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2026 Neighborhood Roadway Reconstruction

Informational Meeting – August 26, 2025

EdinaMN.gov

Agenda

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



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Engineering - Design & Construction Division



Chad Millner
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Chris Moore
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Brandon Freeman
Sr. Engineering Technician



Liz Moore
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Sr. Project Engineer



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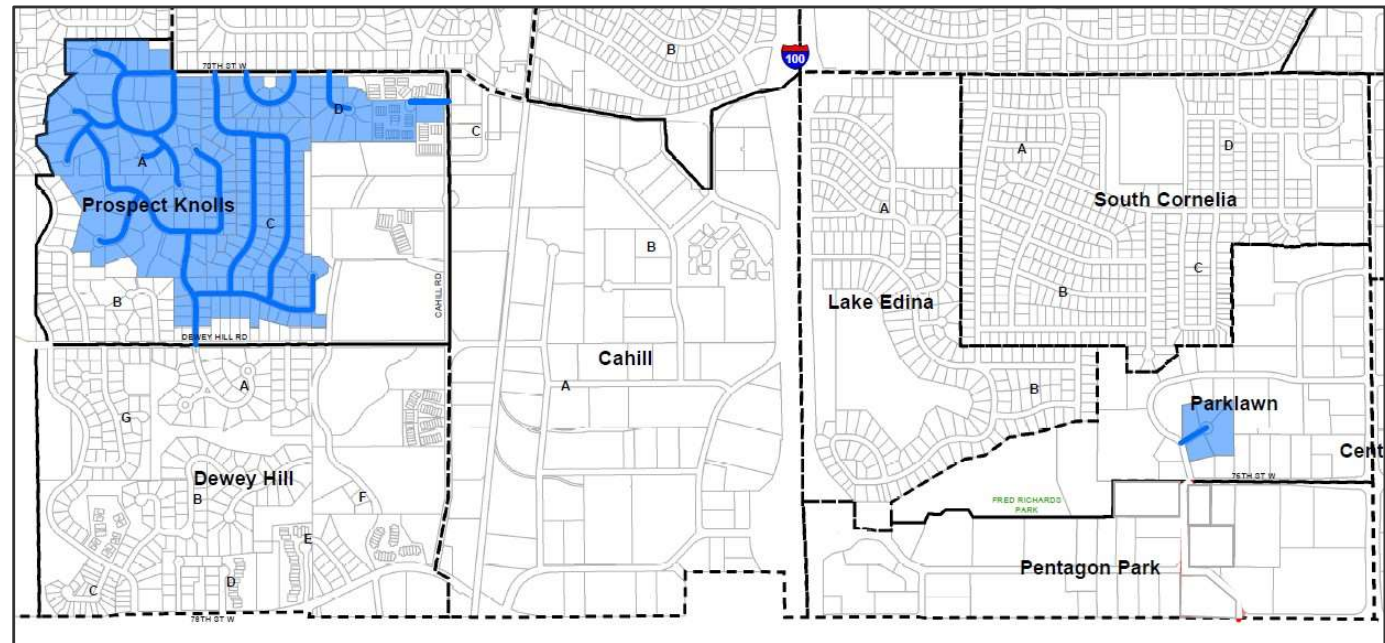
Jon Moore
Sr. Engineering Technician



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2026 Project Areas

- Parklawn Court
 - 4 Properties
- Prospect Knolls A, C, & D
 - 283 Properties



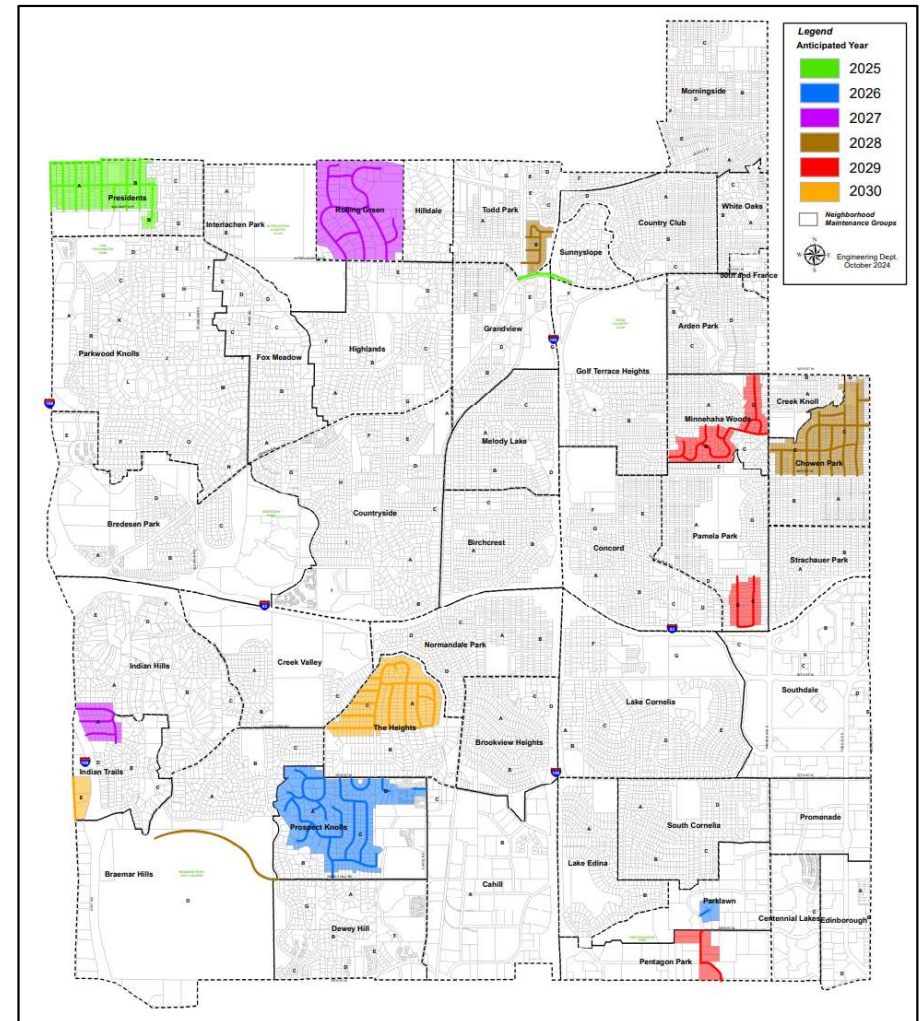
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Why My Street?

