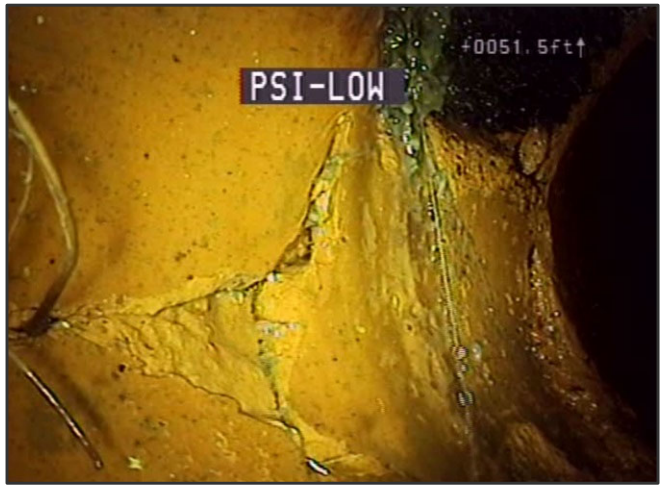
- 580 feet of asphalt alley between Jefferson and Madison Avenues
- Poor pavement condition, rutting
- Portion has storm sewer and curb and gutter
- Concerns about required maintenance (snow plowing operations)





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Existing Conditions - Utilities







- Sanitary Sewer
  - Cracks, breaks, sags, etc.
  - Inflow and infiltration
- Watermain
  - Loss in pipe wall thickness
  - Main and service breaks
  - Undersized mains
- Storm Sewer
  - Structure deficiencies
  - Undersized pipes
  - Curb and gutter failing

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Existing Conditions – Right-of-Way

- Landscaping
- Outwalks/steps
- Retaining walls
- Irrigation systems and pet fences



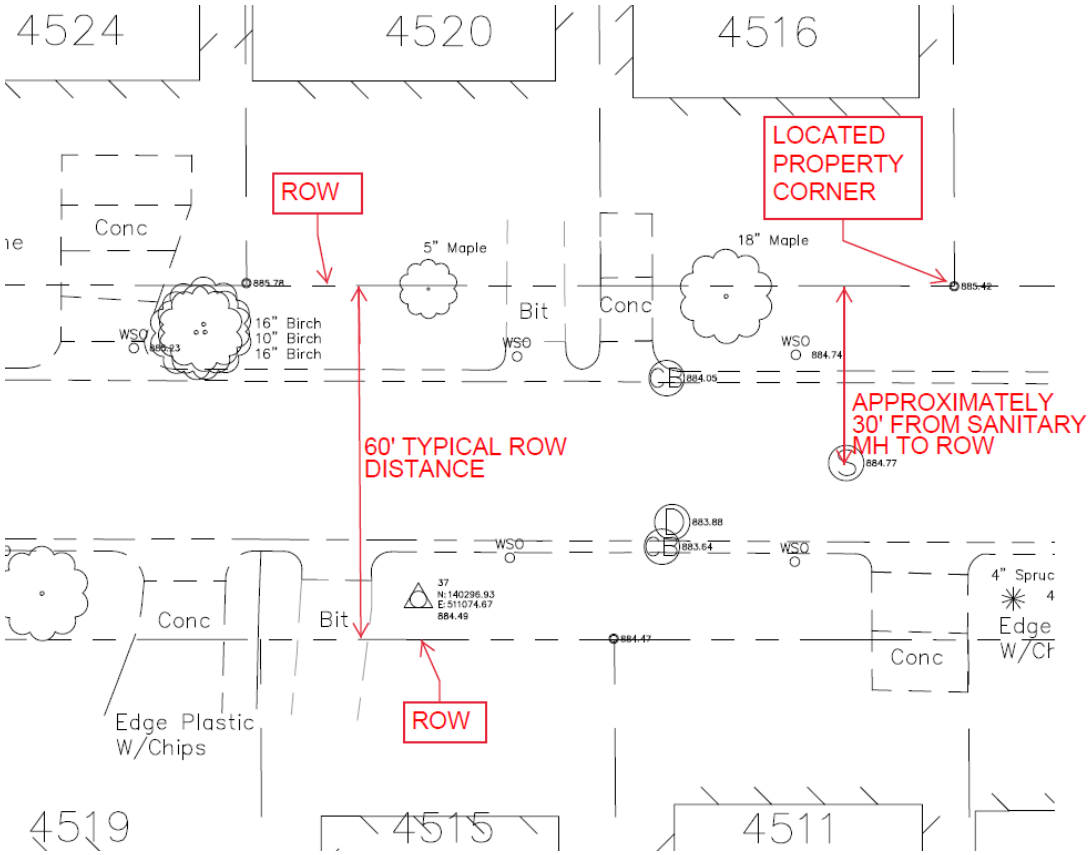




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What / Where is the ROW?

