

Agenda
City Council Work Session
City of Edina, Minnesota
City Hall Community Room

Tuesday, March 19, 2024
5:30 PM

- I. Call To Order
- II. Roll Call
- III. Discuss Petition Response for Morningside C Street Reconstruction Assessments
- IV. Discuss Grandview Parking Ramp ADA History & Grandview Pedestrian Bridge
- V. Adjournment

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 72 hours in advance of the meeting.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: March 19, 2024

Agenda Item #: III.

To: Mayor and City Council

Item Type:

Other

From: Chad A. Millner, P.E., Director of Engineering

Item Activity:

Subject: Discuss Petition Response for Morningside C Street
Reconstruction Assessments

Discussion

ACTION REQUESTED:

None, discuss petition response for Morningside C Street Reconstruction assessments..

INTRODUCTION:

This topic has been previously discussed on the following dates and times with City Council. Council noted more discussion was needed before a formal response was provided.

- June 6, 2023 Community Comment Presentation by Residents.
- June 20, 2023 Petition accepted by Council.
- July 7, 2023 Staff provided a detailed review of Street Reconstruction Program and Assessment Policy with Members Agnew and Risser.
- July 18, 2023 Staff Response to the Petition at City Council.
 - No specific direction from council, staff considered matter closed.
- October 3, 2023 Community Comment Presentation again by Residents.
 - Council asked for more discussion.

ATTACHMENTS:

Petition Against Morningside C Street Reconstruction Assessments

Petition Presentation, June 6, 2023

Morningside C Neighborhood Roadway Reconstruction Community Comment Response



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: June 20, 2023

Agenda Item #: VI.R.

To: Mayor and City Council

Item Type:

Other

From: Sharon Allison, City Clerk

Item Activity:

Action

Subject: Accept Petitions for Equitable Assessment for
Morningside C Neighborhood Roadway
Reconstruction and No Parking at 5120 France
Avenue South

ACTION REQUESTED:

Accept petitions for Equitable Assessment for Morningside C Neighborhood Roadway Reconstruction and No Parking at 5120 France Avenue South and forward to the Engineering Department for consideration.

INTRODUCTION:

Accept attached petitions and forward them to the Engineering Department for consideration.

ATTACHMENTS:

Petition: No Parking at 5120 France Avenue South

Petition: Equitable Assessment for Morningside C Neighborhood Roadway



City of Edina, Minnesota
CITY COUNCIL
 4801 West 50th Street • Edina, Minnesota 55424
 (952) 927-8861 • (952) 927-7645 FAX • (612) 927-5461 TDD

DATE RECEIVED:

PETITION TO THE CITY COUNCIL

- | | | |
|---|--|---|
| <input type="checkbox"/> SIDEWALK | <input type="checkbox"/> ALLEY PAVING | <input type="checkbox"/> WATER MAIN |
| <input type="checkbox"/> STORM SEWER | <input type="checkbox"/> SANITARY SEWER | <input type="checkbox"/> STREET LIGHTING |
| <input type="checkbox"/> CURB AND GUTTER ONLY | <input type="checkbox"/> PERMANENT STREET SURFACING WITH CURB AND GUTTER | <input checked="" type="checkbox"/> OTHER: <i>Permanent No Parking between No. & So. Driveways of 5120 France Ave. So. Edina, MN. 55440</i> |

To the Mayor and City Council:

The persons who have signed this petition ask the City Council to consider the improvements listed above to the locations listed below.

<u>5120 France Ave. So.</u>	between	<u>No. Driveway of 5120 France Ave. So.</u>	and	<u>So. Driveway of 5120 France Ave. So.</u>
LOCATION OF IMPROVEMENT BY STREET NAME		ADDRESS		ADDRESS
LOCATION OF IMPROVEMENT BY STREET NAME	between	ADDRESS	and	ADDRESS
LOCATION OF IMPROVEMENT BY STREET NAME	between	ADDRESS	and	ADDRESS
LOCATION OF IMPROVEMENT BY STREET NAME	between	ADDRESS	and	ADDRESS

IMPORTANT NOTE: THE PERSONS WHO HAVE SIGNED THIS PETITION UNDERSTAND THAT THE CITY COUNCIL MAY ASSESS THE COSTS OF THESE IMPROVEMENTS AGAINST THE PROPERTIES BENEFITTING FROM THE IMPROVEMENTS IN AMOUNTS DETERMINED BY THE COUNCIL AS AUTHORIZED BY CHAPTER 429, MINNESOTA STATUTES.

PROPERTY OWNER'S
SIGNATURE

OWNER'S NAME
(PRINTED)

PROPERTY ADDRESS
(PRINTED)

	<u>Patrick Fitzpatrick</u>	<u>5120 France Ave. #101</u>
	<u>Matthew Kopyar</u>	<u>5120 France Ave. #102</u>
	<u>Roger Jones</u>	<u>5120 France Ave. #103</u>
	<u>Keo Khounbanam</u>	<u>5120 France Ave. #104</u>
	<u>Paige Piper Bach</u>	<u>5120 France Ave. #201</u>

This petition was circulated by:

<u>See back</u> →	→	→
NAME	ADDRESS	PHONE

There is space for more signatures on the back.

PROPERTY OWNER'S
SIGNATURE

OWNER'S NAME
(PRINTED)

PROPERTY ADDRESS
(PRINTED)

Mark Allen

Mark Allen

5120 France Ave. #202

Mitchell Pincus

Mitchell Pincus

5120 France Ave. #203

Robbin Walker

Robbin Walker

5120 France Ave. #204

M

It is desired from all Condo Units at 808 France
to petition for Permanent No Parking on West side of France
between No. & So. Driveways due to dangerous access
to exit with blocked views from parked vehicles.

This petition was circulated by:

Patrick Fitzpatrick

NAME

5120 France Ave. So. #101

ADDRESS

612-946-4994

PHONE

The Minnesota Data Practices Act requires that we inform you of your rights about the private data we are requesting on this form.
Under the law, your telephone number is private data. This petition when submitted will become public information. There is no
consequence for refusing to supply this information.

You may attach extra pages with signatures.

8 on France Directory

October 2022

#101	Patrick & Mary Pat Fitzpatrick	Pjfitzpatrick13@gmail.com	612-940-4994
		Mpfitz27@gmail.com	612-991-0543
#102	Matthew Kopyar	Mkopyar@earthlink.net	952-928-0599
		Cell:	612-386-0599
#103	Roger & Linda Jones	rcjones103@outlook.com	612-867-5220
		Ldi612@aol.com	612-859-1683
#104	Keo Khounbanam	kkhounbanam@msn.com	612-804-9778
#201	Betsy & Paige Piper/ Bach	Bpiperbach@gmail.com	703-868-4560
		Paigepb51@gmail.com	703-868-9596
#202	Mark & Patricia Allen	Marjallen57@gmail.com	901-484-3754
		Pattylallen16@gmail.com	901-463-0503
#203	Mitchell Pincus	kpmp@earthlink.net	952-285-7120
		Cell:	772-429-1924
#204	Robbin & Richard Walker	rdwalker70@icloud.com	612-743-7286
		Roselee723@icloud.com	612-237-1497

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Pat Corcoran Pat Corcoran
Signature Pat Corcoran
Address 4121 Monterey Ave
Email Edina, MN 55421

Name Kathy Robison
Signature Kathy Robison
Address 4016 Monterey Ave
Email kmrobis@yahoo.com

Name Mary J. Seward
Signature Mary J. Seward
Address 4024 Gimes Ave S.
Email mjbirchard@gmail.com

Name Mary Tull
Signature Mary Tull
Address 4024 Kipling Ave
Email Mary.tull@gmail.com

Name Sara Jefferson
Signature Sara Jefferson
Address 4016 Kipling Ave
Email SJEfferson101@comcast.net

Name TROY JEFFERSON
Signature Troy Jeff
Address 4016 Kipling Ave S.
Email TROY.JEFFERSON@wellsfargo.com

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Meximether Felt
Signature [Signature]
Address 4116 Grimes Ave So
Email Edina mxl 55416

Name Paul Donoho Jr
Signature [Signature]
Address 4025 Kipling Rd
Email pdonoh Jr e com c2st.net

Name Garrett Granel
Signature [Signature]
Address 4005 Monterey Ave
Email garrett.granel@gmail.com

Name Kevin Dobie
Signature [Signature]
Address 4801 Lynn Ave
Email kevin - dobie@gmail.com

Name Robert Arnold
Signature [Signature]
Address 4000 Grimes Ave
Email

Name [Signature] Figen
Signature [Signature]
Address 4006 Monterey
Email

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Julie Fuller
Signature Julie Fuller
Address 4121 Kipling Ave
Email Julith.Fuller@q.com

Name Patrick Bennett
Signature Patrick Bennett
Address 4003 Lynn Ave
Email patrick.bennett62@gmail.com

Name Jonathan Schaefer
Signature Jonathan Schaefer
Address 4004 Grimes Ave S.
Email footholde@gmail.com

Name Melissa Schaefer
Signature Melissa Schaefer
Address 4004 Grimes Ave S.
Email mschaefer@jerrysfoods.com

→ Name Timothy Sheridan
Signature Timothy Sheridan
Address 4015 Lynn Ave
Email tim.sheridan@adp.com

Name JAMI BLY
Signature Jami Bly
Address 4008 Lynn Ave Edina 55416
Email jami.bly@gmail.com

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Jackie Fischer
Signature J. Fischer
Address 4022 Monterey Ave
Email jackiefischer@outlook.com

Name Jonathan Fischer
Signature JCF
Address 4022 MONTEREY AVE
Email J71FISH@GMAIL.COM

Name ORIOL VALLS
Signature Oriol Valls
Address 4021 Monterey Dr
Email otvalls@umn.edu

Name Brock Burkett
Signature BA
Address 4001 NATCHOZ AVE. S.
Email BROCK.BURKETT@GMAIL.COM

Name James Cederholm
Signature James Cederholm
Address 4008 Monterey Ave
Email PMCShop3@gmail

Name Jean Cederholm
Signature Jean Cederholm
Address 4008 Monterey Ave
Email _____

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Michael Miller
Signature [Signature]
Address 4014 Monterey Ave., Edina, MN
Email mmille9@comcast.net

Name Samar Malaeb
Signature [Signature]
Address 4019 Monterey Ave, MN
Email samar.malaeb@gmail.com

Name GLENN BINDER
Signature [Signature]
Address 4105 MONTEREY AVE
Email BINDER.GLENN@gmail.com

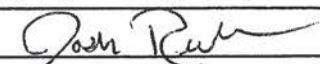
Name Bob Beyerl
Signature [Signature]
Address 4109 Monterey Ave
Email baselinevo@gmail.com


Name Rose Collins
Signature Rose Collins
Address 4001 Monterey Ave
Email _____

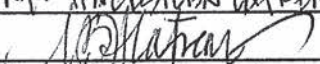
Name Michaela Johnson
Signature [Signature]
Address Michaela Johnson
Email michaeladobrien@gmail.com
4000 Monterey Ave

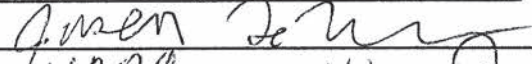
Morningside C Petition for Equitable Assessment


We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.


Name Josh Roth
Signature 
Address 4002 Monterey Ave S.
Email Joshrothsmail@gmail.com

Name TARED ANDERSON
Signature 
Address 4004 Monterey Ave
Email Tared.d.anderson@gmail.com

Name NAOMI HERNANDEZ
Signature 
Address 4009 Monterey Ave
Email naomihern50@gmail.com

Name JASON LAFRENZ
Signature 
Address 4009 MONTEREY AVENUE
Email JASON.LAFRENZ@GMAIL.COM

Name ROB KRUEGEL
Signature 
Address 4011 MONTEREY AVE
Email ROBKRUegel@hotmail.com

Name Denise Jasper
Signature 
Address 4013 Monterey Ave
Email djasper1@comcast.net

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Phil Buckwold
Signature [Signature]
Address 4006 Lynn Ave
Email pbuckwold@gmail.com

Name [Signature]
Signature [Signature]
Address 9012 Englewood
Email

Name John M Hoogesteger
Signature [Signature]
Address 4008 Engle Ave S
Email Hoogie45@hotmail.com

Name Margi Youmans
Signature [Signature]
Address 4001 Grimes Ave S.
Email youmansm@gmail.com

Name DAVID COBB
Signature [Signature]
Address 4001 GRIMES AVE S
Email DAVE.A.COBB@GMAIL.COM

Name Ada Dang
Signature [Signature]
Address 4007 Lynn Ave
Email adw7989@gmail.com

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Stephen Kung
Signature [Signature]
Address urbanoasis11c@gmail.com
Email 4015 Monterey Ave

Name Heather Bracker
Signature H Bracker
Address hlogan8@hotmail.com
Email 4220 Lynn Ave

Name Diana Evans
Signature [Signature]
Address 4005 Lynn Ave
Email dianevas1@yahoo.com

Name Judy Eichen
Signature Judy Eichen
Address 4103 Grimes Ave S
Email ced76@comcast.net

Name Susan Marcich
Signature SUSAN MARCICH
Address 4010 Monterey Ave
Email _____

Name Ronald Marcich
Signature RONALD MARCICH
Address 4010 Monterey Ave
Email _____

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Juli Zalk
Signature Juli Zalk
Address 24019 Lynn Ave.
Email julizalk@gmail.com

Name Maurice Valls
Signature Maurice Valls
Address 4021 Monterey Ave.
Email mevalls8@hotmail.com

Name Dawn Akola
Signature Dawn Akola
Address 4003 Monterey
Email akolad@iphouse.com

Name Rox Aholu
Signature Rox Aholu
Address 4003 Monterey Ave So
Email lyricool@gmail.com

Name Lisa Hollerstein
Signature Lisa Hollerstein
Address 4006 Ernest Ave
Email hollersteinlisa@gmail.com

Name James Eigon
Signature James Eigon
Address 4003 Monterey Ave
Email jimeigon@hotmail.com

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name E. Ruge Woukengou
Signature [Signature]
Address 4015 Kipling Ave SE
Email jujwoukengou@gmail.com

Name Hany Milacich
Signature Hany Milacich
Address 4020 Monterey Ave
Email ~~g~~gmilachi@yahoo.com

Name Karin Fane
Signature Karin Fane
Address 4016 Monterey Ave SE
Email KKervrin2000@yahoo.com

Name Meredith Milacich
Signature Meredith Milacich
Address 4020 Monterey Ave
Email mamilacich@gmail.com

Name John D White
Signature [Signature]
Address 4014 Kipling Ave S 55416
Email j.dwhite31@earthlink.net

Name Jean White
Signature Jean White
Address 4014 Kipling Ave S.
Email ~~Edina~~ jeanwhite@earthlink.net

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Holly Abraham
Signature Holly Abraham
Address 4020 Grimes Ave S
Email holly.abraham@gmail.com

Name Faysal Abraham FAYSAL ABRAHAM
Signature Faysal Ab
Address 4020 GRIMES AVE S
Email _____

Name Jennifer Janovy
Signature Jennifer Janovy
Address 4016 Inglewood Ave
→ Email jrj966@aol.com

Name Page Kinner
Signature Page Kinner
Address page.kinner@gmail.com
Email 4004 Inglewood Ave S Edina 55416

Name Leslie Marten
Signature Leslie Marten
Address 4002 Inglewood Ave
Email lesliehoffmanmarten@gmail.com

Name Rupesh Pradhan
Signature Rupesh Pradhan
Address 4000 Inglewood Ave S
Email rupeshpradhan@hotmail.com

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name ERIN CONLEY
Signature [Signature]
Address 4108 Lynn Ave
Email erincnley75@yahoo.com

Name James Lindholm
Signature [Signature]
Address 4108 Lynn Ave
Email SLINDY5@GMAIL.COM

Name Desiree Munnus
Signature [Signature]
Address 4021 Lynn Ave
Email desiree.godard@gmail.com

Name APPEESH MOHANDAS
Signature [Signature]
Address 4021 LYNN AVE
Email appeshm@gmail.com

Name Laura Helland
Signature [Signature]
Address 4023 Lynn Ave
Email lhelland@gmail.com

Name Cheryl Curtis
Signature [Signature]
Address 4020 Lynn Ave
Email cherylanncurtis@gmail.com

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Archana Bhandari
Signature Archana Bhandari
Address 4000 Inglewood Ave., Edina MN 55416
Email archanabhandari@hotmail.com