- 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 in the 1950's-1980's
- Utility issues to address beneath roadway
- More cost-effective than other maintenance strategies (mill & overlay, seal coat)



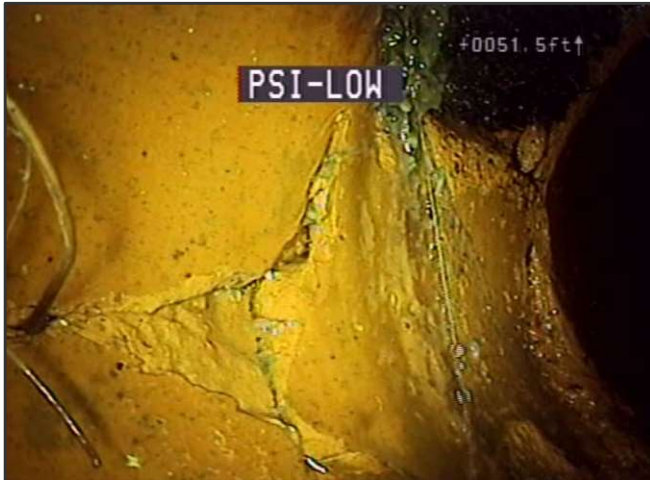
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Existing Conditions - Roadways

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



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

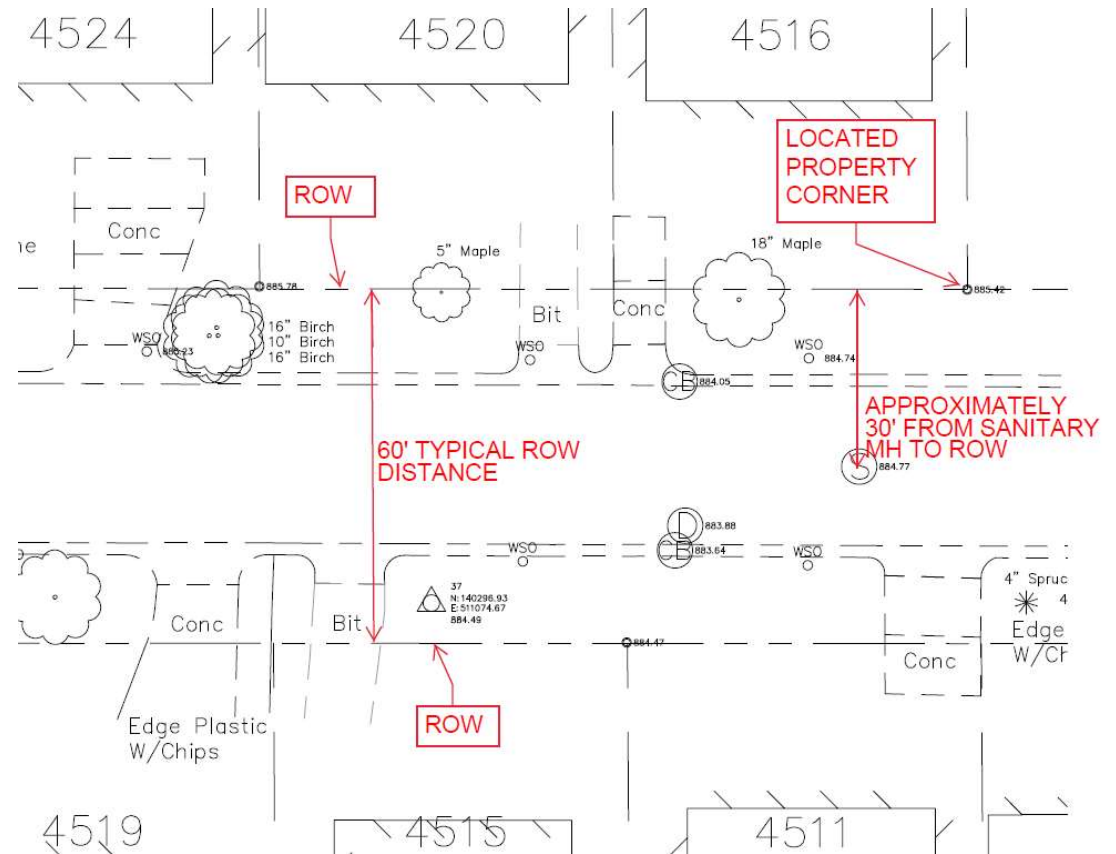
- Structure deficiencies
- Undersized pipes
- Curb and gutter failing



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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



Existing Conditions – Right-of-Way

- Landscaping
- Outwalks / steps
- Mailboxes
- Irrigation systems and pet fences



Proposed Improvements – Roadways

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



Living Streets Plan

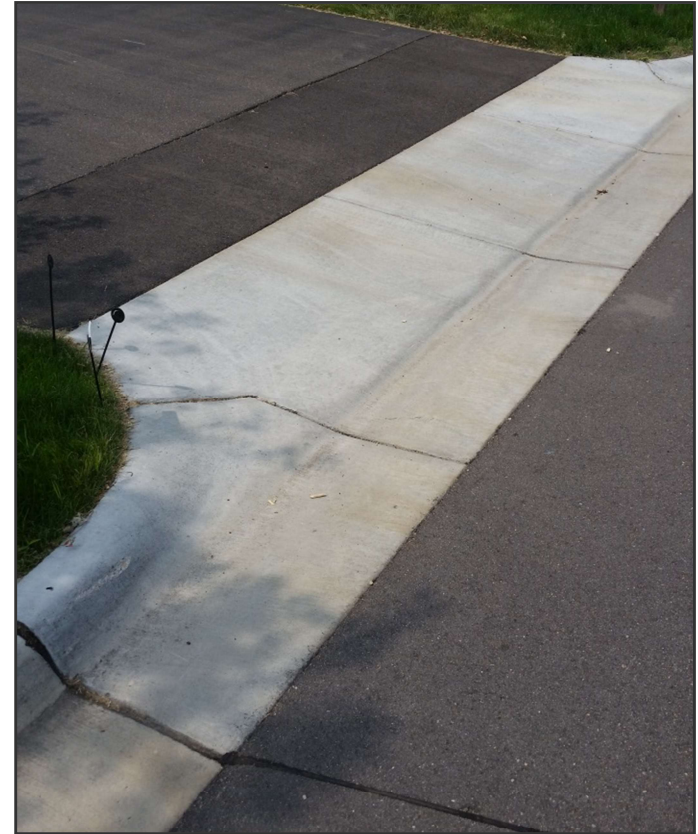
- Approved by City Council in 2015
- Balances needs of motorists, bicyclists, pedestrians and transit riders
- Incorporates;
 - Minimum roadway design elements
 - Street Width
 - Impacts
 - Cost
 - Pedestrian and Bicycle Master Plan