- Surface and space above and below public roadways used for travel purposes and utilities
- Typically, 60’ width
  - (MSA Streets 66’)
- Property corners located during survey



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Proposed Improvements – Roadways and 2 Alleys

- Replacement of curb & gutter (roadways)
- Subgrade corrections as needed
- New roadbed and asphalt pavement surface



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Living Streets Plan

- Approved by City Council in 2015
- Balances needs of motorists, bicyclists, pedestrians and transit riders
- Incorporates;
  - Minimum roadway design elements
    - See Exhibits
  - Pedestrian and Bicycle Master Plan



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Proposed Improvements - Driveways

- Aprons will be replaced / installed to comply with City standards
- Special driveway materials
- Reimbursement Policy



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Proposed Improvements - Utilities

- Includes new watermain and service replacements
- New fire hydrants and gate valves
- May include localized sanitary sewer repairs and rehabilitation
- Lining of sanitary sewer
- Storm sewer upgrades





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Proposed Improvements – Sump Drain

- Installed when feasible and warranted
- Homeowners encouraged to connect to City Sump Drain
- Notification will be given when connecting is available
- Sump connection permit available thru City website



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Utility Ownership

City Owned Utilities

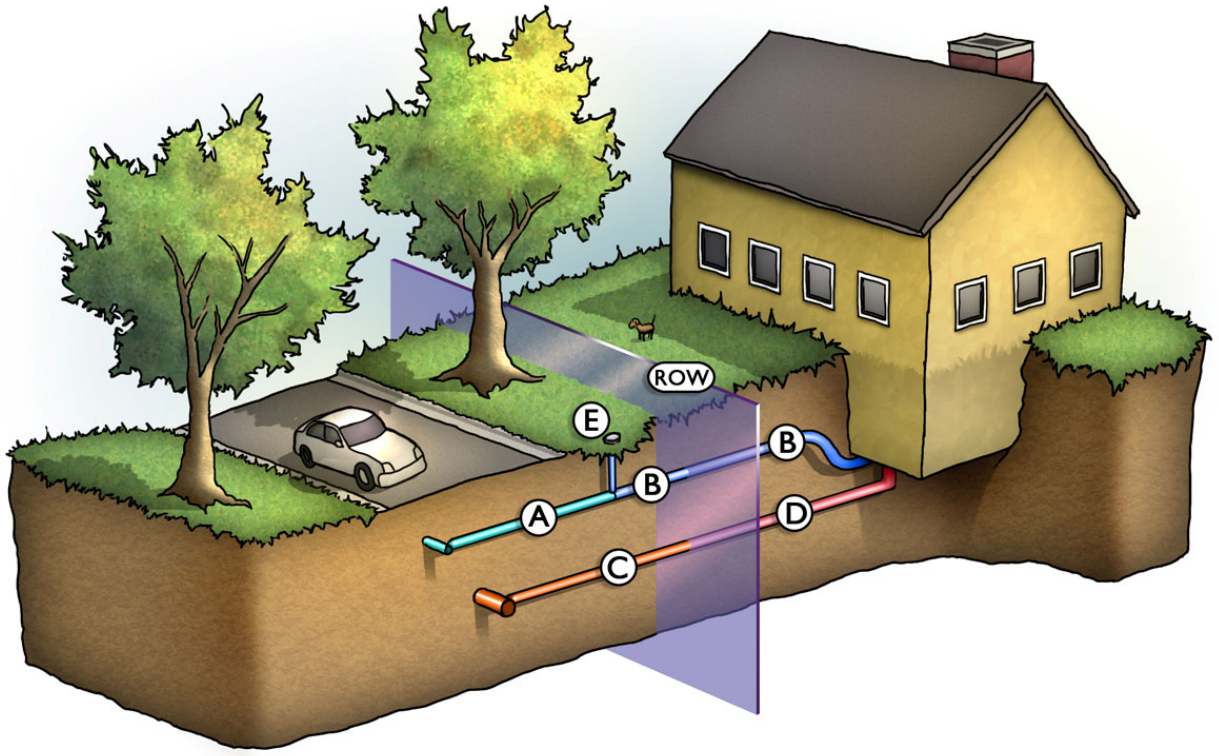
A – Water Service

E – Water Service Shutoff

Resident Owned Utilities

B – Water Service

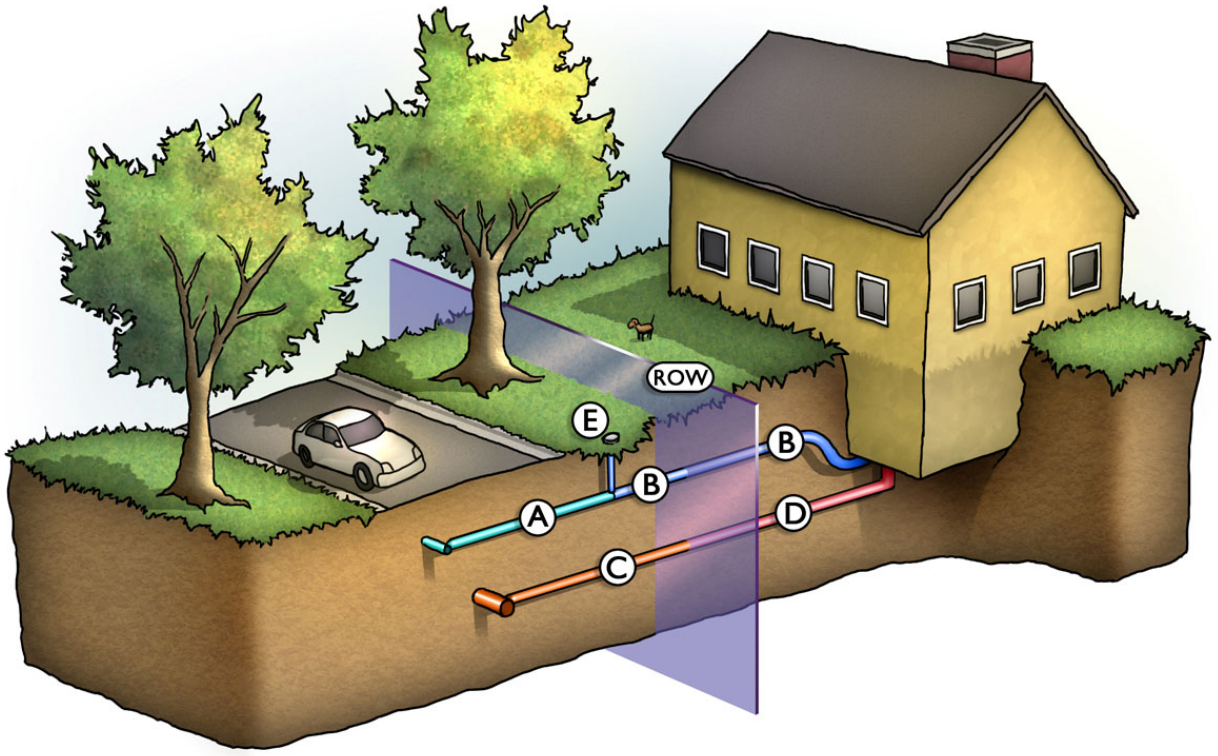
C & D – Sanitary Service



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Utility Ownership

- Recommend inspecting private services prior to construction
- Repairs/upgrades can be coordinated with street work
- Associated costs can be added to special assessment



<u>Resident Owned Utilities</u>
B – Water Service
C & D – Sanitary Service

<u>City Owned Utilities</u>
A – Water Service
E – Water Service Shutoff

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Private Utilities

- Gas, Electric, Telephone, Cable may upgrade or repair their utilities before construction begins
- Fiber optic internet installation during construction
- Potential City-required relocations
- Goal: streamline projects and minimize neighborhood disturbance
- Streetlight upgrades typically not included with project



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What You Can Expect

- Dust, mud, noise, and vibrations
- Occasional delays due to inclement weather
- Localized flooding during rainfall
- Residents will be asked to limit water use occasionally
- Homes may be connected to temporary watermain



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What You Can Expect

- Construction materials stored temporarily in ROW
- 5-10 feet of disturbance behind back of curb
- Construction equipment stored on streets
- Tree removals as necessary (property owners notified)