Name Andy Wiedmann
Signature Andy Wiedmann
Address 4011 Grimes Ave (626) 390-6742
Email awiedmann77@yahoo.com

Name Charisma Kumar
Signature Charisma
Address 4011 Grimes Ave
Email kumarc12@medtronic.com

Name James Burton
Signature 4003 Grimes Ave
Address James E Burton
Email Jim Burton & Hol Mann

Name Emily Aviles
Signature 4008 Grimes Ave S
Address Emily Aviles
Email emilyaviles@hotmail.com

Name Roger Aviles
Signature Roger Aviles
Address 4008 Grimes Ave S
Email rogaviles108@gmail.com

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name John Russell
Signature [Signature]
Address 4005 Grimes Ave S, Edina, MN 55416
Email balfanz.russell@gmail.com

Name Clement & Ephie Volpe
Signature [Signature]
Address 4007 Grimes St
Email _____

Name Mark Sanner
Signature [Signature]
Address 9010 Grimes Ave
Email sanner1971@gmail.com

Name Alison Eckhoff
Signature [Signature]
Address 4010 Grimes / 4016 Grimes Ave S
Email ECKHOFFSANNEM@gmail.com

Name Peter Kelly
Signature [Signature]
Address 4020 Ingraham
Email Kathie-Lizzie2@yahoo.com

Name Barb Johnson
Signature [Signature]
Address 4120 Lynn Ave
Email BL.JOHNSON1113@gmail.com

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Traci Slane
Signature Traci Slane
Address 7022 Grimes Ave S.
Email tslane19@gmail.com

Name Alyssa Kline
Signature Alyssa Kline
Address 4112 Grimes Ave S.
Email _____

Name Julie Polan
Signature Julie Polan
Address 4108 Grimes Ave S
Email _____

Name Paul Nichols
Signature Paul Nichols
Address 4016 LYNN AVE
Email PRODNICH@gmail.com

Name _____
Signature _____
Address _____
Email _____

Name _____
Signature _____
Address _____
Email _____

4124
4120
4116 ✓
4112 ✓
4106
4100

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Tim Wu

Signature [Signature]

Address 4126 Grimes Ave S, Edina MN

Email tim.s.wu@gmail.com

55416

Name Rachelle Haroldson

Signature [Signature]

Address 4124 Grimes Ave S Edina

Email rachelle.haroldson@gmail.com

Name Matt Fransen

Signature [Signature]

Address 4124 Grimes Ave S

Email matt.fransen@gmail.com

Name _____

Signature _____

Address _____

Email _____

Name _____

Signature _____

Address _____

Email _____

Name _____

Signature _____

Address _____

Email _____

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Charlye Johnson
Signature [Signature]
Address 4000 Monterey Ave
Email charlye.johnson@gmail.com

Name Paul Gans
Signature [Signature]
Address 4113 Monterey Ave Edina MN 55416
Email paul.gans@gmail.com

Name Laurie Neff
Signature [Signature]
Address 4117 Monterey Ave.
Email laurie.neff.research@gmail.com

Name Dai Huse
Signature [Signature]
Address 4112 LYNN AVE
Email Dai H

Name Mathias W. Samuel
Signature [Signature]
Address 4166 Monterey Ave.
Email msamuelMN@gmail.com

* Name Joe Burbach
Signature [Signature]
Address 4002 LYNN AVE
Email joeburbach@gmail.com

Hayan Al Maluli
4100 Lynn Ave, Edina
hmaluli@gmail.com
[Signature]

Ramia Almalouli
4100 Lynn Ave, Edina
MN 55416
meag781@gmail.com

Amanuel Haile
[Signature]
4104 Lynn Ave, Edina
MN 55416
amanuelhaile@msn.com

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name N. Schwappach
Signature [Signature]
Address 4010 Lynn Ave EDINA
Email n.schwappach5@gmail.com

Name Brana Bucciarelli
Signature Brana Bucciarelli
Address 4010 Lynn Ave
Email bucciarelli2@umn.edu

Name Sam Danielson
Signature [Signature]
Address 4014 Lynn Ave
Email sdanielson4014@gmail.com

Name Jennifer Esser
Signature [Signature]
Address 4014 Lynn Ave
Email jnesser1215@gmail.com

Name Jason Heebler
Signature [Signature]
Address 4016 Lynn Ave
Email jason.heebler@gmail

Name _____
Signature _____
Address _____
Email _____

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Katie Culviner

Signature [Signature]

Address 4004 Lynn Ave Edina, MN 55414

Email katie447@gmail.com

Name _____

Signature _____

Address _____

Email _____

Name _____

Signature _____

Address _____

Email _____

Name _____

Signature _____

Address _____

Email _____

Name _____

Signature _____

Address _____

Email _____

Name _____

Signature _____

Address _____

Email _____

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Jacque Olson
Signature Jacque Olson
Address 4101 Kipling
Email j-jolson@msr.com

Name Jane Skelly
Signature Jane Skelly
Address 4103 Kipling
Email jane@theskellys.com

Name Shawna Wagone
Signature Swagone
Address 4113 Kipling
Email shawnamwagone@gmail.com

Name Robert Syring
Signature RSyring
Address 4117 Kipling
Email Syringb@earthlink.net

Name _____
Signature _____
Address _____
Email _____

Name _____
Signature _____
Address _____
Email _____

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Patrick Toomey
Signature PAT
Address 4000 Kipling Ave
Email _____

Name Colin Wells
Signature Colin Wells
Address 4008 Kipling Ave
Email wellsfammm@gmail.com

Name Nora Ali
Signature Nat
Address 4020 Kipling
Email noraalid@yahoo.com

Name Ed Mathie
Signature Ed Mathie
Address 4011 Kipling Ave
Email emathie@designcue.com

Name Justin Pelletier
Signature Justin
Address 4001 Kipling Ave
Email jpelletier@gmail.com

Name Jeff Backus
Signature Jeff Backus
Address 4009 Kipling Ave
Email jbr9439@gmail.com

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name Kimberly James
Signature Kimberly James
Address 4026 Kipling Ave So.
Email kimberlyj1414@yahoo.com

Name Kali James
Signature Kali James
Address 4010 Kipling Ave S.
Email james.kalia@gmail.com

Name Richard Swenson
Signature Rich Swenson
Address 4019 Kipling Ave
Email swensonr@gmail.com

Name Susan Fleet
Signature Susan Fleet
Address 4021 KIPLING AVE
Email _____

Name Tim Clevin
Signature Tim Clevin
Address 4022 Kipling Ave
Email timclevin@msn.com

Name Laura Domholt
Signature LAURA Domholt
Address 4025 Kipling Ave
Email PaulDomholt@Comcast.net

Morningside C Petition for Equitable Assessment

We, the Undersigned, believe the City of Edina is unfairly assessing the residents of Morningside C for the Roadway Reconstruction Project, using an arbitrary and inequitable division of project costs, creating an undue financial burden on the residents of Morningside C. We request the City of Edina determine the assessment in a more equitable manner.

Name BRENDA HUBBARD
Signature [Signature]
Address 4004 Kipling
Email bbjngate@gmail.com

Name Jennifer Bell Yamoer
Signature Jennifer Bell Yamoer
Address 4023 Kipling Ave
Email jenniferbell96@gmail.com

Name Martin Muncie
Signature [Signature]
Address 4109 Kipling Ave.
Email _____

Name Bachus Muncie
Signature [Signature]
Address 4109 Kipling Ave.
Email twistquid@gmail.com

Name Megan Flynn
Signature [Signature]
Address 4101 Monterey Ave
Email meganflynn412@hotmail.com

Name _____
Signature _____
Address _____
Email _____

ROADWAY RECONSTRUCTION ASSESSMENTS IN MORNINGSIDE C

June 6, 2023

OVERVIEW

- We believe the assessments for Roadway Reconstruction in Morningside C are inequitable and unfair to its residents.
- The assessment calculation goes against common sense, general fairness, and is inconsistent with the city's stated policy objectives.
- We request the Edina City Council review the proposed assessment for Morningside C Roadway Reconstruction, and adjust it accordingly.

MORNINGSIDE ROADWAY RECONSTRUCTION

"For reference, each street reconstruction project has a letter associated with the neighborhood – that's because neighborhoods are much too large to reconstruct in one Summer, therefore we divide them into sub-groups, each distinguished with a different letter..."

2023 Neighborhood Roadway Reconstruction [video]

MORNINGSIDE ROADWAY RECONSTRUCTION

Morningside D/E

2022

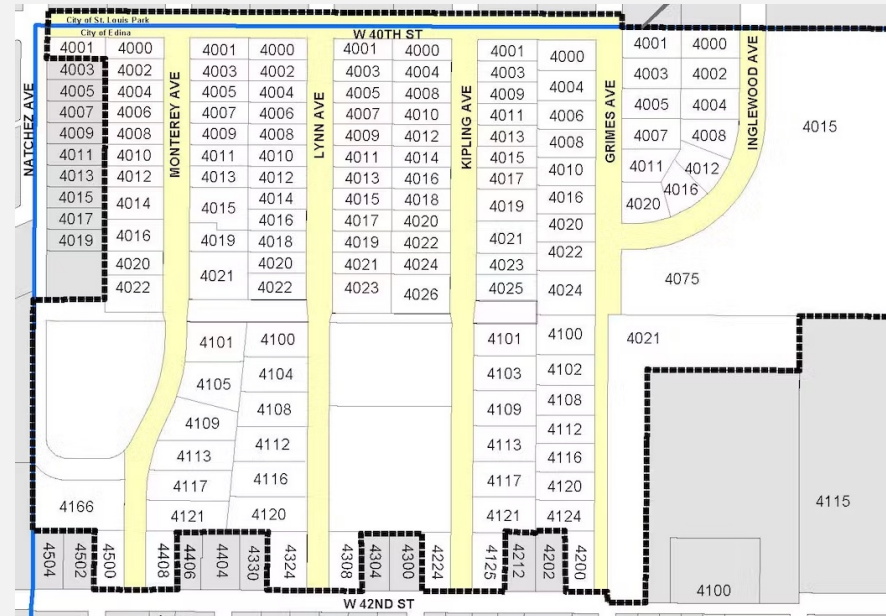
246.21 REUs



Morningside C

2023

133.61 REUs



MORNINGSIDE ROADWAY RECONSTRUCTION

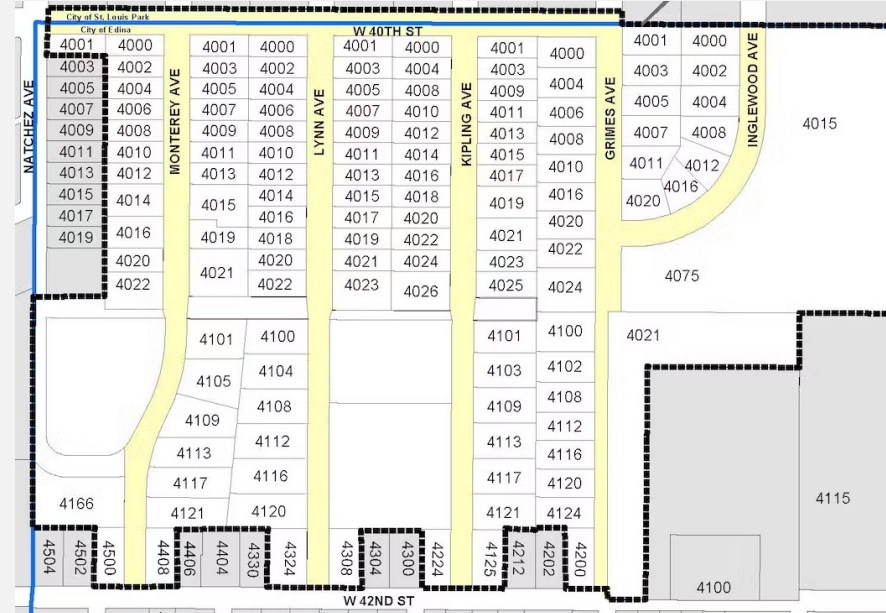
Morningside D/E

2022

246.21 REUs

\$ 2,285,103 S.A.

\$ 9,300 per REU



Morningside C

2023

133.61 REUs

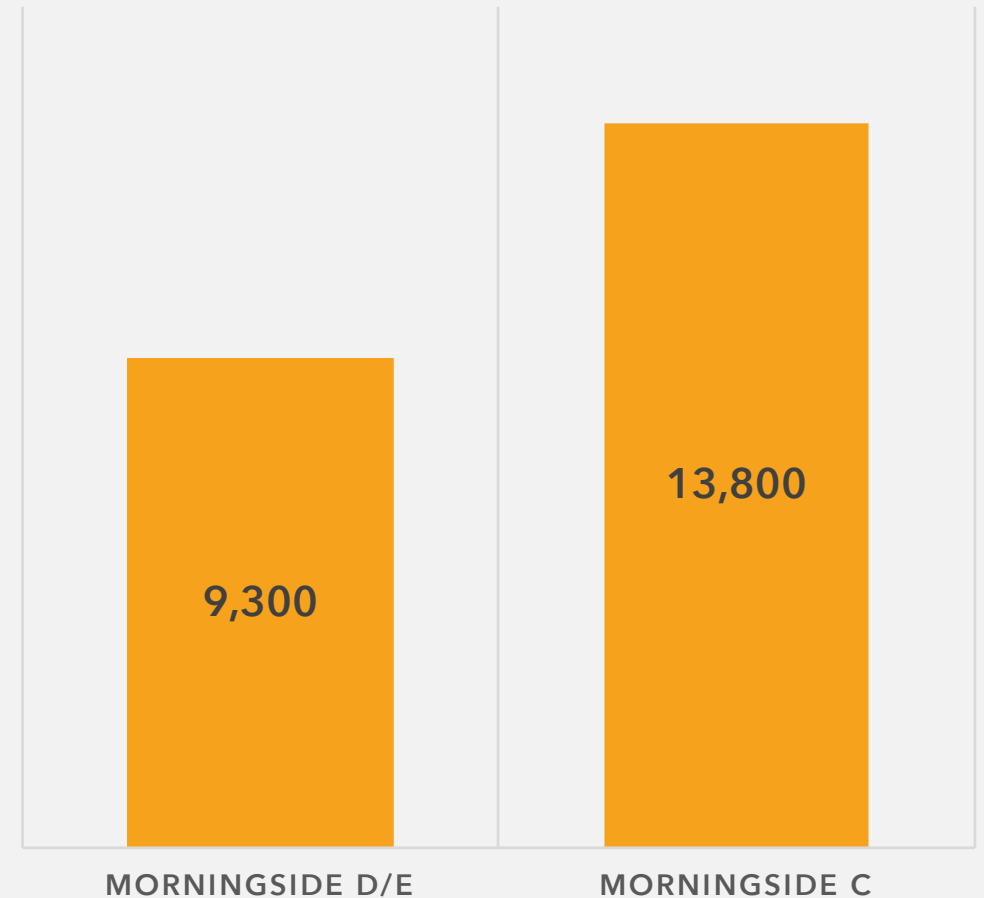
\$ 1,843,800 S.A.

\$ 13,800 per REU

48% UPCHARGE

The projected assessment for Morningside C is 48% higher than the assessment charged to Morningside D/E residents - for the same project.