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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 partial replacement of watermain
- New 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



Utility Ownership

City Owned Utilities

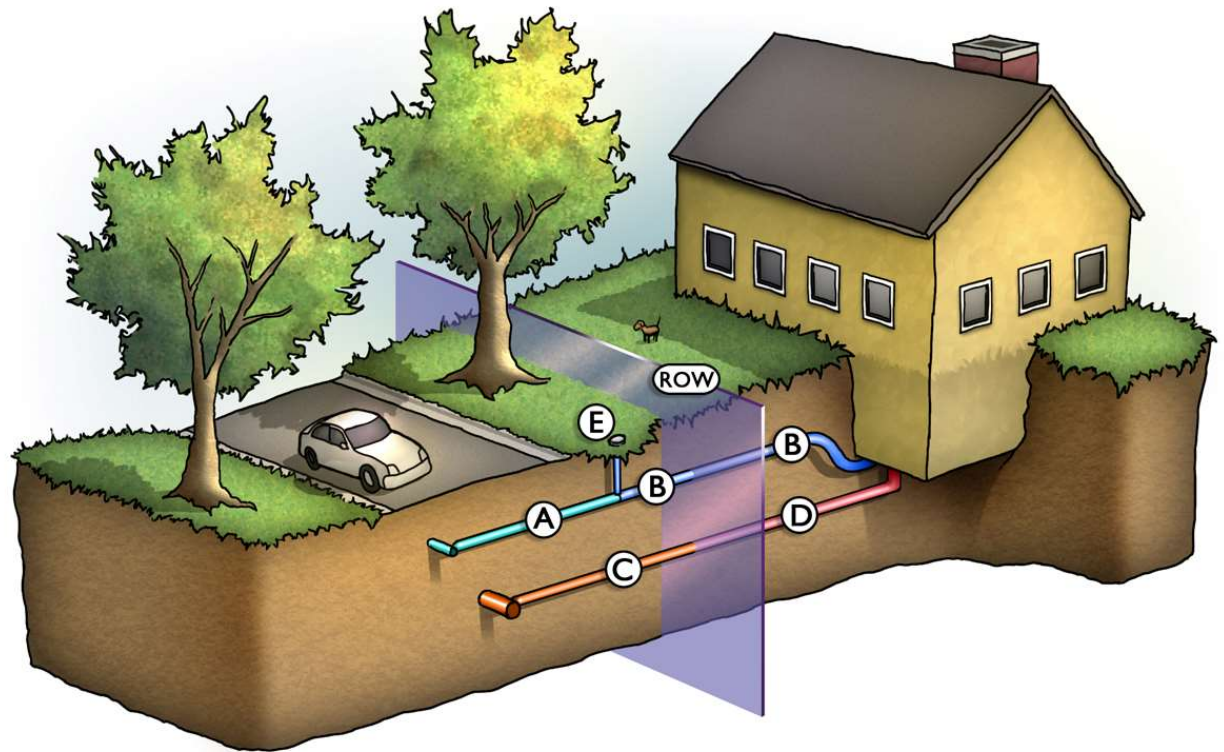
A – Water Service

E – Water Service Shutoff

Resident Owned Utilities

B – Water Service

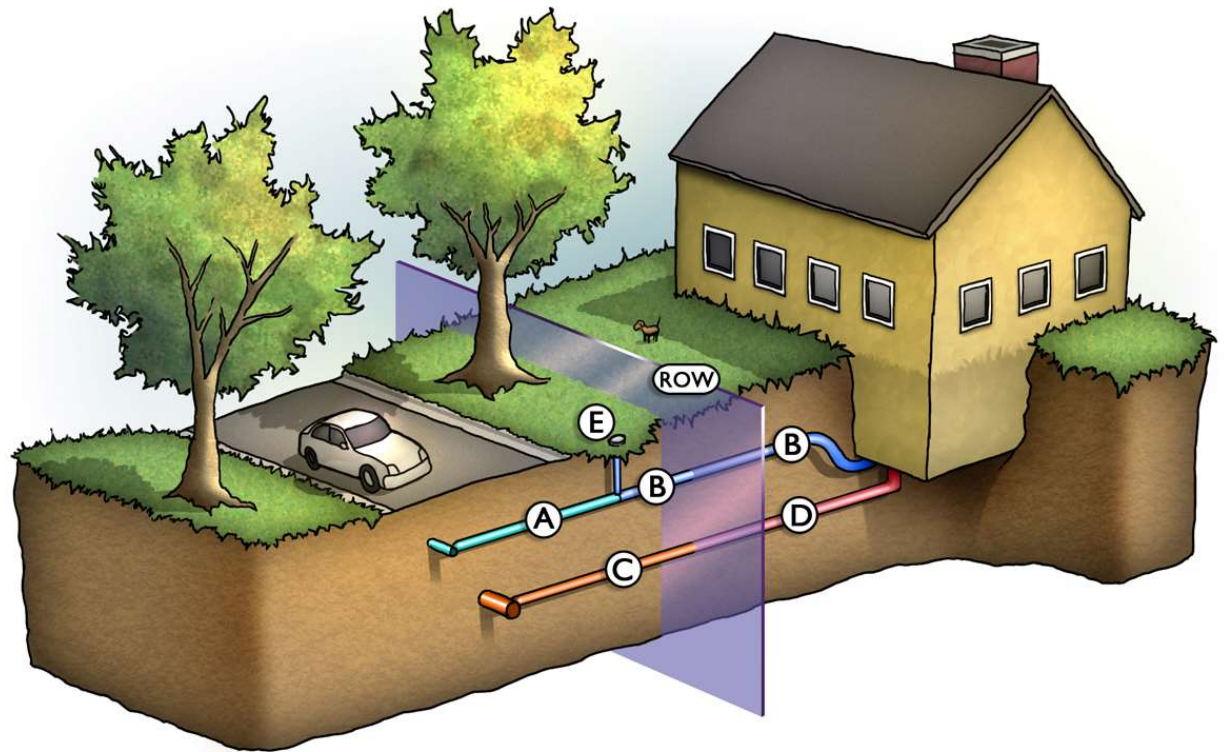
C & D – Sanitary Service



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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