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What You Can Expect

- Driveways and roads will be periodically inaccessible
- Driveways will be inaccessible for 7 days to allow driveways to cure



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What You Can Expect

- Items within the City's right-of-way may be damaged
  - You can remove plants and other landscape features before the project
  - Irrigation and pet fences will repaired
- Disturbed areas will be restored with new sod



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What You Can Expect

- We will;
  - Provide opportunities for input
  - Keep you informed
  - Do our best to minimize inconveniences
- Our contractor will accommodate residents with special access needs



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City Utility Funds

- Collection of utility service charges paid to the City
- Covers 100% of:
  - Storm sewer (curb and gutter, driveway aprons, sump drain pipe)
  - Sanitary sewer
  - Watermain



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Pedestrian and Cyclist Safety (PACS) Fund

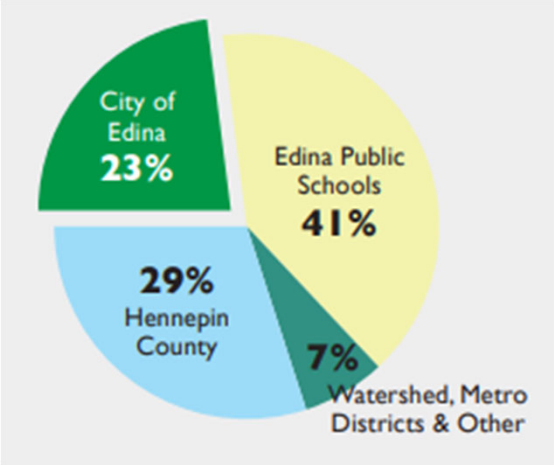
- Revenue from Xcel and CenterPoint Energy franchise fees
- Promotes non-motorized transportation throughout the City
- Covers 100% of:
  - Sidewalks /shared-use paths
  - Bike lanes
  - Associated signage and pavement markings

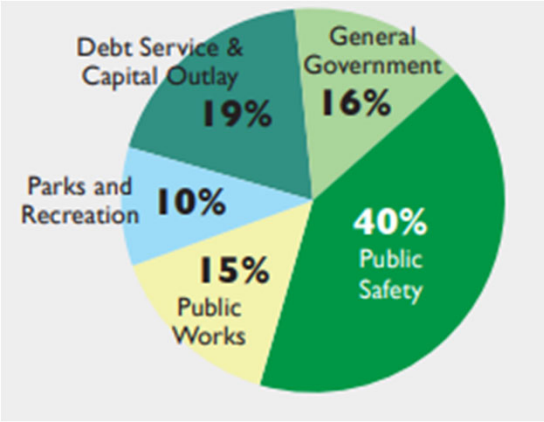


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Do Taxes Cover Street Projects?

- ~23% of property taxes go to the City for expenses including Police, Fire, Parks, and Public Works
- ~3.5% go to Public Works
  - Snowplowing
  - Pothole repairs
  - Other street maintenance
    (sealcoating, overlays, patch repairs)
- In 2022 taxes began paying for a portion of street reconstruction





Figures per proposed 2024 Edina Tax Levy (not final)

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Special Assessments

- Assigned to benefitting properties of public improvements
- Covers portion of roadway costs
  - Roadway and driveway removals
  - Asphalt pavement
  - Restoration
  - Indirect Costs – engineering, finance, soil investigations, mailings



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Residential Equivalent Units

- Assessments distributed based on REUs
  - Factor used to compare properties to a single-family residence