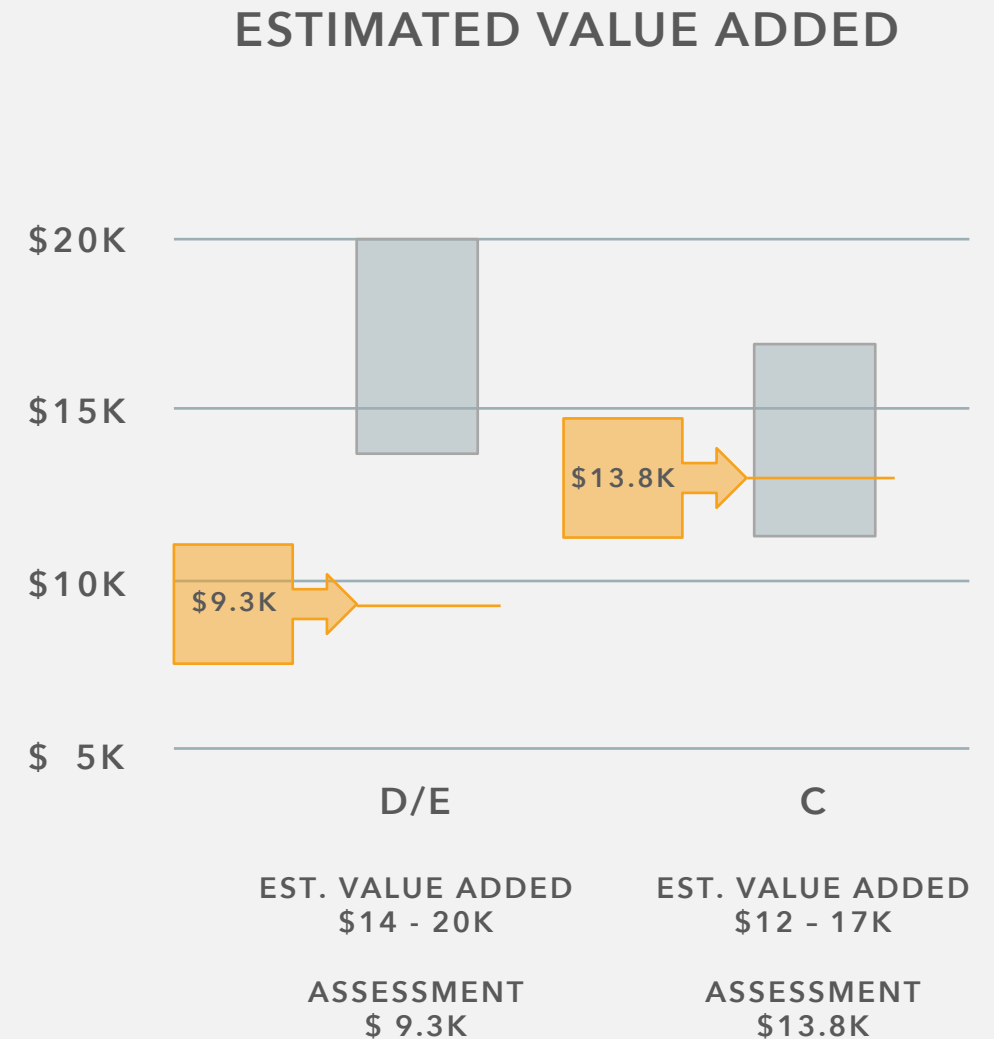
ROADWAY RECONSTRUCTION ASSESSMENT



VALUE ADD SHORTFALL

Under State Statutes, the City can assess properties for public improvements, but the benefit to property values must be 'equal to or greater than the assessment'.

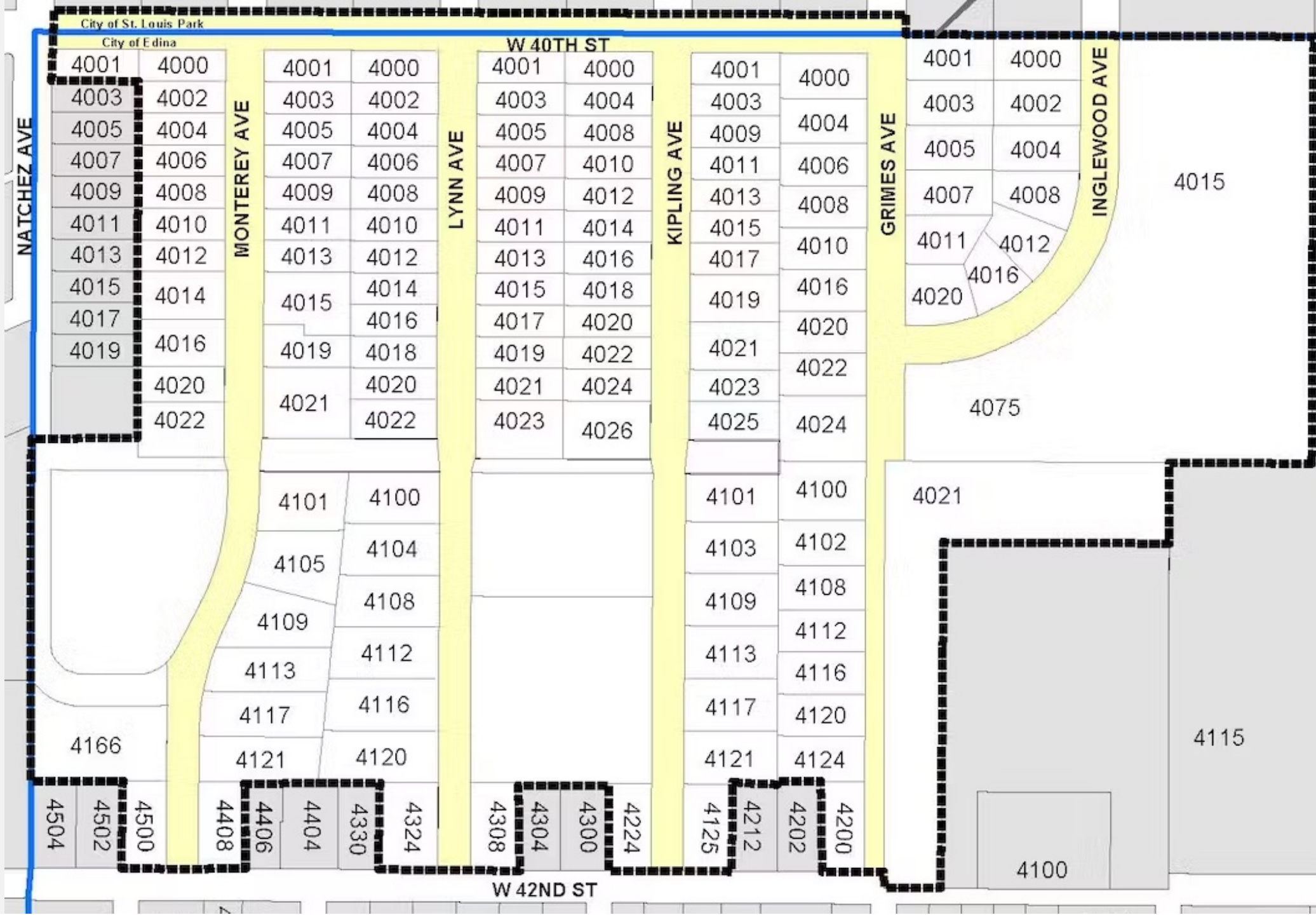
(City of Edina Special Assessments Policy)



DOES STATUTE ALLOW CHARGING ABOVE \$12K?

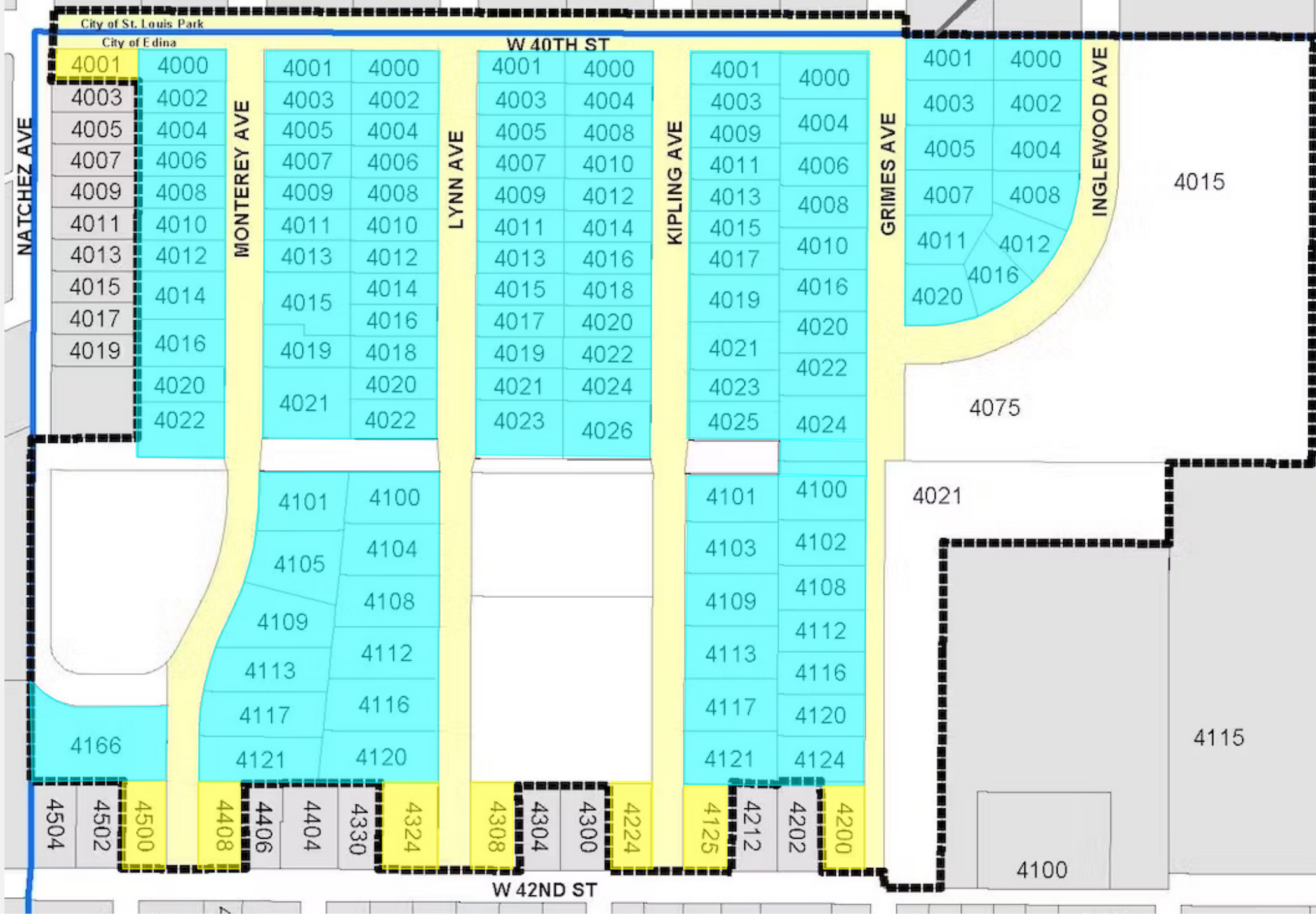
SO, WHAT HAPPENED?

MORNINGSIDE C
PROJECT AREA



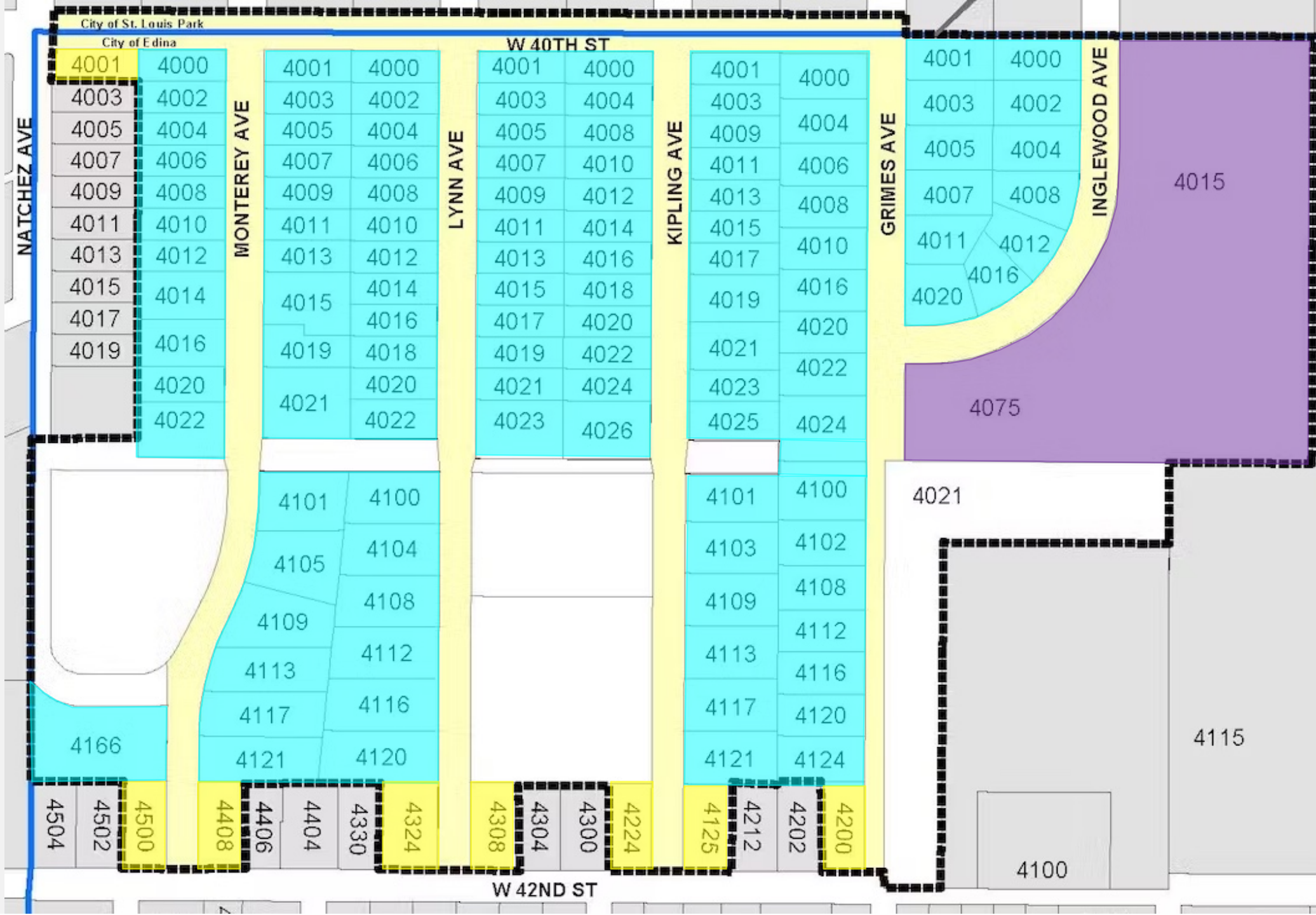
MORNINGSIDE C
PROJECT AREA

- 115 Full REUs (blue)
- 4 (8 x .5) REUs (yellow)



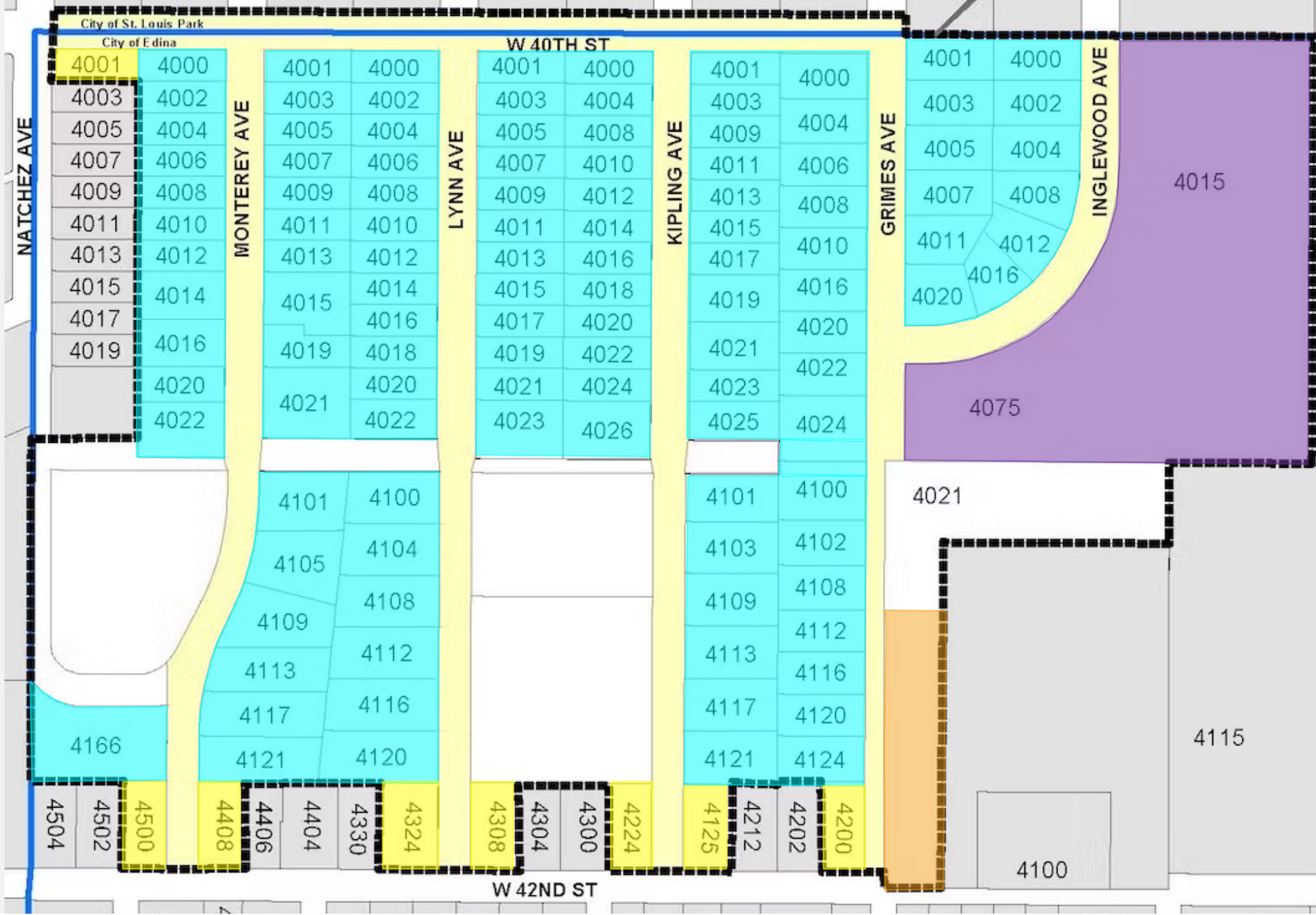
MORNINGSIDE C
PROJECT AREA

- 115 Full REUs (blue)
- 4 (8 x .5) REUs (yellow)
- 8.61 Avail Acad.