Resident Owned Utilities

B – Water Service
C & D – Sanitary Service

City Owned Utilities

A – Water Service
E – Water Service Shutoff



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Private Utilities

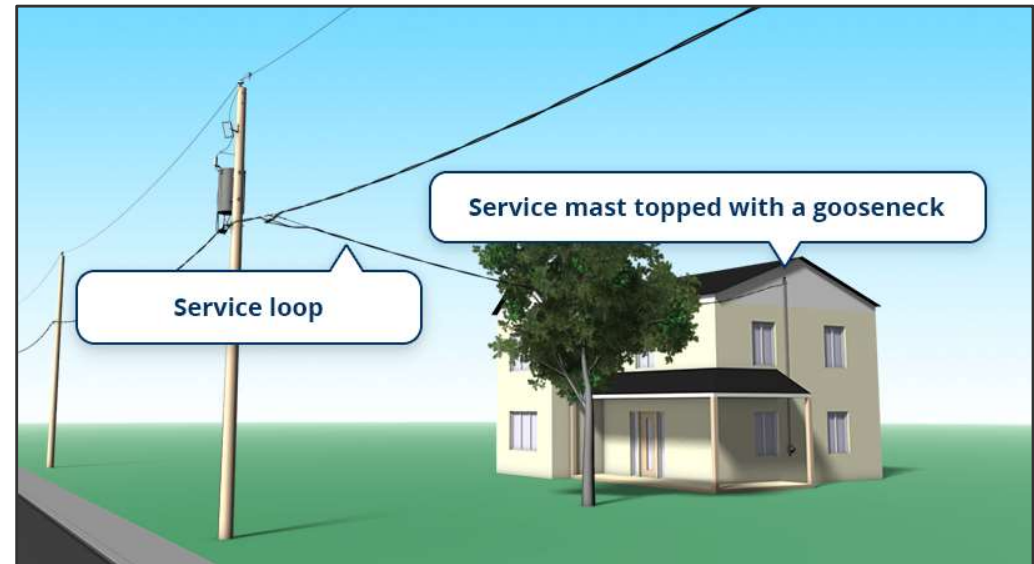
- Gas, Electric, Telephone, Cable may upgrade or repair their utilities before construction begins
- Fiber optic internet currently being installed
- Potential City-required relocations
- Goal: streamline projects and minimize neighborhood disturbance



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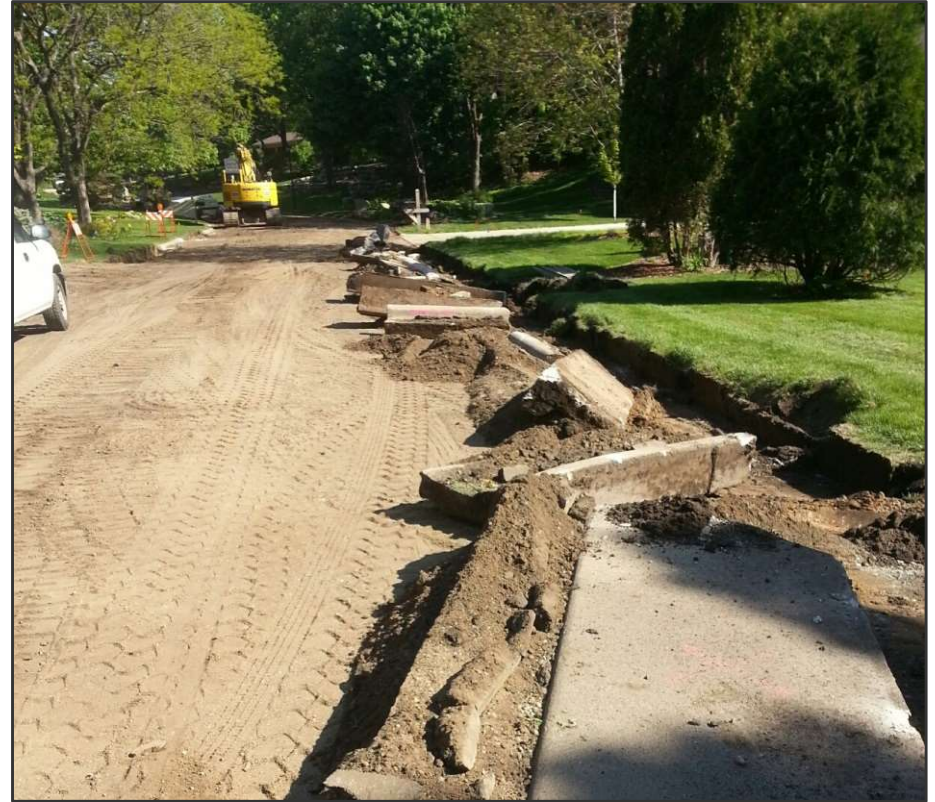
Overhead Utility Poles

- Resident request about burying overhead utilities
- Not required by the City, nor does the City fund this
- If pursued, full cost by property owners
- Significant cost
- Private service connection not included



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)



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 be 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

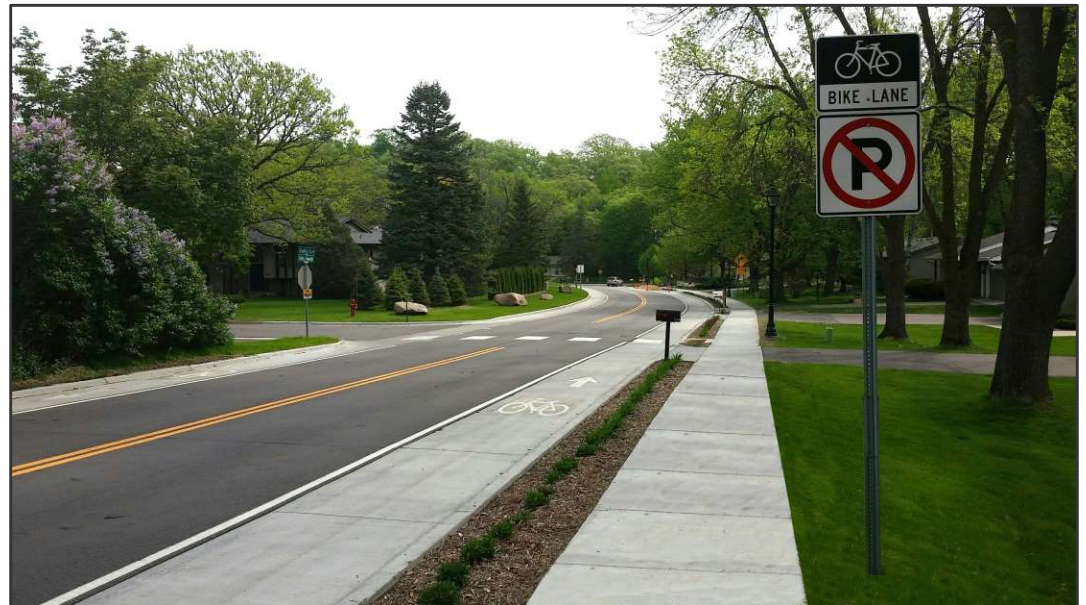
- Collection of utility service charges paid to the City
- Covers 100% of:
 - Storm sewer (curb and gutter, driveway aprons, sump drain pipe)
 - Sanitary sewer
 - Watermain