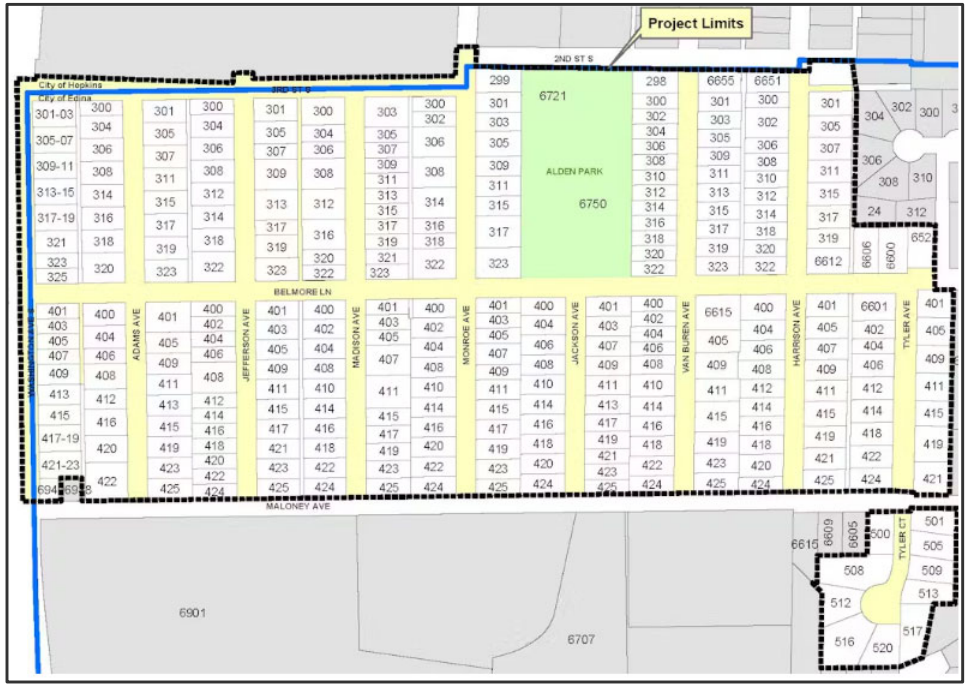
Scenario	Land Use Class	REU Factor
A	Single-Family Residential	1.0
B	Multi-Family Residential – Duplex	0.8

- Additional factors for commercial, industrial, and public-use properties

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Project Details – Presidents A and B

- 301 properties (291.60 REUs)
- 2.75 miles of road
- Full removal and replacement of curb & gutter
- Full watermain, water services replacement
- Sanitary Lining and local replacement
- Storm sewer improvements
- 24’ street width:
  - Incl. 5’ concrete walk on Monroe Ave
  - Incl. 8’ shared use path on Washington and Belmore Aves
  - 3rd St S
- 27’ street width remaining streets



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Project Details – Presidents A and B Alleys

- 230 feet of gravel alley between Washington and Adams Avenues
- New 10' wide asphalt pavement on existing gravel alley

- 580 feet of asphalt alley between Jefferson and Madison Avenues
- Reconstruct alley with new asphalt pavement



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Revised Roadway Cost Assessment - Local

		Sample Assessment During Transition		
Construction Year	**% of Local Roadway Costs Assessed**	**$10,000**	**$15,000**	**$20,000**
2020	100%	$10,000	$15,000	$20,000
2021-2024	78.90%-63.12%	$7,890-$6,312	$11,835-$9,468	$15,780-$12,624
2025	57.86%	$5,786	$8,679	$11,572
2026-2035	52.60%-5.26%	$5,260-$526	$7,890-$789	$10,520-$1,052
2036	0%	$0	$0	$0

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Preliminary Assessments – Presidents A/B Roadway

*Residential equivalent unit (1 single-family home = 1 REU)

Neighborhood	% of Roadway Costs Assessed	Estimated Assessment Range per REU*	# of REUs	Square Yards of Paving	Square Yards of Paving per REU
Presidents (2025)	57.86%	$7,500 - $11,500	291.60	35,250	121.7
Concord B/C (2024)	63.12%	$11,900 - $17,100	174.49	30,568	175.2
Morningside C (2023)	68.38%	$8,500 - $14,000	133.11	19,273	144.8

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Preliminary Assessments – Presidents A/B Gravel Alley

*Residential equivalent unit (1 single-family home = 1 REU)

Neighborhood	% of Alley Costs Assessed	Estimated Assessment Range per REU*	# of REUs	Square Yards of Paving	Square Yards of Paving per REU
Presidents (2025)	57.86%	$1,000 - $1,600	9.0	260	28.9
Presidents (2006)	100%	$1,871	16.0	650	40.6
Presidents (2025)	*100%*	*$1,700 - $2,800*	*9.0*	*260*	*28.9*

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Typical Project Timeline

Date	Milestone
July – September 2024	**Engineering studies/estimates provided**
December 2024	Public hearings
January – March 2025	Plan preparation and bidding
April – May 2025	Construction begins
October – November 2025	Construction concludes
Spring 2026	Warranty work
Fall 2026	Final assessment hearing

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Assessment Timing

Date	Milestone
December 2024	Initial Public Hearings
Summer 2025	Project Constructed
October 2026	Final Assessment Hearing
November 2026	Assessment Filed with County
January 2027	Assessment on Tax Statement