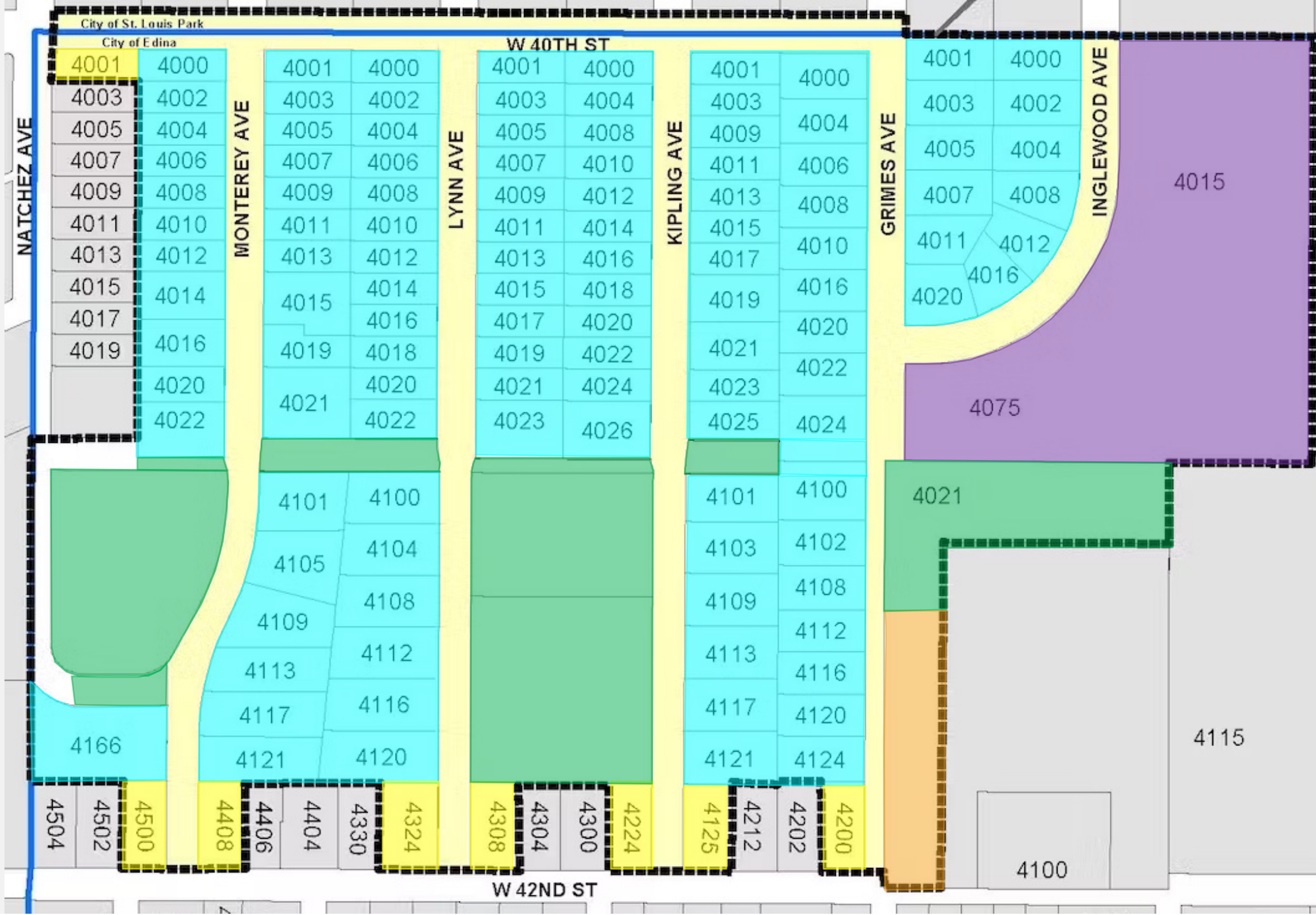
**MORNINGSIDE C
PROJECT AREA**

115 Full REUs (blue)
 4 (8 x .5) REUs (yellow)
 8.61 Avail Acad.
 5 Weber Park
 133.61 Project REUs



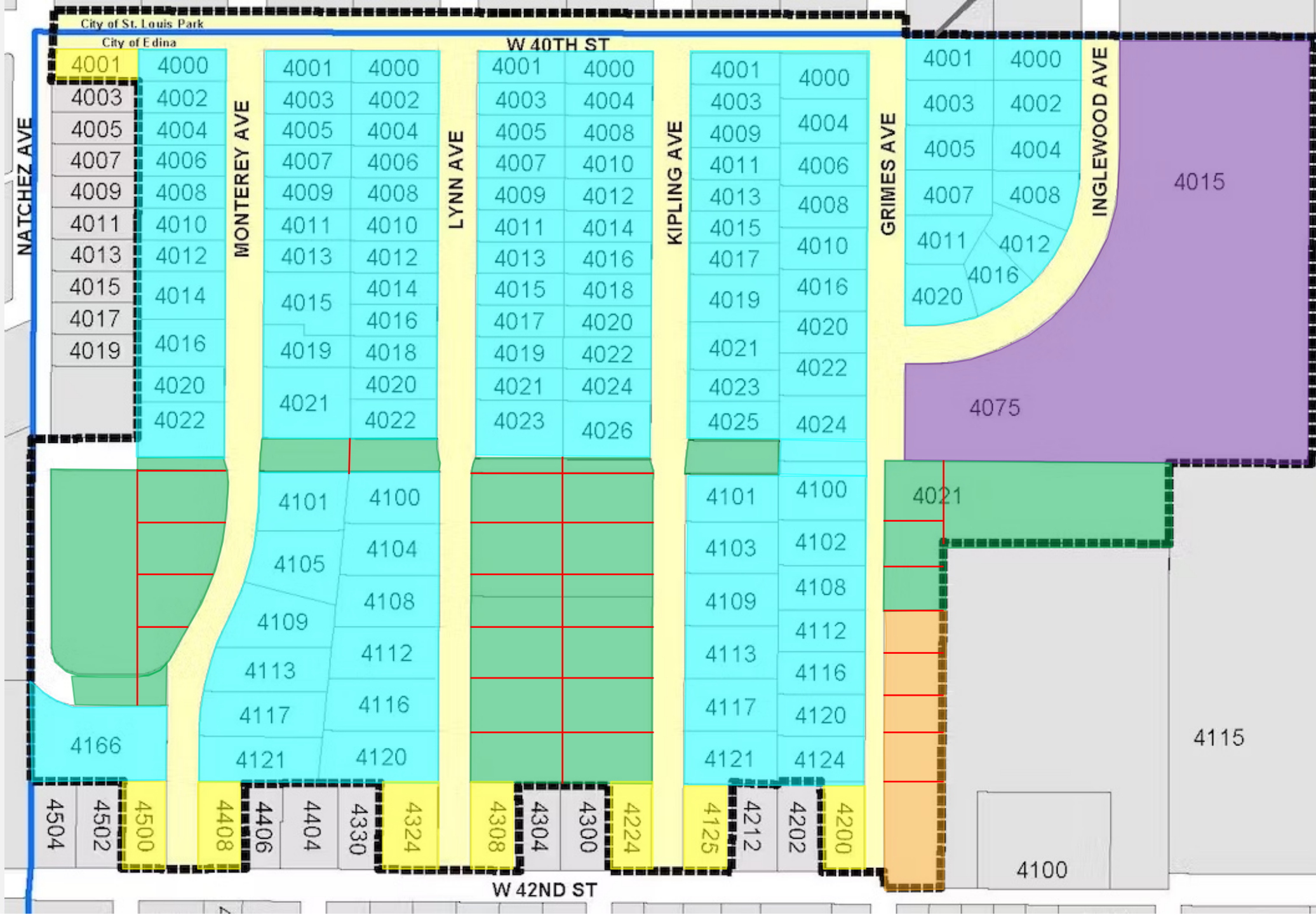
**MORNINGSIDE C
PROJECT AREA**

115 Full REUs (blue)
 4 (8 x .5) REUs (yellow)
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 5 Weber Park
 133.61 Project REUs



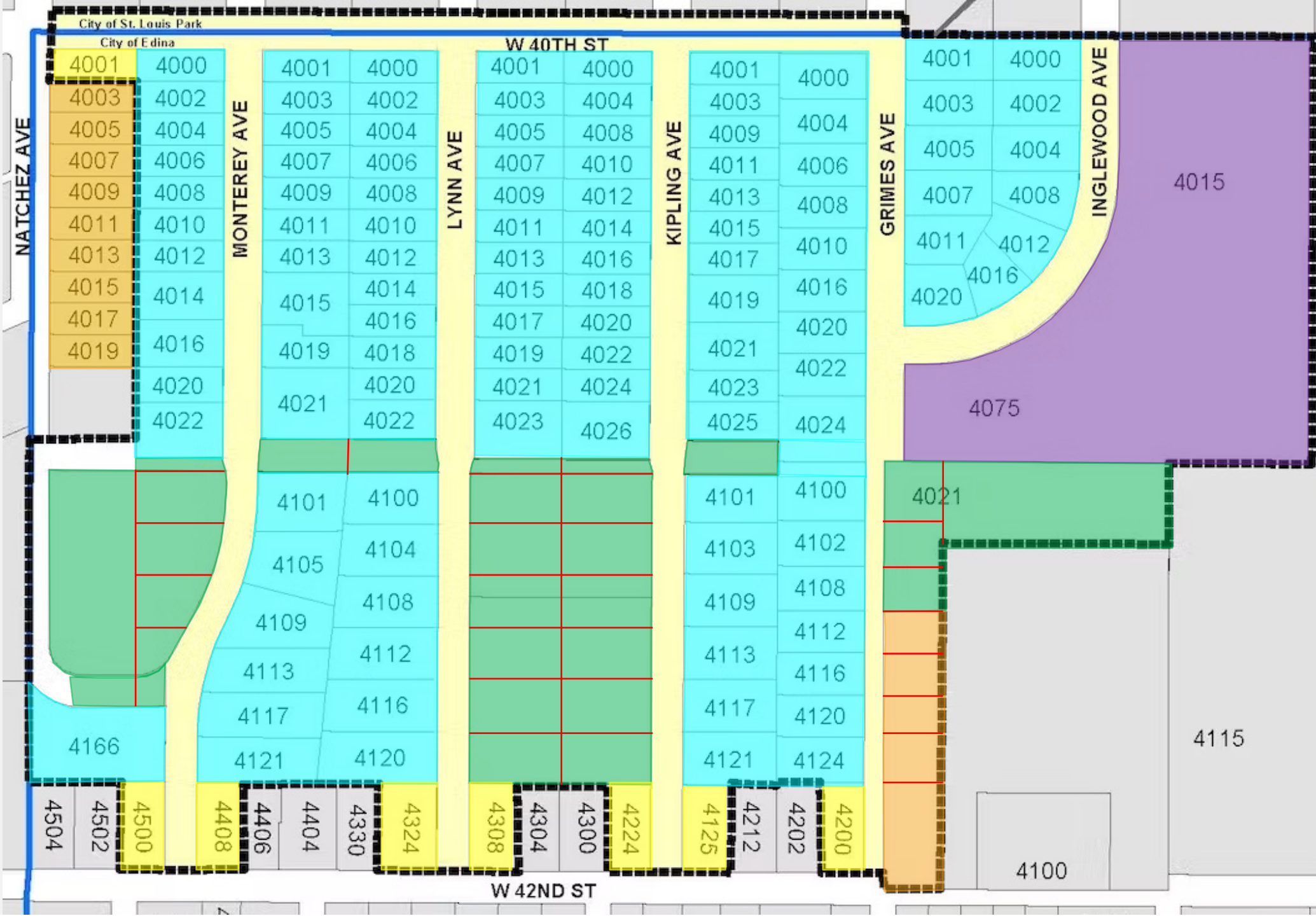
**MORNINGSIDE C
PROJECT AREA**

115	Full REUs (blue)
4	(8 x .5) REUs (yellow)
8.61	Avail Acad.
5	Weber Park
<hr/>	
133.61	Project REUs
18	Uncounted REUs
3	Weber Short REUs
<hr/>	
21	Total Extra REUs
154.61	Adjusted Ttl REUs