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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

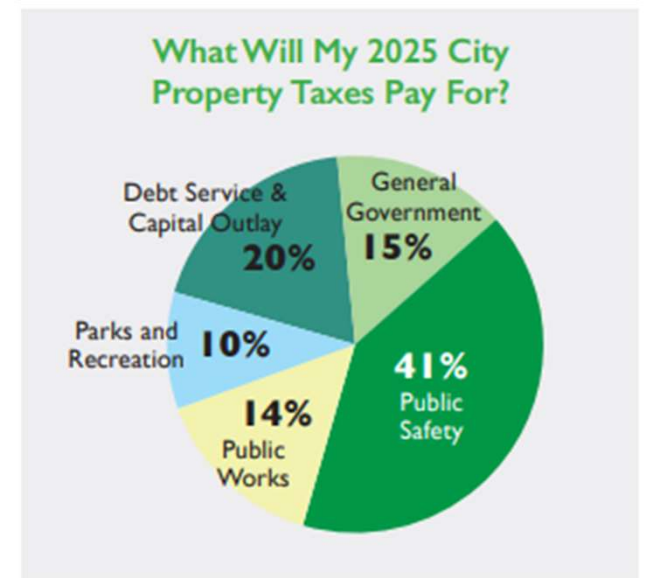
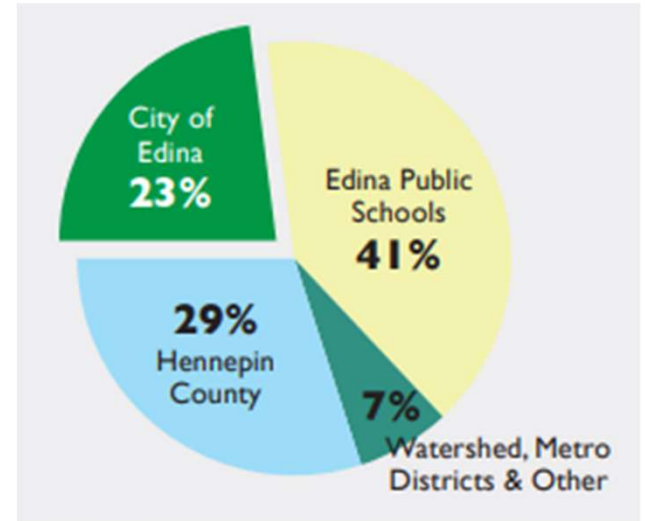


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Do Taxes Cover Street Projects?

- ~23% of property taxes go to the City for expenses including Police, Fire, Parks, and Public Works
- ~3.2% 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 2025 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
 - Driveway installation
 - 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 – Apartment/Condos	0.5

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



Project Details – Parklawn Court

- 4 properties (41.50 REUs)
- 330' of road
- Full removal and replacement of curb & gutter
- Concrete roadway removed and replaced with Bituminous
- Water services replacement
- Sanitary Lining and local replacement
- Storm sewer improvements
- Potential sidewalk(s)
- Street width still to be determined



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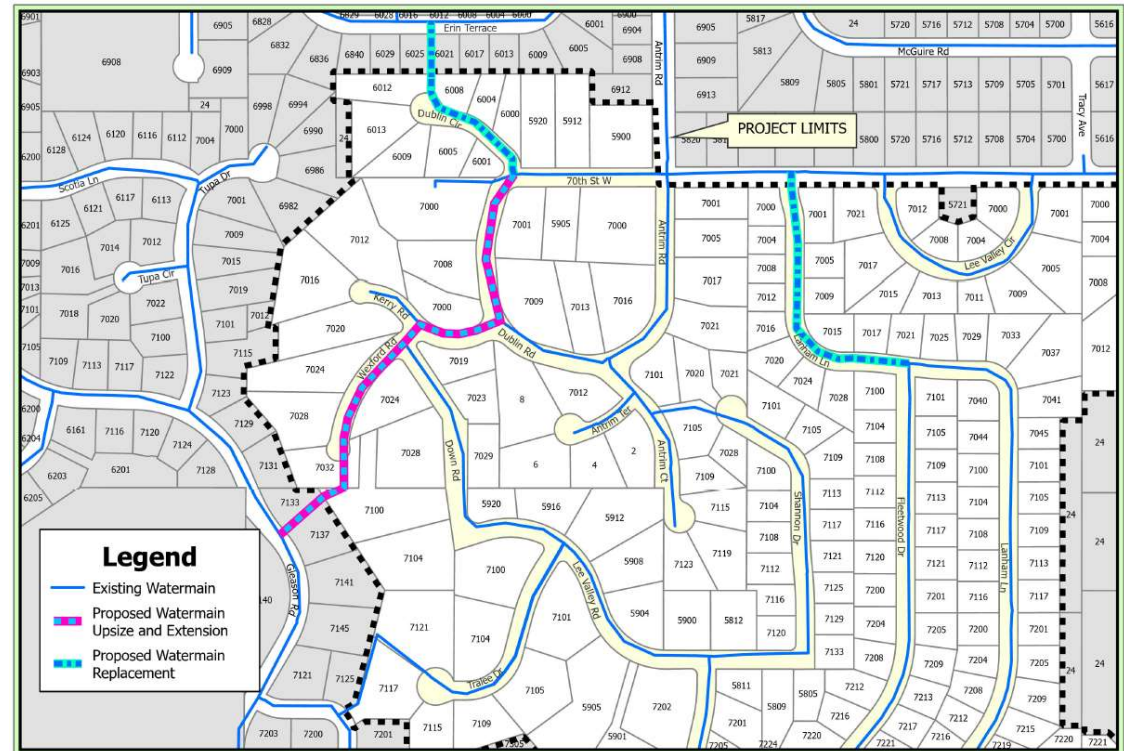
Project Details – Prospect Knolls A, C, & D