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Payment Options

- Pay entire amount upon receiving bill to avoid interest charges
- Pay min. 25% ; balance rolls to property taxes over 15 years
- Roll entire amount to property taxes over 15 years
  - 2024 interest rate was 4.69%
  - Finance charges are 1% over City's borrowing interest rate
- Defer payment if 65 years of age or older and meet specific income requirements
  - Assessing Department – 952-826-0365

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Communication

- Regular Mail
  - All meetings, public hearings, and questionnaires
  - Final assessment notices (one year after construction)
- Door hangers and flyers
  - Time-sensitive information (water shut-offs, concrete, temporary inaccessibility)
- Better Together Edina – City Website Project Page

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Better Together Edina

- Best way to stay informed
- www.bettertogetheredina.org
- Free, access to periodic updates on project progress and schedules



Presidents A & B Neighborhood Roadway Reconstruction updates will be hosted on this project page. Sign up for email updates!

This project, scheduled for construction in 2025, includes:

- Complete reconstruction of the roadway asphalt pavement,
- Full installation or replacement of concrete curb and gutter,
- Complete reconstruction of some alleys,
- Complete replacement of the watermain and water services,
- Improvements to the sanitary sewer and storm sewer systems, and
- Construction of concrete sidewalks or bicycle facilities (locations to be determined)
- The project is proposed to be funded by a combination of special assessments, property taxes, respective utility funds and the Pedestrian and Cyclist Safety (PACS) fund

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Providing Input

- Questionnaires mailed to your home, weigh in on;
  - Traffic/pedestrian issues
  - Street drainage issues
  - Streetlight upgrades

- Public hearing in December 2024
  - Opportunity for residents to voice comments and concerns

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Questionnaire Results

Neighborhood	Responses Received to Date
Presidents A/B	15% (46 / 301)

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How To Prepare

- Complete project questionnaire
- Begin financial planning
- Coordinate home and yard improvement projects around street reconstruction schedule
- Review Better Together Edina updates
- Ask questions, stay informed



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Contact Us

Engineering Department

7450 Metro Boulevard

Hours: 7:00 a.m. – 3:30 p.m.

952-826-0371





Aaron Ditzler
Assistant City Engineer
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ADitzler@edinamn.gov

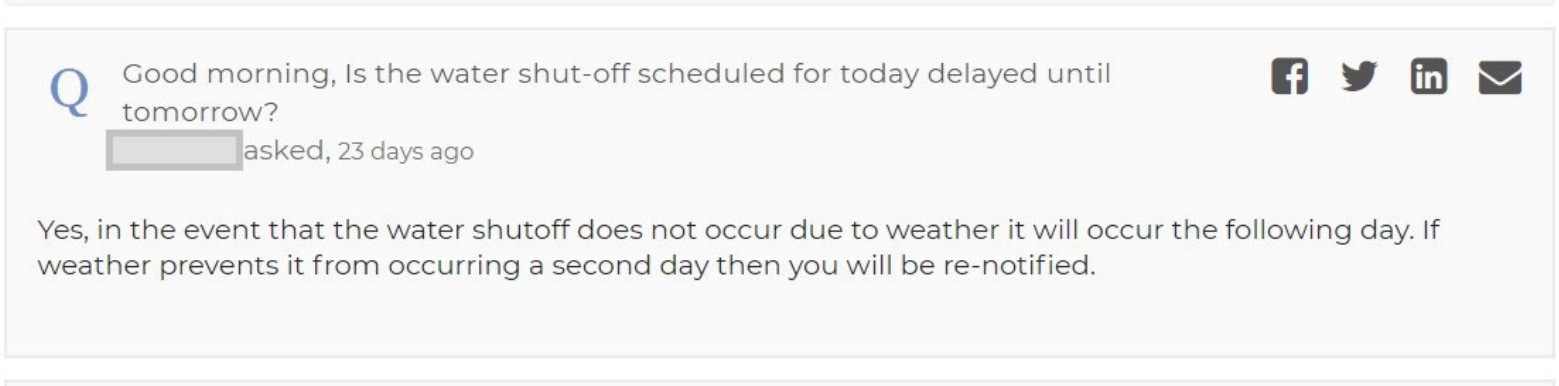


Liz Moore
Engineering Coordinator
952-826-0449
LMoore@edinamn.gov

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Questions?

- Ask questions on Better Together Edina Q&A page
  - https://www.bettertogetheredina.org/presidents-ab
- Call or email



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Thank you for your time!



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