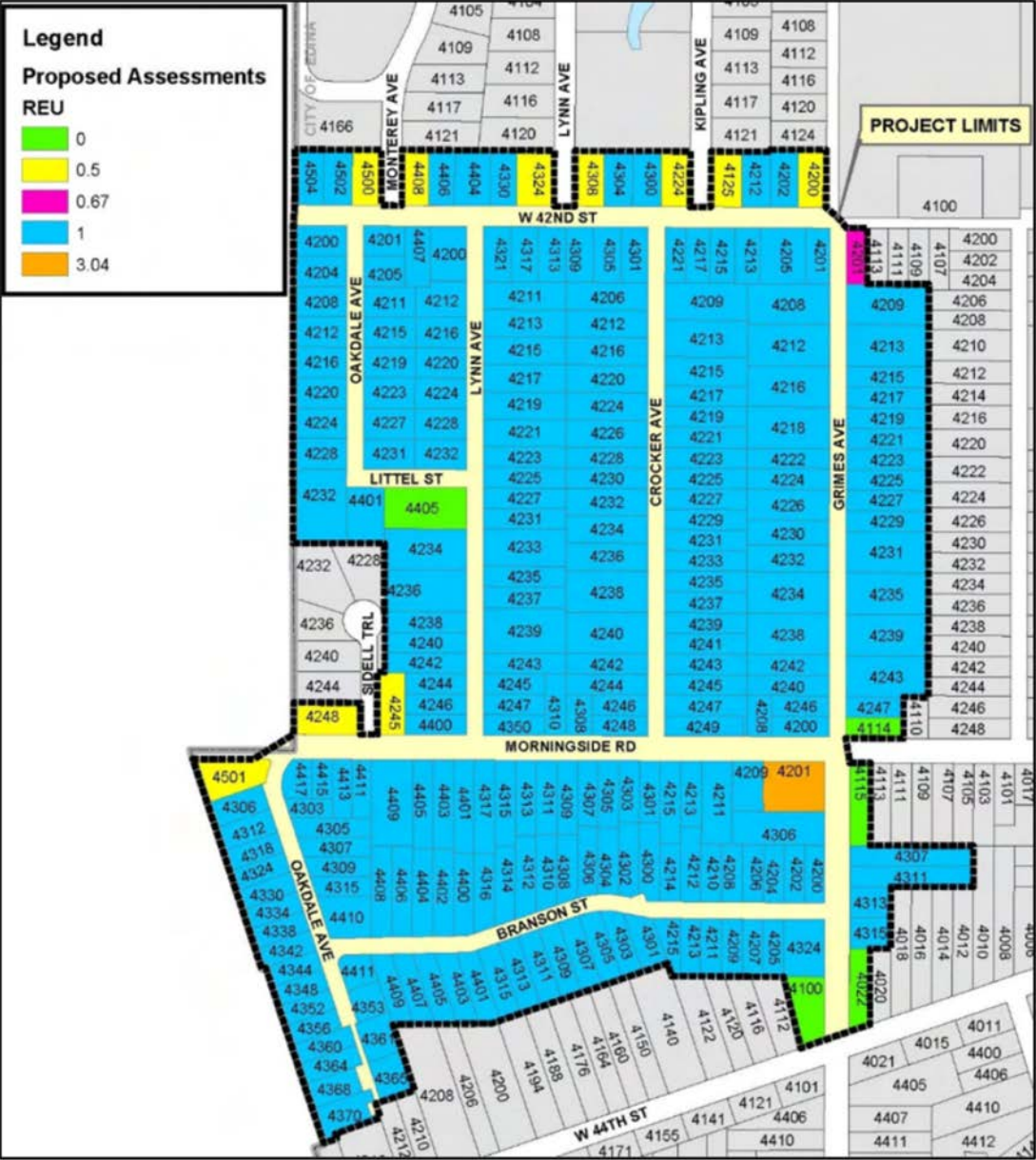


**MORNINGSIDE C
PROJECT AREA**

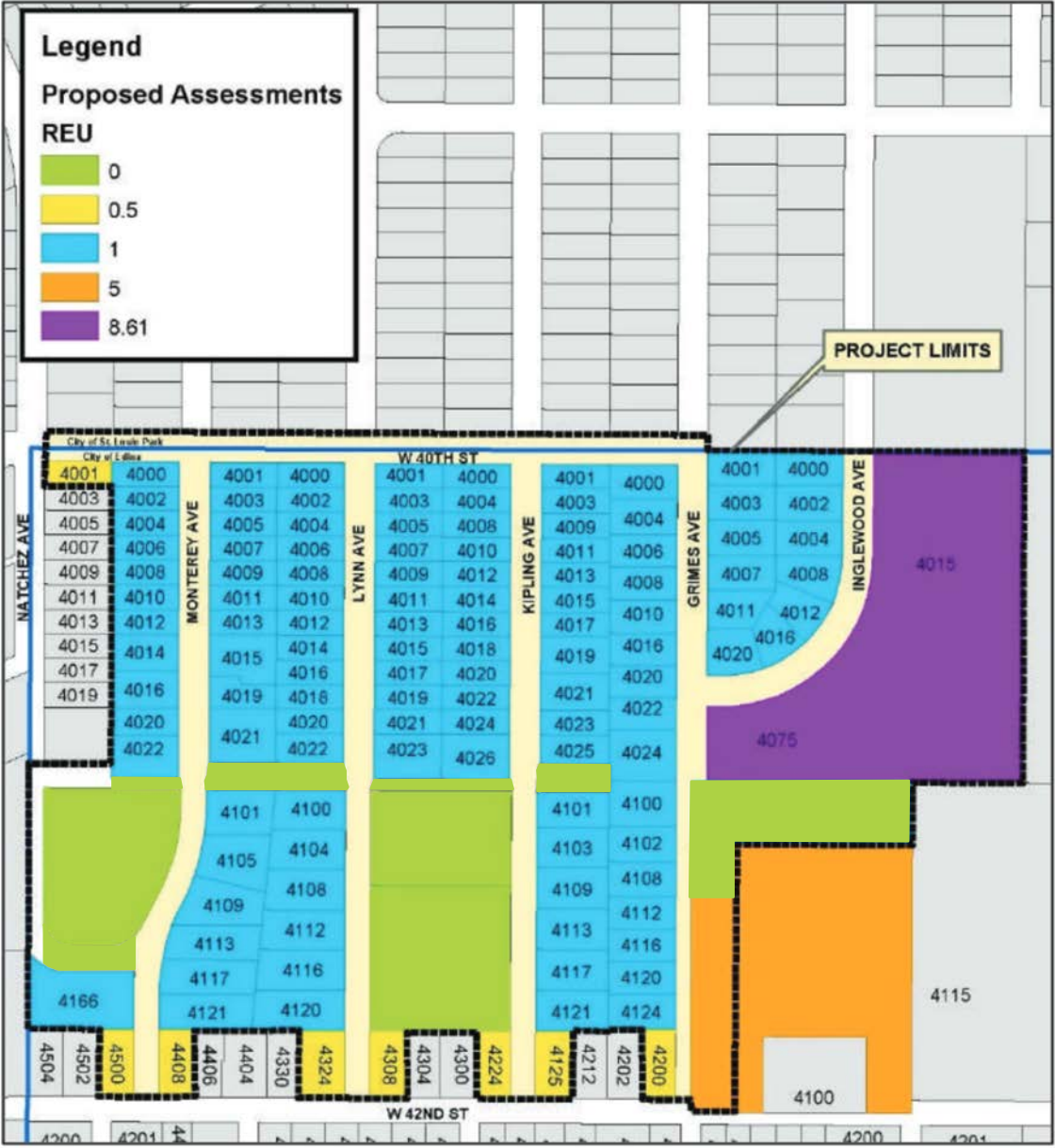
115	Full REUs (blue)
4	(8 x .5) REUs (yellow)
8.61	Avail Acad.
5	Weber Park
133.61	Project REUs
18	Uncounted REUs
3	Weber Short REUs
21	Total Extra REUs
154.61	Adjusted Ttl REUs
9	Natchez withheld
163.61	w/ Natchez



SIDE-BY-SIDE COMPARISON OF ASSESSED AND UNASSESSED LOTS



MORNINGSIDE D/E



MORNINGSIDE C

ALL OF MORNINGSIDE

It's worth noting, that for flood mitigation all 570 Morningside parcels make up the Morningside Neighborhood Watershed Drainage Area.

Why would roadway reconstruction for everyone's drainage pond be paid for by only residents of Morningside C?

In total, there are approximately 570 residential parcels in the Morningside neighborhood watershed drainage area, as shown in Figure 11.

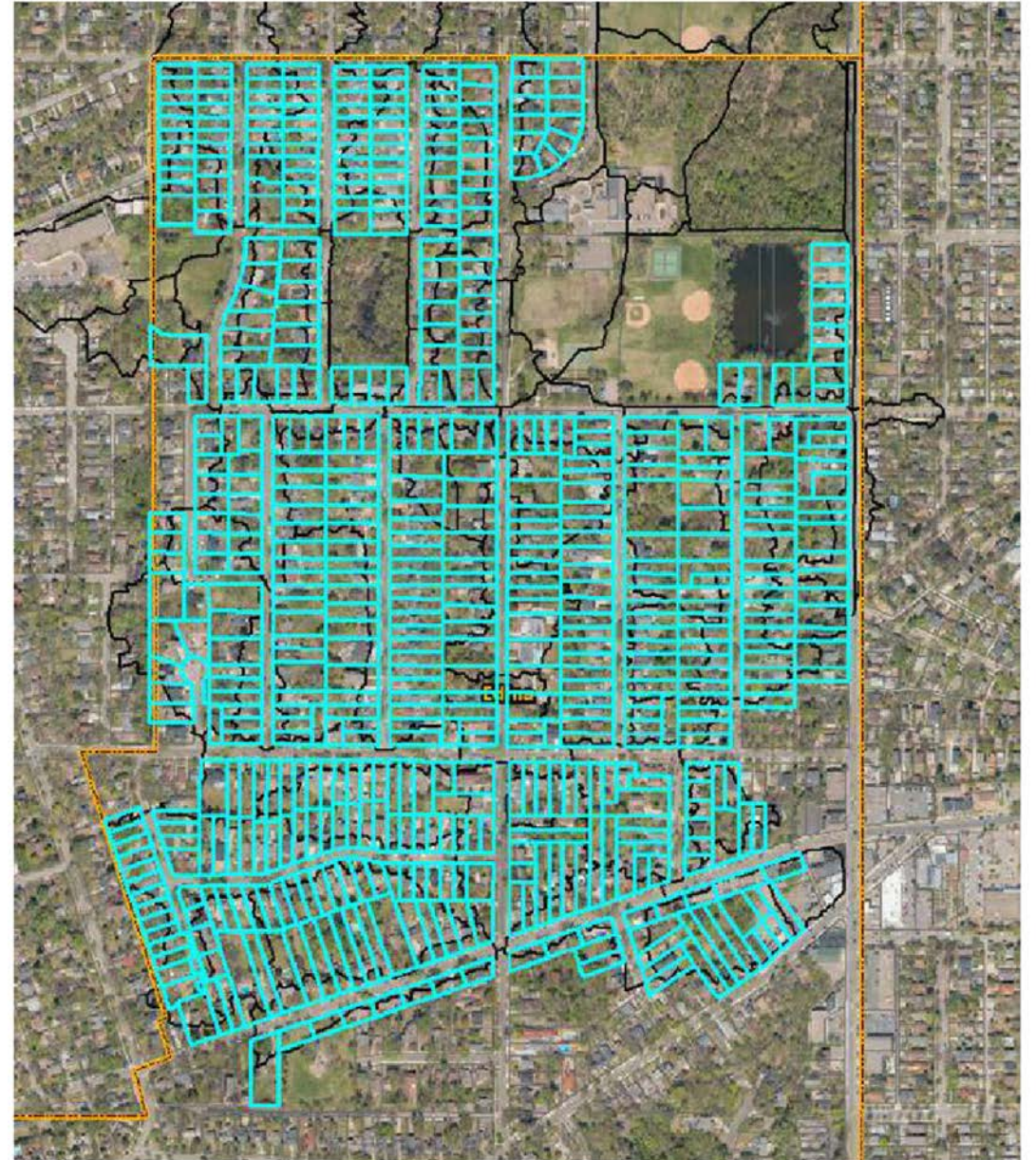


Figure 11 Parcels in the Morningside neighborhood watershed/drainage area.

HERE'S WHAT (MAYBE) HAPPENED.

The division of the Roadway Reconstruction was good for project logistics, but it was not equitable for Morningside residents.

Morningside C was unintentionally saddled with nearly all unassessed lots/areas for the entire roadway reconstruction area.

While unintentional, it resulted in significant financial disparity.

THE WHOLE PROJECT

It helps to consider the whole
Morningside Roadway
Reconstruction Project,

D/E + C

together.

Total Project REUs: 379.82

Total of Specials
Assessments \$ 4,128,903

Avg. Assessment \$ 10,871

Morningside D/E \$ 1,571 (below)

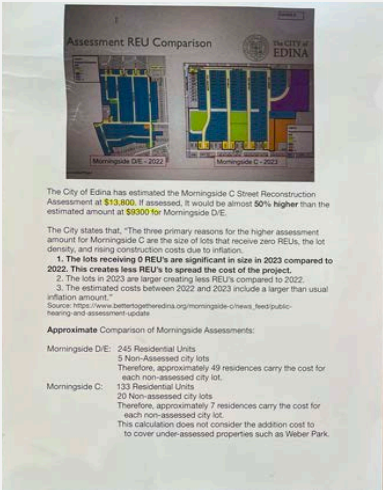
Morningside C \$ 2,929 (above)

Difference \$ 4,500

OUR REQUEST

- Review Morningside Roadway Reconstruction assessments to understand the information we've provided.
 - Adjust the projected assessment for Morningside C to reflect a more equitable share of project costs.
-
- Explore the legal issues of special assessments greater than the estimated added value to avoid city liability.
 - Revise the city assessment policy for 'divided' projects to ensure 'resident equity' is considered, with project logistics.

OUR REQUEST: PETITION



100+
Homes have signed
on in 2 weeks

THANK YOU.



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Morningside C Neighborhood Roadway Reconstruction BA-462

Assessment Community Comments / Petition Response

City Council Work Session

March 19, 2024

Chad Millner, Engineering Director

Background

- June 6, 2023 Community Comment Presentation by Residents.
- June 20, 2023 Petition accepted by Council.
- July 7, 2023 Staff provided a detailed review of Street Reconstruction Program and Assessment Policy with Members Agnew and Risser.
- July 18, 2023 Staff Response to the Petition at City Council.
 - No specific direction from council, staff considered matter closed.
- October 3, 2023 Community Comment Presentation again by Residents.
 - Council asked for more discussion.
- March 19, 2024 City Council Work Session



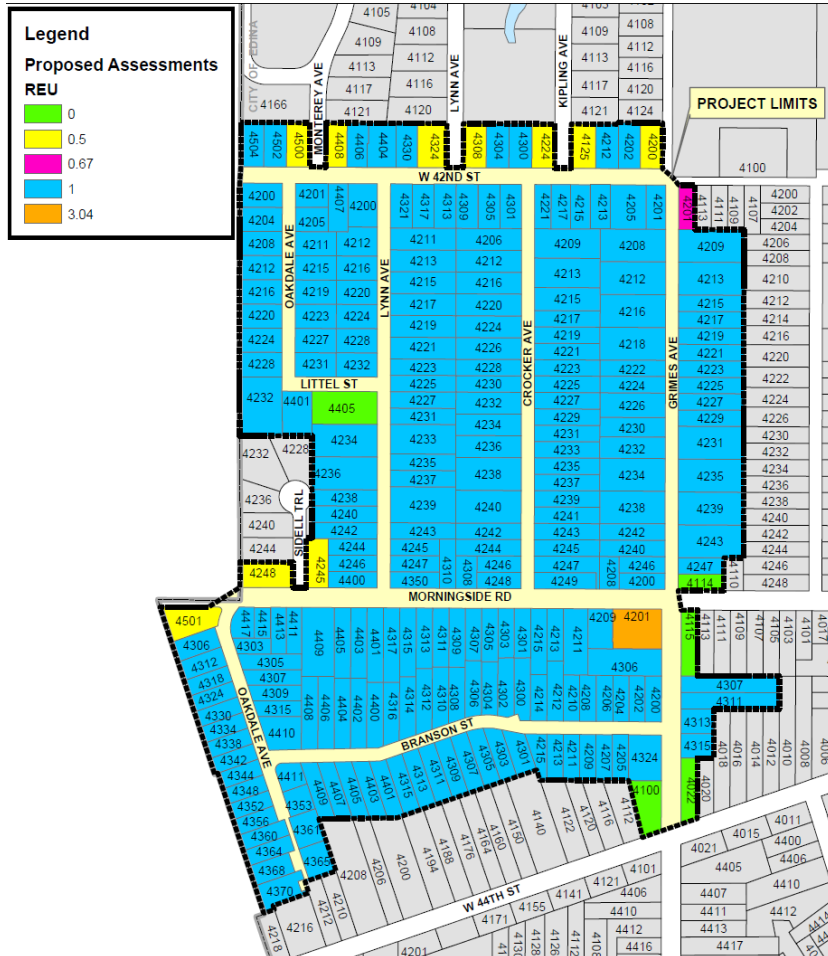
Petition Details

Comments of the Residents that Filed the Petition

- *Petitioners feel assessments are inequitable and unfair (Morningside C).*
- *Assessment calculation goes against common sense, general fairness, and is inconsistent with city's stated policy objectives*
- *Request City Council review proposed assessments for Morningside C and adjust accordingly.*



Petitioners Comparison / Slides (23)