- 283 properties (231.67 REUs)
- 3.20 miles of road
- Installation and replacement of curb & gutter
- Partial watermain and full water services replacement
- Sanitary lining and localized repairs
- Storm sewer improvements
- 24' street width 5' walk:
 - Portions of Shannon Drive, Lanham Lane
 - Kemrich Drive, Fleetwood Drive
- Typically 27' street width remaining streets



Proposed Utility Improvements

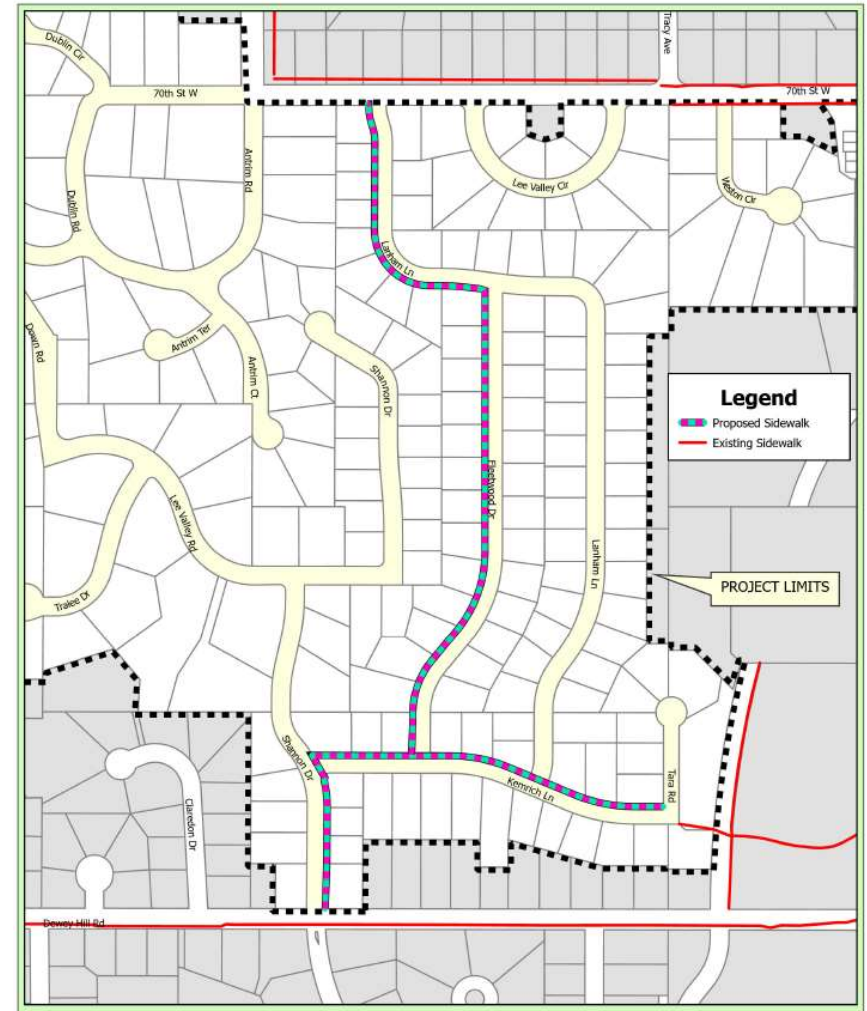
- Install 12" watermain from West 70th Street to Gleason Road
 - Existing Utility Easement
- Replace 6" watermain on Dublin Circle
- Replace 6" watermain on Lanham Lane
- Upgrade 1.5" watermain in cul-de-sacs to 6" watermain
- Install 8" sanitary sewer on 70th Street



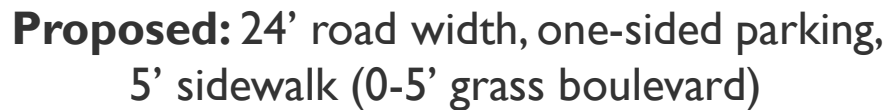
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Pedestrian Facilities Plan

- 5' concrete sidewalk
 - Shannon Drive
 - Kemrich Drive
 - Fleetwood Drive
 - Lanham Lane
- Connection to existing Lewis Park path
- Sidewalk to be maintained by adjacent property owners

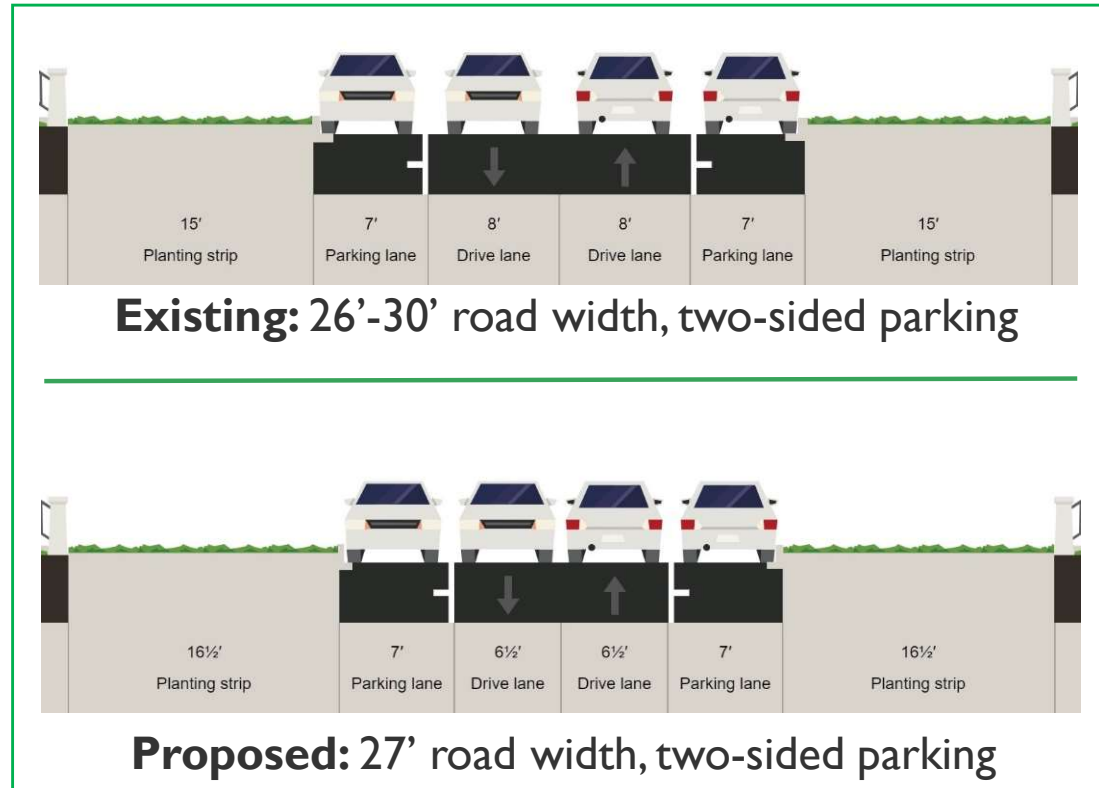


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Proposed Roadway Widths – No Sidewalk Streets