Morningside D/E - 2022



Morningside C - 2023



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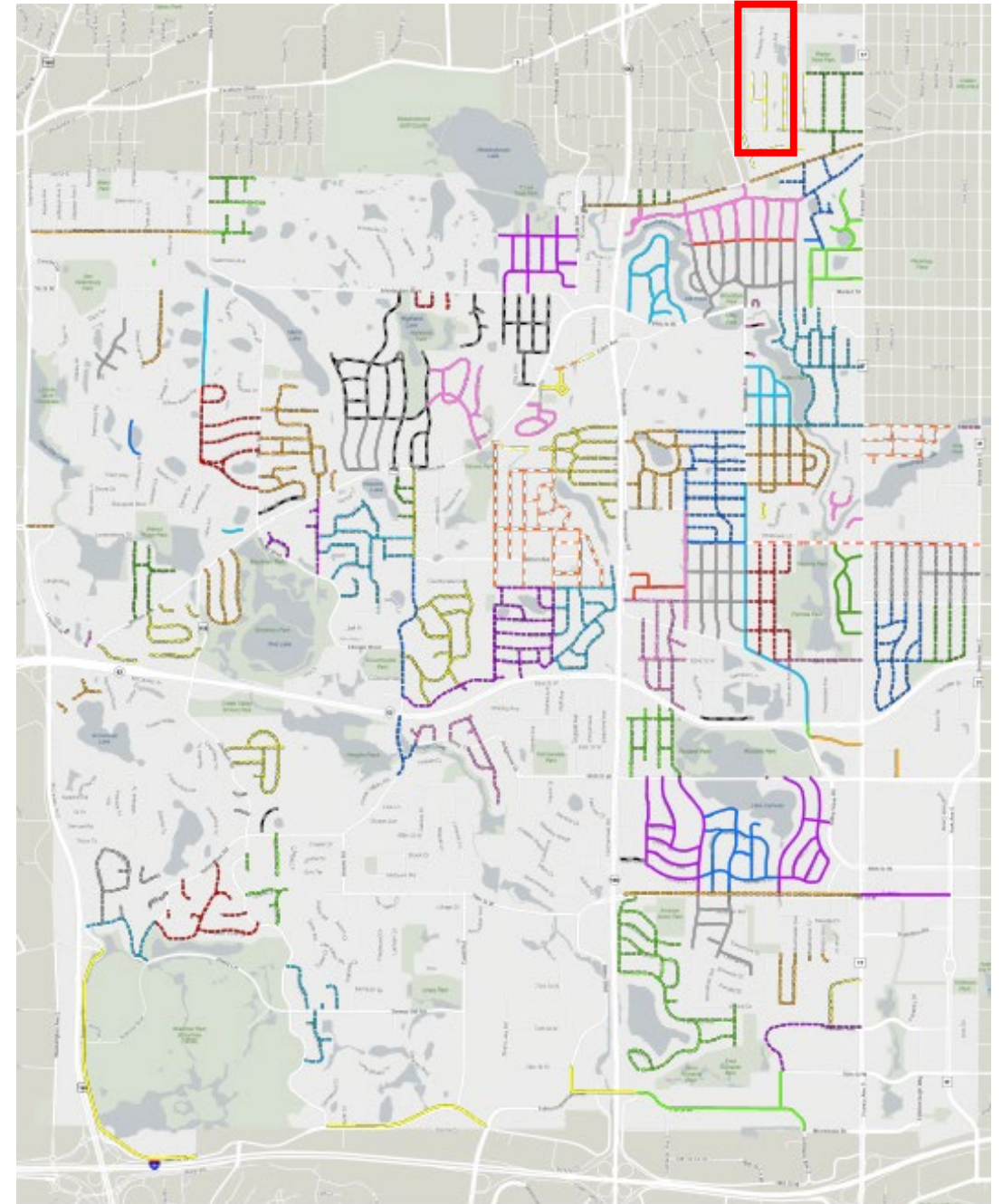
Assessments Differences

- Memo posted to BTE in December 2022 with explanation between Morningside D & E compared to Morningside C
- 1. Zero REU Lots
- 2. Wider Lots – ~57-ft compared to ~41-ft – less REU's (~30% wider lots)
- 3. Inflation – Unit Prices Increases (estimates before bids)
 - 2022 \$311 per foot of roadway
 - 2023 \$365 per foot of roadway (17% increase)



Street Reconstruction Program

- 20+ years street reconstruction
- Assessment policy applied consistently over all neighborhoods
- Neighborhoods have unique characteristics
- Street lengths, curves, lot sizes, unbuildable lots, vital infrastructure lots, flood areas
- Assessments vary by year and area



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Background

- Assessment Policy History
 - 2003 The Valuation Group Report
 - 2005 Local Assessment Policy Approved – Dorsey & Whitney Report
 - 2006 MSA Assessment Policy Approved
 - 2007 Policy Review
 - 2010 Policy Revision
 - 2012 Policy Revision – Northland Securities
 - 2016 Policy Revision
 - 2018 Policy Revision – The Day Group Report
 - 2020 Street Funding Task Force
 - 2021 Policy Revision



2020 Street Funding Task Force

- Final Report Dated February 22, 2021
- 7 Residents with varied backgrounds
 - Ann Swenson (chair), Concord Neighborhood
 - David Alkire, Minnehaha Woods Neighborhood
 - Chip Howard, Countryside Neighborhood
 - Kathy Kelly, Normandale Park Neighborhood
 - Hamid Mohtadi, Prospect Knolls Neighborhood
 - Matt Scherer, Edina Transportation Commission and Indian Hills Neighborhood
 - Ralph Zickert, Lake Cornelia Neighborhood
- 10 months – 16 meetings – in-depth review
- Policy change is needed
- **Policy is both fair and unfair at the same time.**
- July 2021 – Policy Changed
 - Removed subcuts, retaining walls, and transition to taxes.



Street Financing Options

1. Special Assessments
 2. General Tax Dollars
 3. Franchise Fees
- Set specific % specially assessed (ex. 50%)
 - Set flat rate (ex. \$8,000 per REU)
 - Set max rate (all assessable costs up to \$10,000 / REU)
 - Set assessment amount = market benefit
 - Set assessment amount based on lot size (tiered)



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	0.8

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

Scenario	Land Use Class	REU Factor	Notes
A	Single Family Residential – Single Family Detached	1.0	1
B	Multi-Family Residential – Single Family Attached	0.8	1
C	Multi-Family Residential – Multi-Family	0.5	1,4
D	Industrial and Utility	0.5	2,3
E	Commercial – Office and Retail	1.5	2,4
F	Institutional – City Owned Buildings	0.9	2,5
G	Institutional – City Owned Open Space	See Note	2,6
H	Institutional – Schools – Public and Private	0.2	2
I	Institutional – Places of Worship	0.2	2
J	Mixed Use	See Note	4



Preliminary Assessments - 2018

Neighborhood	Estimated Assessment Range per REU*	# of REUs	Square Yards of Paving	Square Yards of Paving per REU
W 62 nd St (MSA)	\$5,300- \$7,400	22.0	6,817	309.86
Concord A/G	\$14,300 - \$19,800	115.83	23,510	202.96
Country Club C	\$10,900 - \$15,200	6.33	924	146.0
Chowen Park D	\$9,000 - \$16,000	6.5	933	143.5
Normandale Park D	\$13,800 - \$19,100	89.0	14,545	163.4
Bredesen Park A	\$8,100 - \$11,300	20.8	2,314	111.3
Bredesen Park E	\$1,000 - \$1,300	407.54	7,187	17.6

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

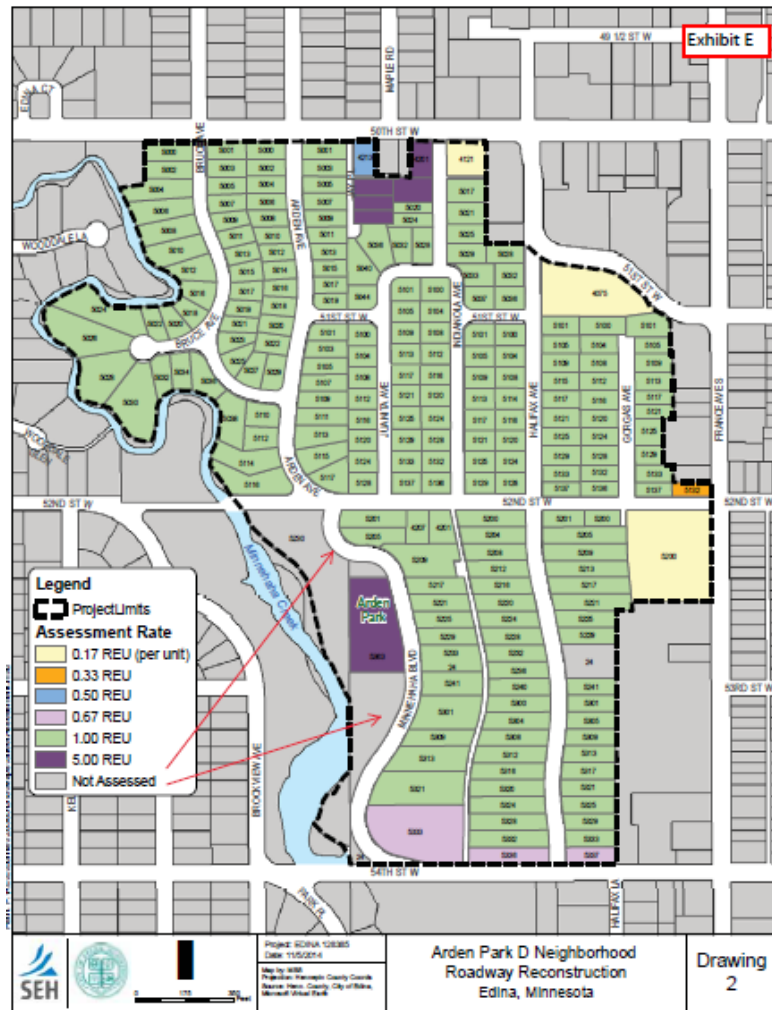


Assessments

2017	Neighborhood	Project	Public Hearing Assessment	Final Assessment	Final Assessment Normalized 2020 Dollars (3% annual inflation)
	Parklawn Avenue (MSA)	17-1 (MSA)	\$568.84	\$570.28	\$623.16
	Birchcrest A/Countryside B	17-5	\$17,200.00	\$13,046.24	\$14,255.98
	Countryside G	17-3	\$14,966.00	\$10,814.86	\$11,817.69
2018	Neighborhood	Project	Public Hearing Assessment	Final Assessment	Final Assessment Normalized 2020 Dollars (3% annual inflation)
	W. 62nd Street (MSA)	18-2 (MSA)	\$6,700.00	\$7,329.71	\$7,776.09
	Concord A/G	18-3a	\$15,800.00	\$12,858.96	\$13,642.07
	Country Club C	18-3b	\$10,481.00	\$10,026.30	\$10,636.90
	Chowen Park D	18-3c	\$11,230.00	\$11,383.23	\$12,076.47
	Normandale Park D	18-4a	\$14,920.00	\$10,197.21	\$10,818.22
	Bredesen Park A	18-4b	\$5,900.00	\$5,510.04	\$5,845.60

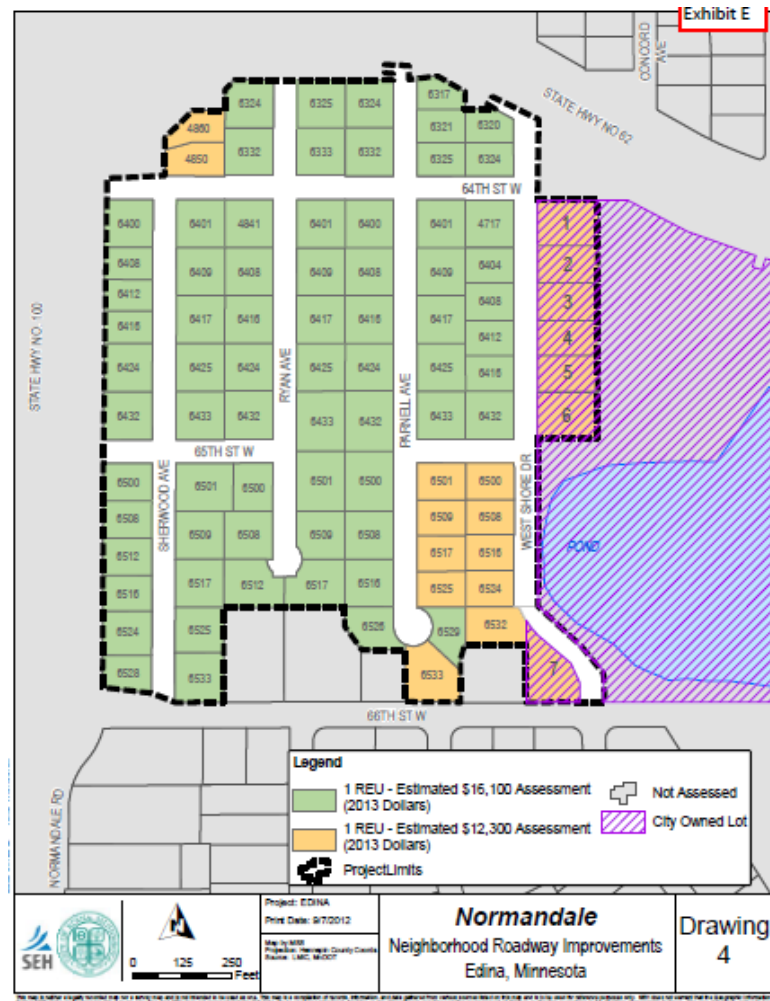


Street Reconstruction Program



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Street Reconstruction Program



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Preliminary Assessments

Neighborhood	Estimated Assessment per REU (Prelim)	Estimated Assessment per REU (Low Bid)(1)	Estimated Assessment per REU (Final)
Morningside C (2023)	\$13,800	\$10,800	\$9,500 (2)
Morningside D/E (2022)	\$9,300	\$9,300	\$8,340

(1) Estimated \$20,000 assessment without Assessment Policy Changes

(2) Estimated – finalized in July / August 2024

30% wider lots = \$8,340 (D/E) \times 1.3 = ~\$10,800 (+~\$2,500) > \$9,500 (C) (estimated final)

Factors: assessment transition, inflation, REU's, lot size, sq yards of paving, 0 REU lots, contractors



Recommendation

- Staff believes the assessment policy applied to this project is consistent with the past 20+ years of our City's street reconstruction program.
- Its both Fair and Unfair at the same time.
- Staff recommends no change to the assessment calculations for Morningside C Neighborhood Street Reconstruction Project.
- Staff will be seeking approval of assessments October 2024, both Morningside D/E (2022) and Morningside C (2023).





CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: March 19, 2024

Agenda Item #: IV.

To: Mayor and City Council

Item Type:

Other

From: Chad A. Millner, P.E., Director of Engineering

Item Activity:

Subject: Discuss Grandview Parking Ramp ADA History &
Grandview Pedestrian Bridge

Discussion

ACTION REQUESTED:

None, discussion only.

INTRODUCTION:

City Council and the HRA asked for a discussion on this topic when staff recently sought approval of a contract change order related to the Grandview Pedestrian Bridge. Staff will provide a history of the studies completed to date in the Grandview District related to the Grandview Parking Ramp and the Grandview Pedestrian Bridge.

ATTACHMENTS:

Grandview Ramp ADA & Ped Bridge Review



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Grandview Parking Ramp ADA History Grandview Pedestrian Bridge

City Council Work Session
March 19, 2024

Chad Millner, Engineering Director

Background

- Discussion at Council and HRA: Staff sought approval of a Contract Change Order
- Council wanted to understand project history and potential future steps related to ADA of the Grandview Parking Ramp.
- Department of Justice Letter – Reviewing an ADA complaint
 - Staff and Legal provided a response on March 13, 2024.
 - Awaiting a response from DOJ.
 - Questions:
 - DOJ: Does the Ped Bridge Project meet ADA requirements? Legal review
 - Should the City have conducted a much larger project to correct known ADA issues with the ramp?



Background – Grandview Parking Ramp, 1987



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Background – Water Treatment Plant #6



Process equipment, piping and HVAC ductwork inside of the repurposed facility.