- 27' road width
- Reduce street widths by 0-3'
- Two-sided parking to remain
- Exceptions
 - Kerry Road
 - 24' width
 - One-sided parking
 - Village Drive
 - 30' width



Revised Roadway Cost Assessment - Local

Construction Year	% of Local Roadway Costs Assessed	Sample Assessment During Transition		
		\$10,000	\$20,000	\$30,000
2020	100%	\$10,000	\$20,000	\$30,000
2021-2025	78.90%-57.86%	\$7,890-\$5,786	\$15,780-\$11,572	\$23,670-\$17,358
2026	52.60%	\$5,260	\$10,520	\$15,780
2027-2035	47.34%-5.26%	\$4,734-\$526	\$9,468-\$1,052	\$14,202-\$1,578
2036	0%	\$0	\$0	\$0



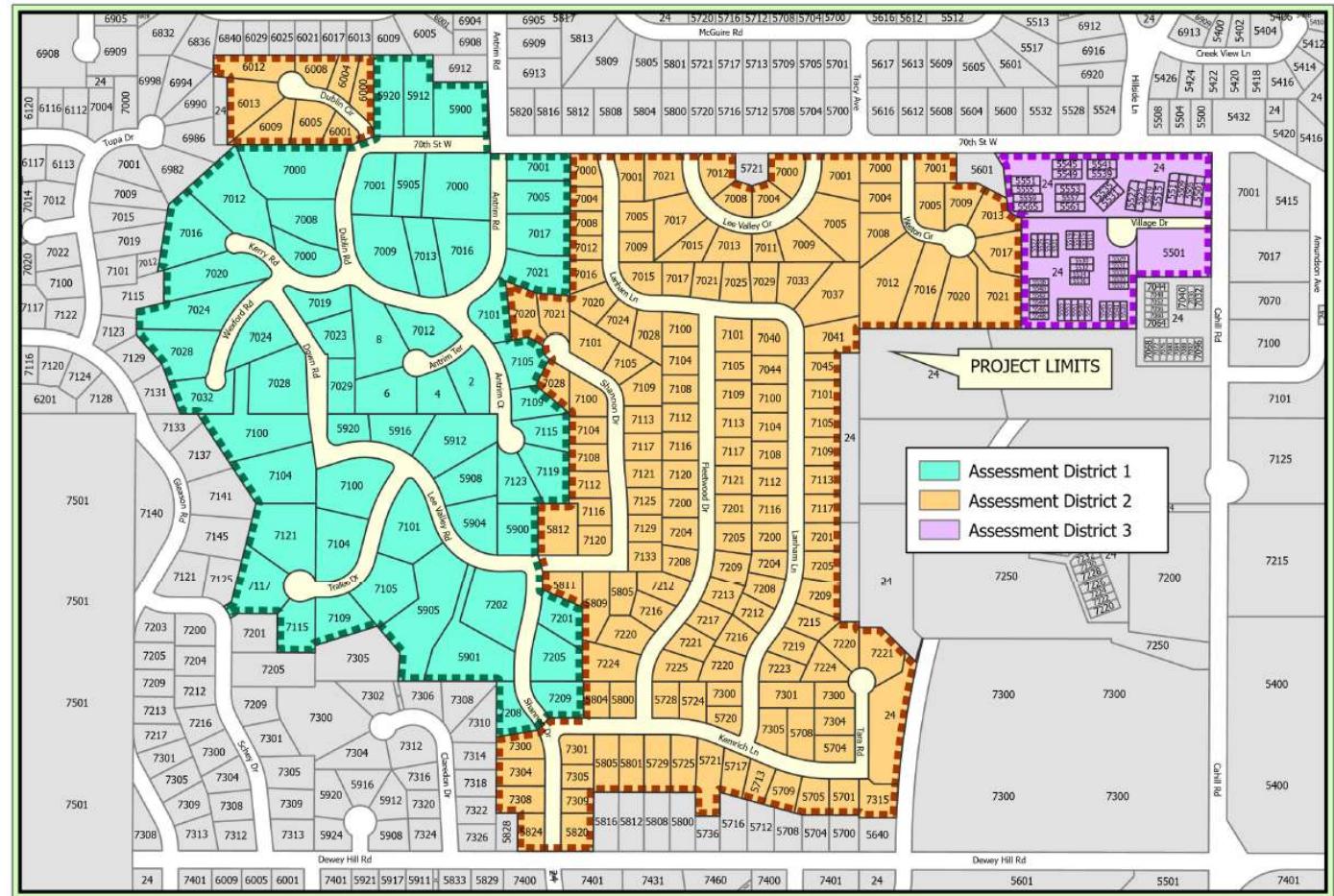
Market Benefit Estimate

- Special assessments are valid if;
 - The assessment does not exceed the special benefit measured by the increase in market value due to the improvement.
- Licensed and Qualified Appraisal Firm



Assessments Districts – Prospect Knolls

- Disparity in potential benefit
- 3 Separate Districts



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Preliminary Assessments – Prospect Knolls & Parklawn Ct

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

Year	Neighborhood	% of Roadway Costs Assessed	Estimated Assessment Range per REU*			# of REUs	Square Yards of Paving	SY of Paving per REU
2026	Prospect Knolls A/C/D	-	-	-	-	-	-	-
2026	District 1	52.60%	\$16,200	-	\$21,500	58.67	19,250	328.1
2026	District 2	52.60%	\$8,200	-	\$10,900	153	24,692	161.4
2026	District 3	52.60%	\$2,900	-	\$3,800	20	1,321	66.0
2026	Parklawn Court	57.86%	\$1,800	-	\$2,400	41.5	1,221	29.4
2025	Presidents A/B	57.86%	\$7,500	-	\$11,500	291.6	35,250	120.9
2024	Concord B/C	63.12%	\$11,900	-	\$17,100	174.49	30,568	175.2



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Typical Project Timeline

Date	Milestone
July – September 2025	Engineering studies/estimates provided
December 2025	Public hearings
January – March 2026	Plan preparation and bidding
April – May 2026	Construction begins
October – November 2026	Construction concludes
2027	Warranty work
Fall 2027	Final assessment hearing



Assessment Timing

Date	Milestone
December 2025	Initial Public Hearings
Summer 2026	Project Constructed
October 2027	Final Assessment Hearing
November 2027	Assessment Filed with County
January 2028	Assessment on Tax Statement



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



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





Better Together Edina

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

Prospect Knolls A/C/D Neighborhood Roadway Reconstruction



Prospect Knolls A/C/D Neighborhood Roadway Reconstruction updates will be hosted on this project page. Sign up for email updates!