Background

- Yearly inspections required for public safety
 - Ramp is Permitted by City
 - Maintenance recommendations – push to Capital Improvement Plan
- Concrete / Chloride Investigation
 - Excessive salt use for snow and ice management
 - Leached into concrete – prestressed steel cables?
 - Testing this spring determine depth and damage

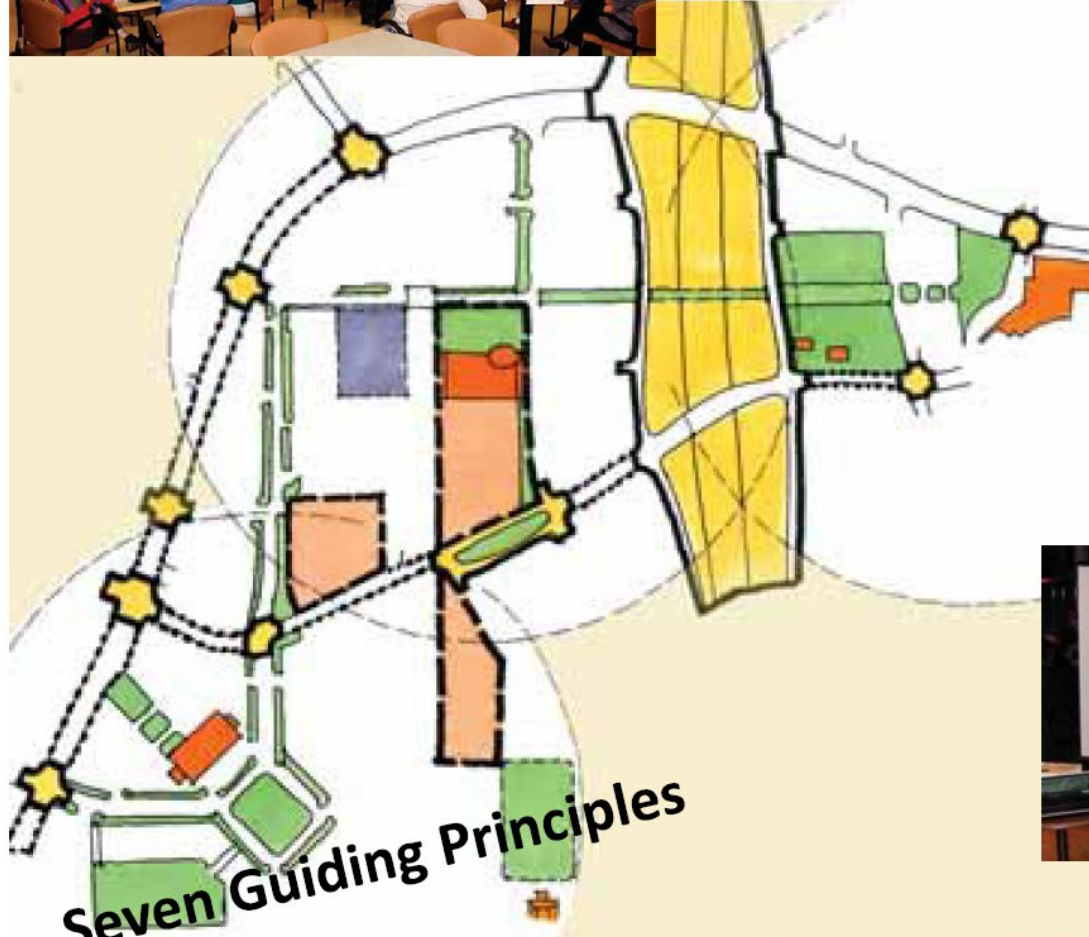


Background

- Guiding Principles

Planning for
Change

2008-12



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FRAUENSHUH
Commercial Real Estate Group

Background

- Guiding Principles



- Leverage publicly-owned parcels and civic presence to **create a vibrant and connected district that serves as a catalyst** for high quality, integrated public and private development.
- Enhance the District's economic viability as a **neighborhood center with regional connections**, recognizing that meeting the needs of both businesses and residents will make the district a good place to do business.
- **Turn perceived barriers into opportunities.** Consider layering development over supporting infrastructure and taking advantage of the natural topography of the area.
- **Design for the present and the future** by pursuing logical increments of change using key parcels as stepping stones to a more vibrant, walkable, functional, attractive, and life-filled place.
- **Organize parking** as an effective resource for the district by linking community parking to public and private destinations while also providing parking that is convenient for businesses and customers.
- **Improve movement within and access to the district for people of all ages** by facilitating multiple modes of transportation, and preserve future transit opportunities provided by the rail corridor.
- **Create an identity and unique sense of place** that incorporates natural spaces into a high quality and sustainable development reflecting Edina's innovative development heritage.



Background - 2016

City of Edina

Grandview District

Transportation Study

August 31st, 2016



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Background – Grandview Transportation Study 2016

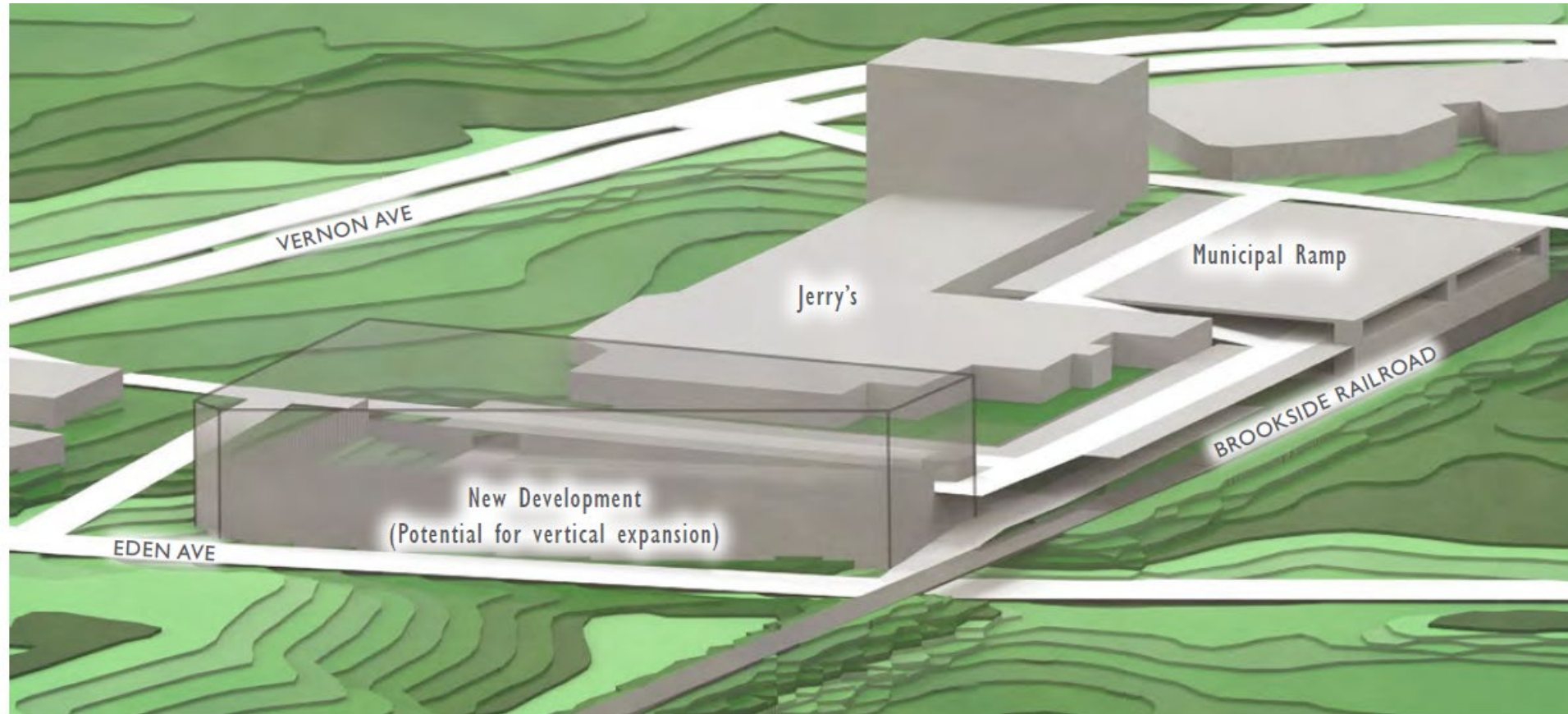


Figure 3.16 3D model of district parking ramp south and east of Jerry's.



Background – 2016-2020

- Avidor Development – TIF District Created
- Opportunity for Public Improvements funded by TIF - June 2021
- 2020 Studied
 - Eden and Arcadia
 - Pedestrian Bridge

Grandview District Parking Ramp Study



DECEMBER 2020

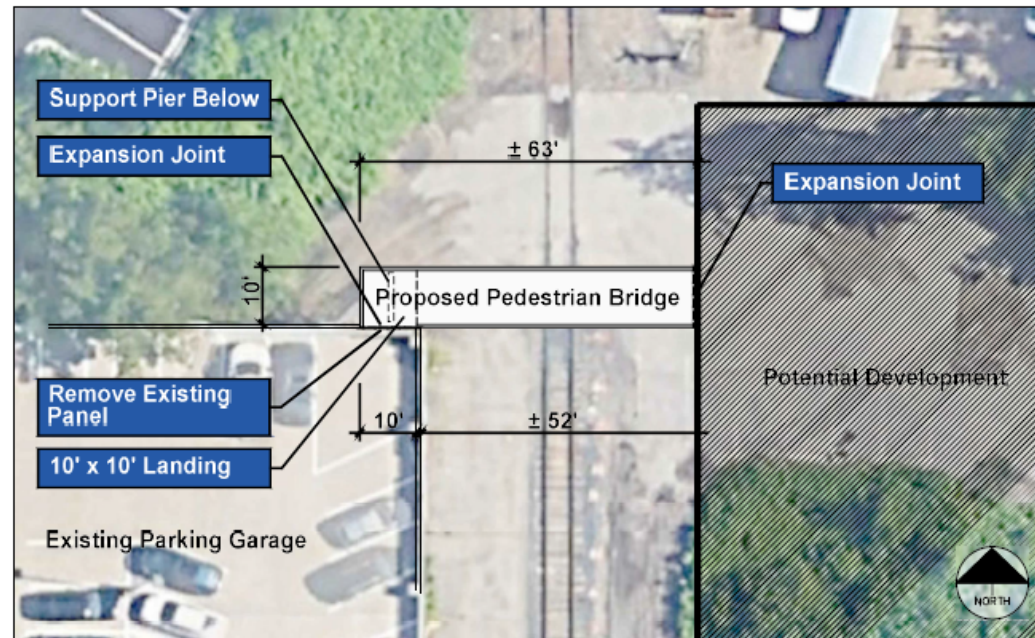
Prepared By:

Kimley»Horn

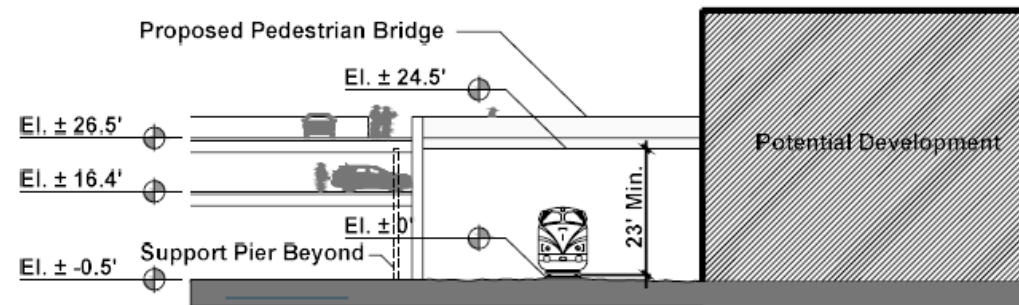
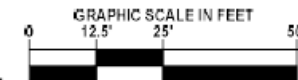