The proposed 2026 reconstruction project includes:

- Complete reconstruction of the roadway asphalt pavement,
 - Installation or replacement of concrete curb and gutter,
 - Replacement of a portion of the watermain and water services,
 - Improvements to the sanitary sewer and storm sewer systems, and
 - Proposed construction of concrete sidewalk facilities along:
 - Fleetwood Drive
 - Kemrich Drive
 - Shannon Drive south of Kemrich Drive
 - Lanham Lane west of Fleetwood Drive
- The proposed sidewalk on Kemrich Drive between Fleetwood Drive and Lewis Park is NOT in the Pedestrian Master Plan, but recommended by Engineering staff.
 - The project is funded by a combination of special assessments, property taxes, respective utility funds and the Pedestrian and Cyclist Safety (PACS) fund.
 - An estimated preliminary assessment range will be prepared later during the summer. Based on the assessment policy, 52.6% of the roadway project costs will be assessed to Prospect Knolls A/C/D property owners, and 47.4% of the roadway project costs will be paid for by property taxes.



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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 2025
 - Opportunity for residents to voice comments and concerns



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Questionnaire Results

Neighborhood	Responses Received to Date
Prospect Knolls	26% (74 / 283)
Parklawn Court	25% (1 / 4)



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



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LMoore@edinamn.gov



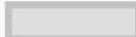
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Questions?

- Ask questions on Better Together Edina Q&A page
 - <https://www.bettertogetheredina.org/prospect-knolls>
 - <https://www.bettertogetheredina.org/parklawn-court>
 - Call or email



Good morning, Is the water shut-off scheduled for today delayed until tomorrow?

 asked, 23 days ago

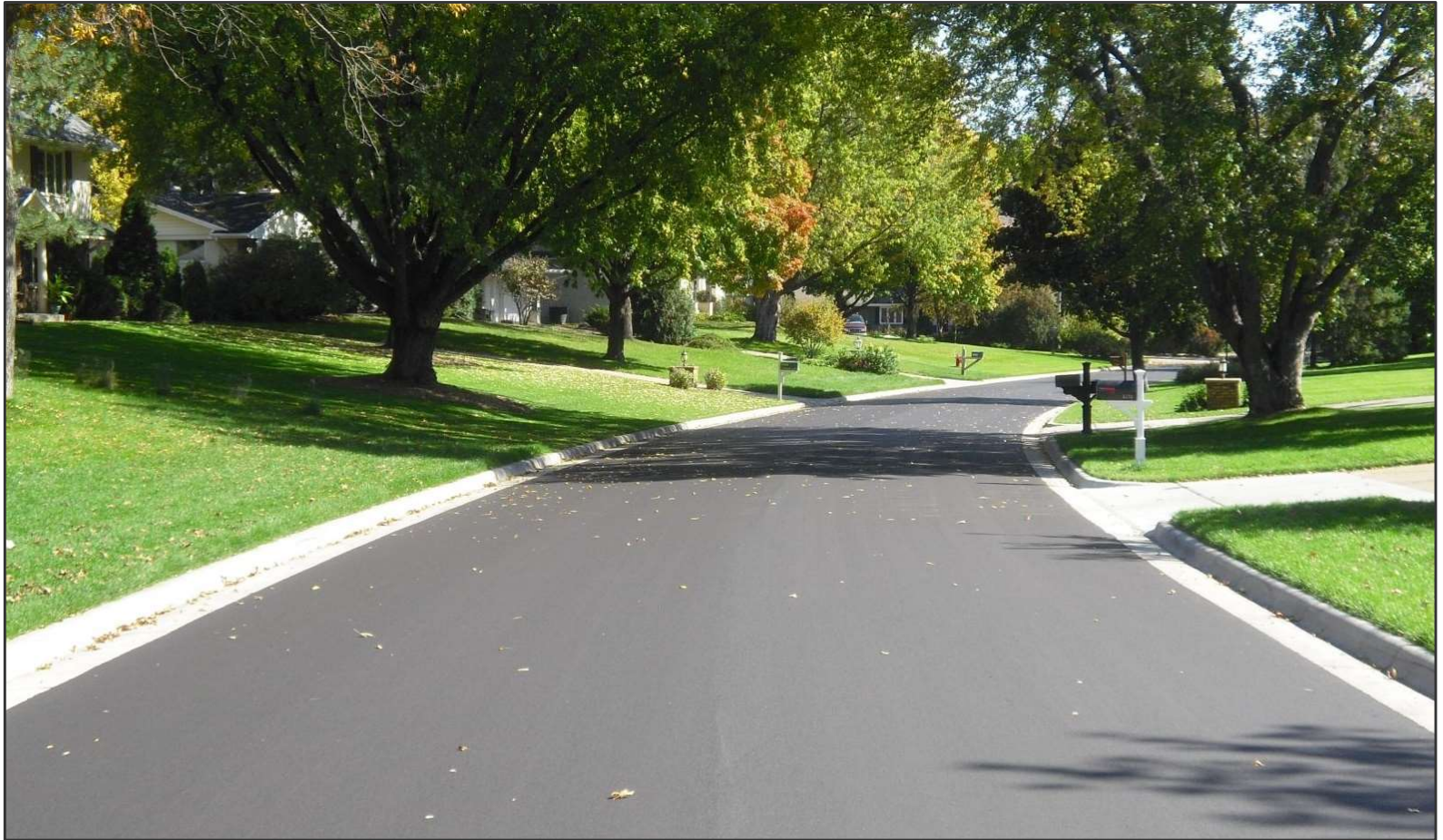


Yes, in the event that the water shutoff does not occur due to weather it will occur the following day. If weather prevents it from occurring a second day then you will be re-notified.



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Thank you for your time!



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