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Background - 2020



Pedestrian Overpass Plan

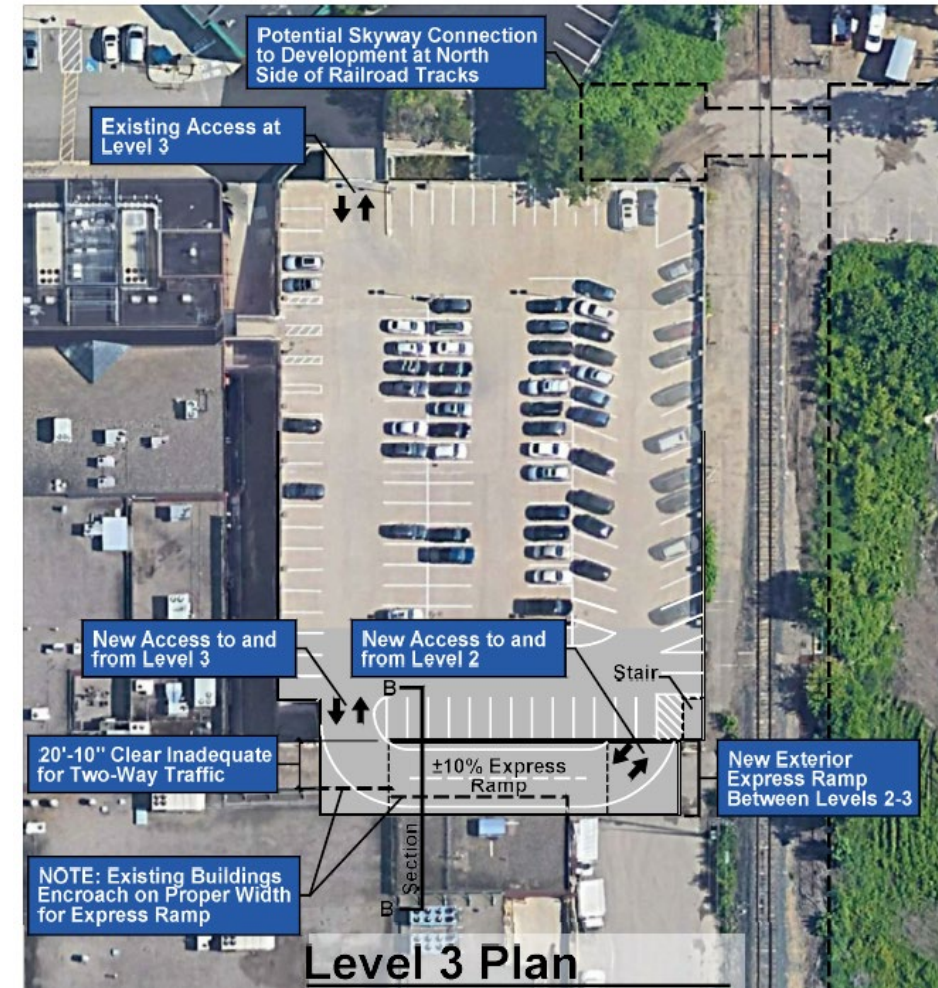


Pedestrian Overpass Section

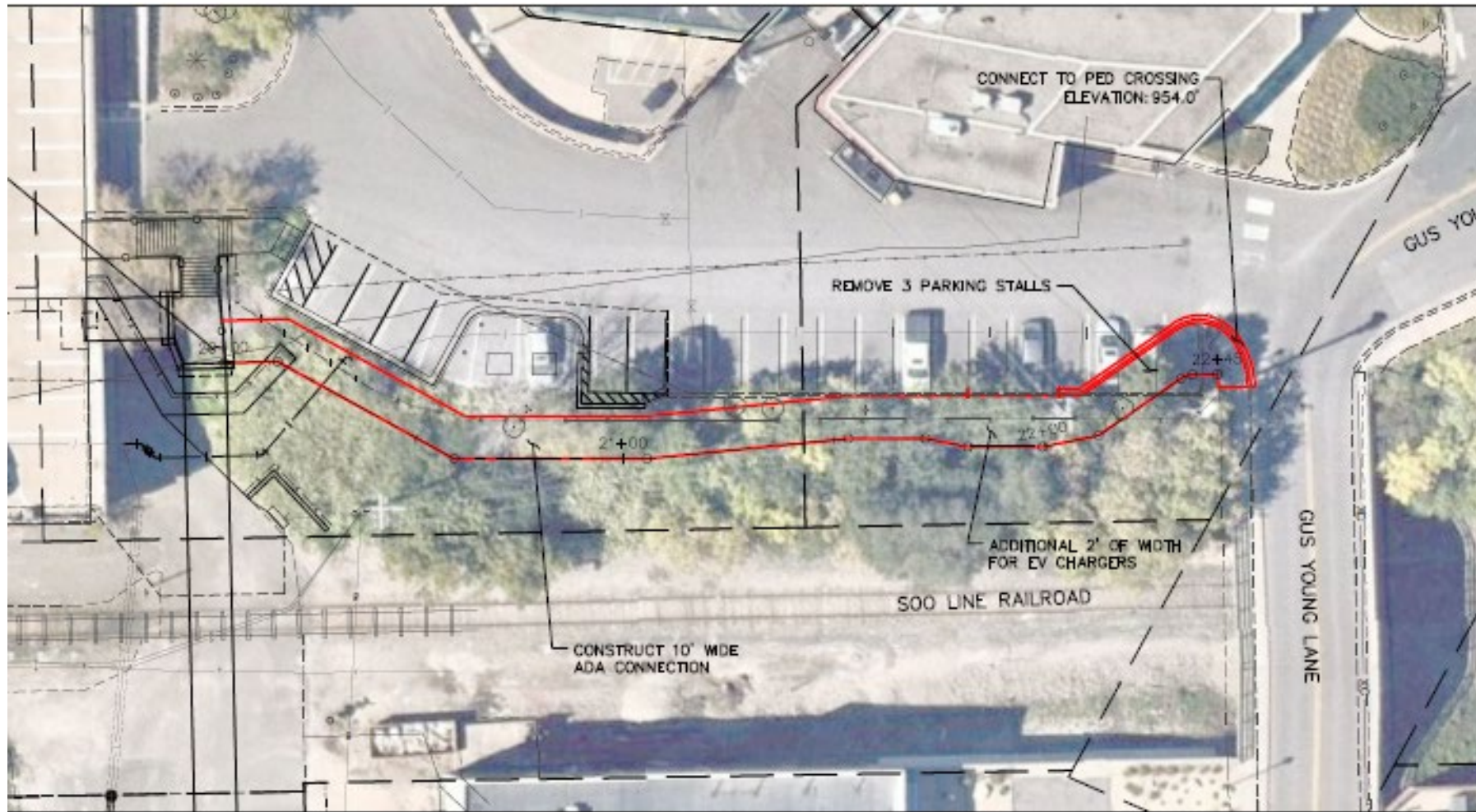


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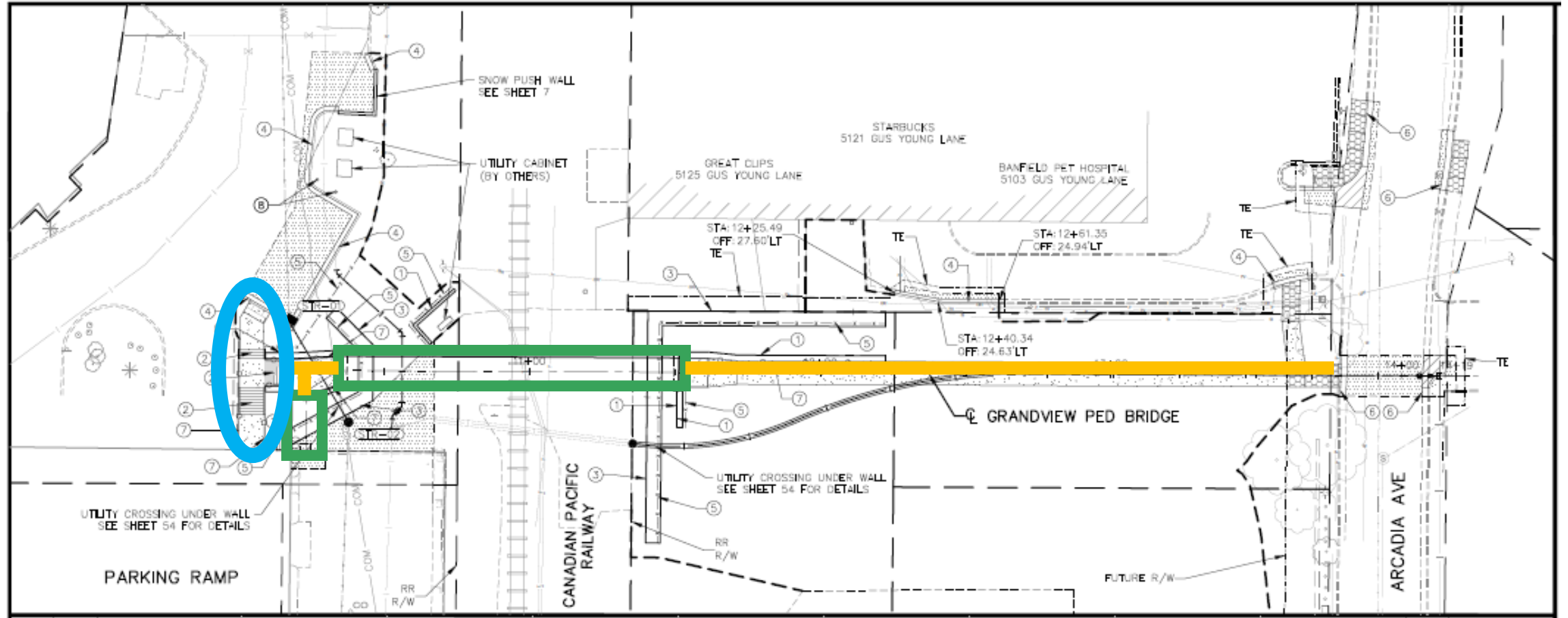
Background



Background – 2021

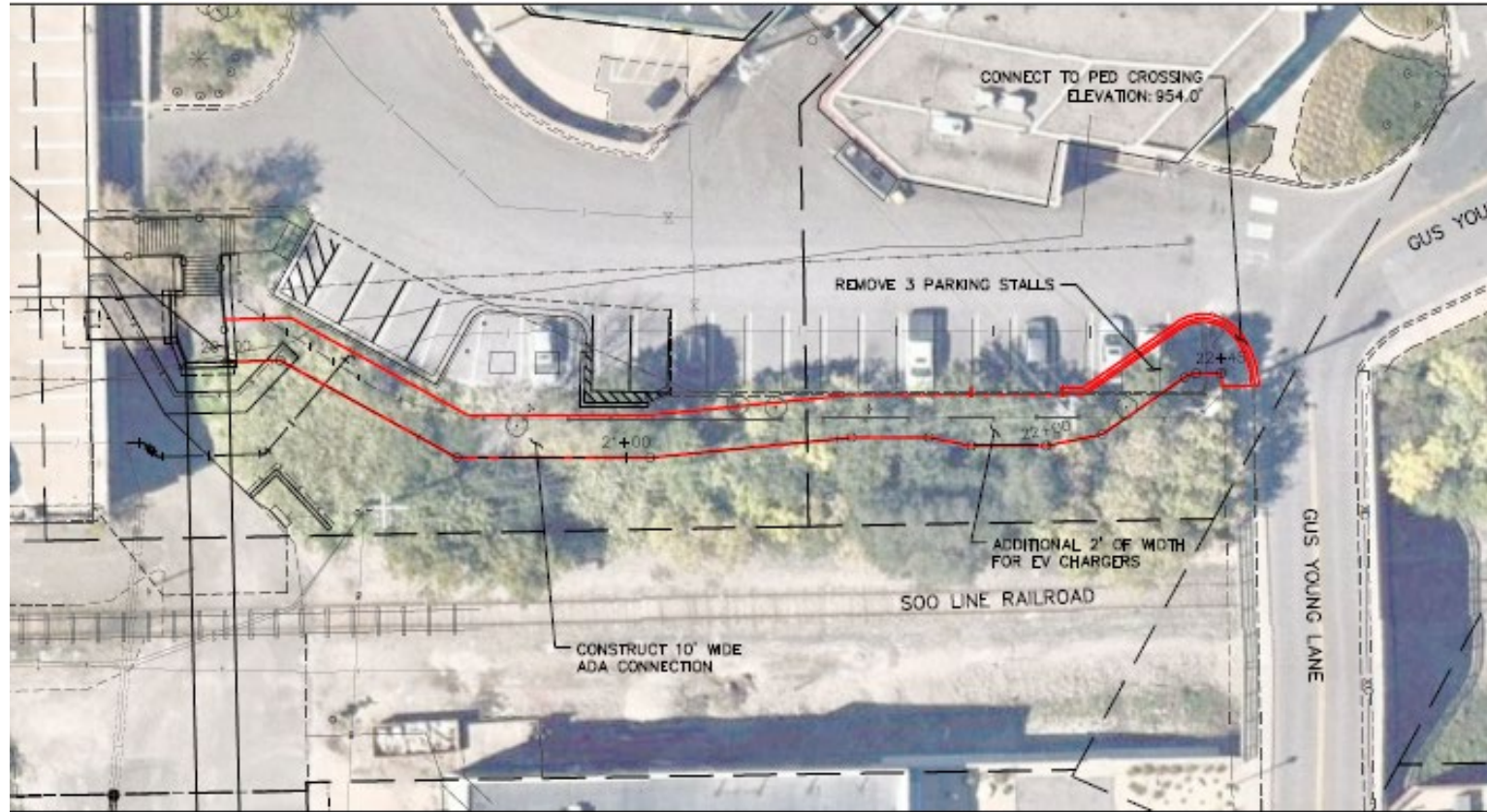


Background – 2022 / 2024 Construction



Background – 2024

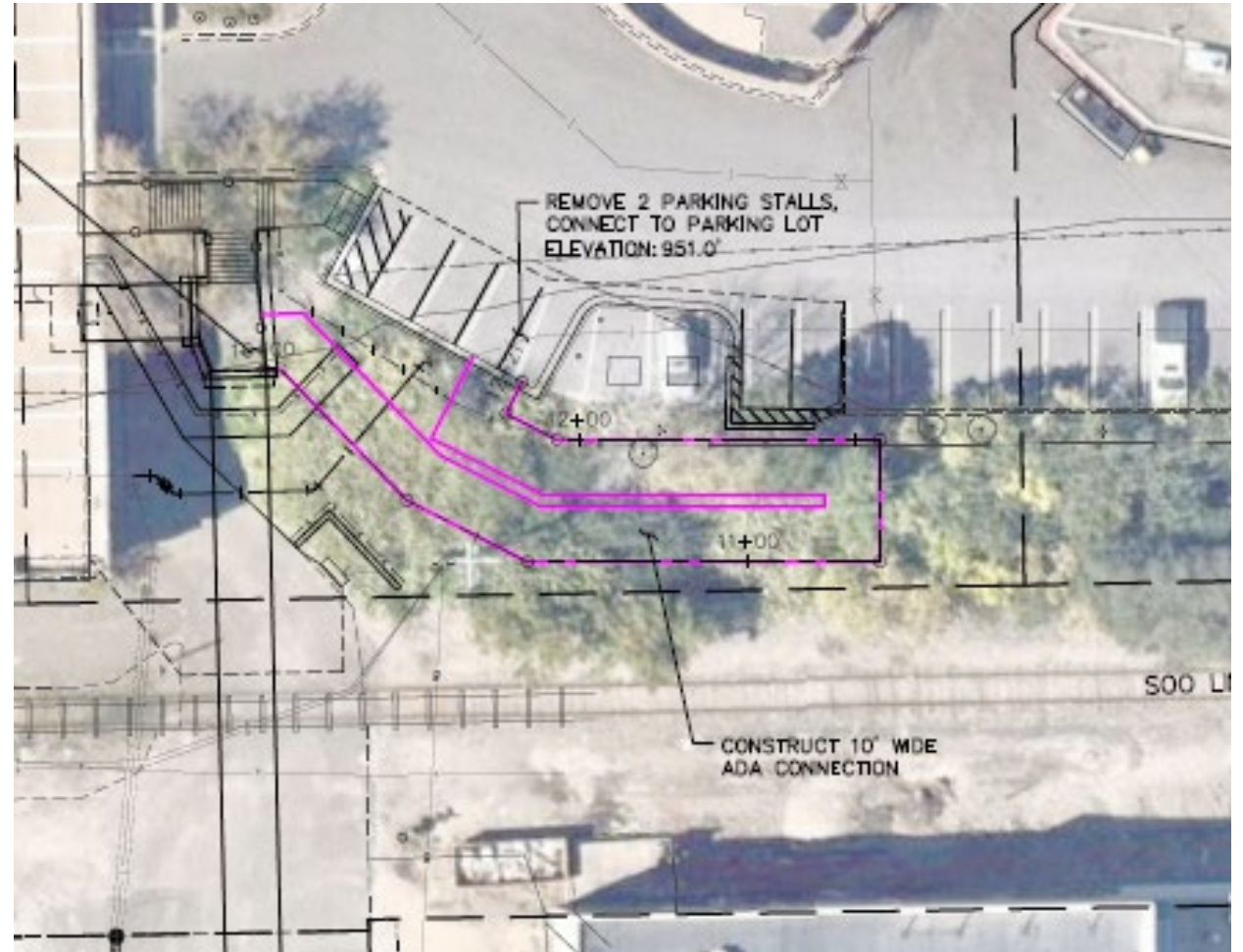
- \$1M - \$1.5M Cost Range



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Background – 2024

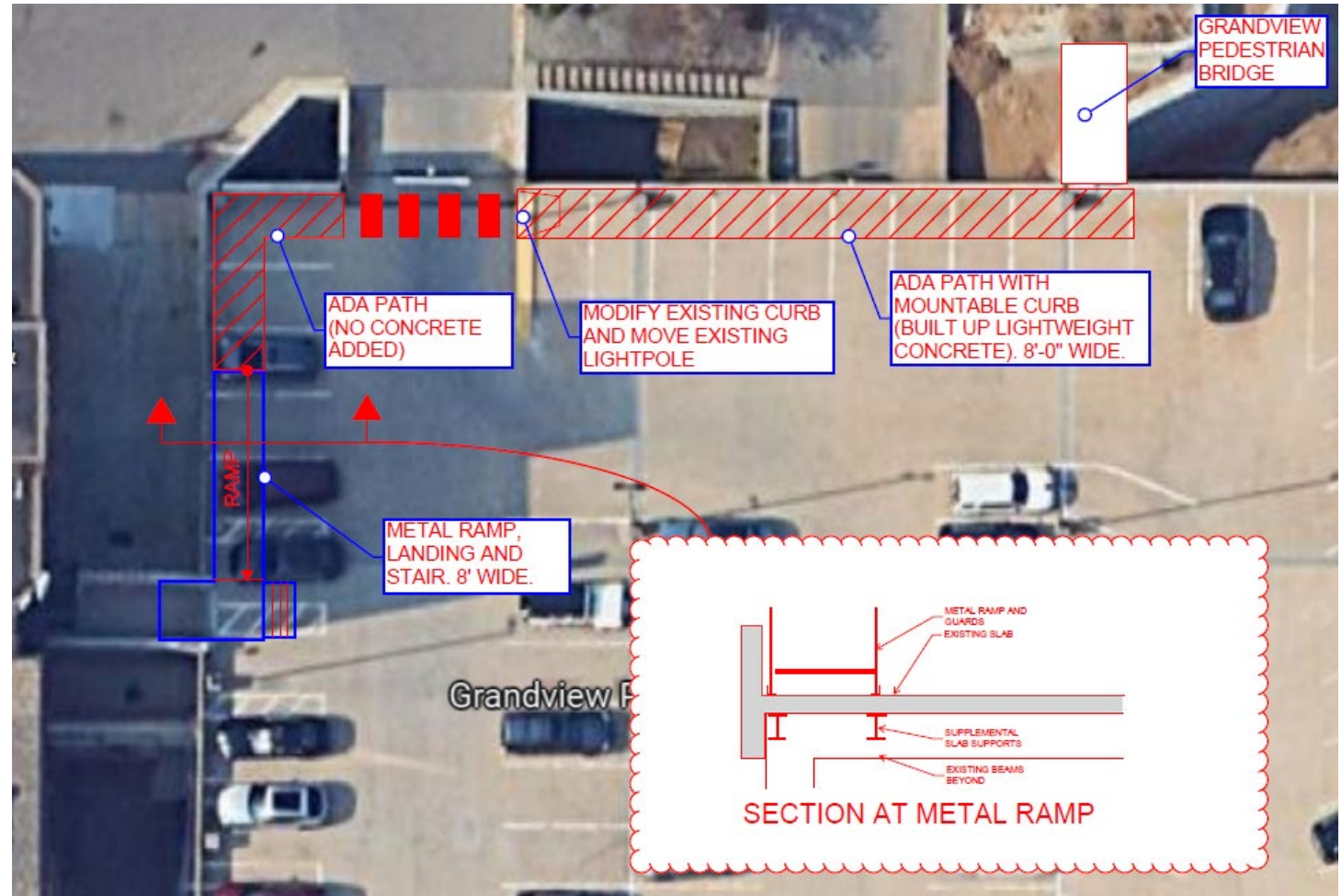
- \$1M - \$1.5M Cost Range



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Background - 2024

- \$100k - \$200k Cost Range
- Lose 16 parking stalls
- Formal Agreement with Jerry's – City owns ramp, Jerry's responsible for maintenance



Background - Grandview Parking Ramp



Background - Grandview Parking Ramp



Background - Grandview Parking Ramp



Background - Grandview Parking Ramp

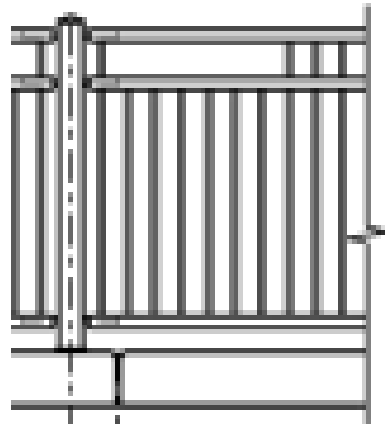
- 1987 Construction
- Van Access on Lower Level
- Existing Height Limit is 7-ft (7-ft 2-inches)
- ADA Recommended Height for van accessible parking structures is 8-ft 2-inches



Background



- Railings are coming. MnDOT ADA compliant railings that meets the building code.



Questions?



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