



Real People. Real Solutions.

City of Waconia 5th Street Area Improvement Project Improvement Hearing



June 1, 2026

Presentation Format

- General Project Timeline & Key Issues
- Project Scope & Cost Information
- Project Financing & Funding
- City Assessment Policy & Assessment Area Map
- Project Cost Summary & Next Steps
- Questions / Comments / Discussion



General Project Timeline

- Completed Items:
 - City Council authorized the preliminary project items
 - Completed topographic survey work
 - Completed layout & design for the Hwy 5 Phase 2 project
 - Held Open Houses for the Hwy 5 Phase 2 project
 - Discussed local project w/ city staff & identified the project scope
 - Completed Feasibility Study, approved Feasibility Study, & called for a Public Hearing
- Remaining Items:
 - Conduct Public Hearing (tonight) & order improvements (possibly tonight)
 - Hold a public open house (optional)
 - Receive plans & specifications / authorize advertising for bids
 - Receive MnDOT approval for Hwy 5 Phase 2 project
 - Open bids & award contract (w/ Hwy 5 Phase 2 project)
 - Complete assessment benefit evaluation
 - Obtain project financing & obtain grant funding for Hwy 5 related work
 - Construct project, hold final Assessment Hearing, & close out project



Key Issues

- Transportation Facilities

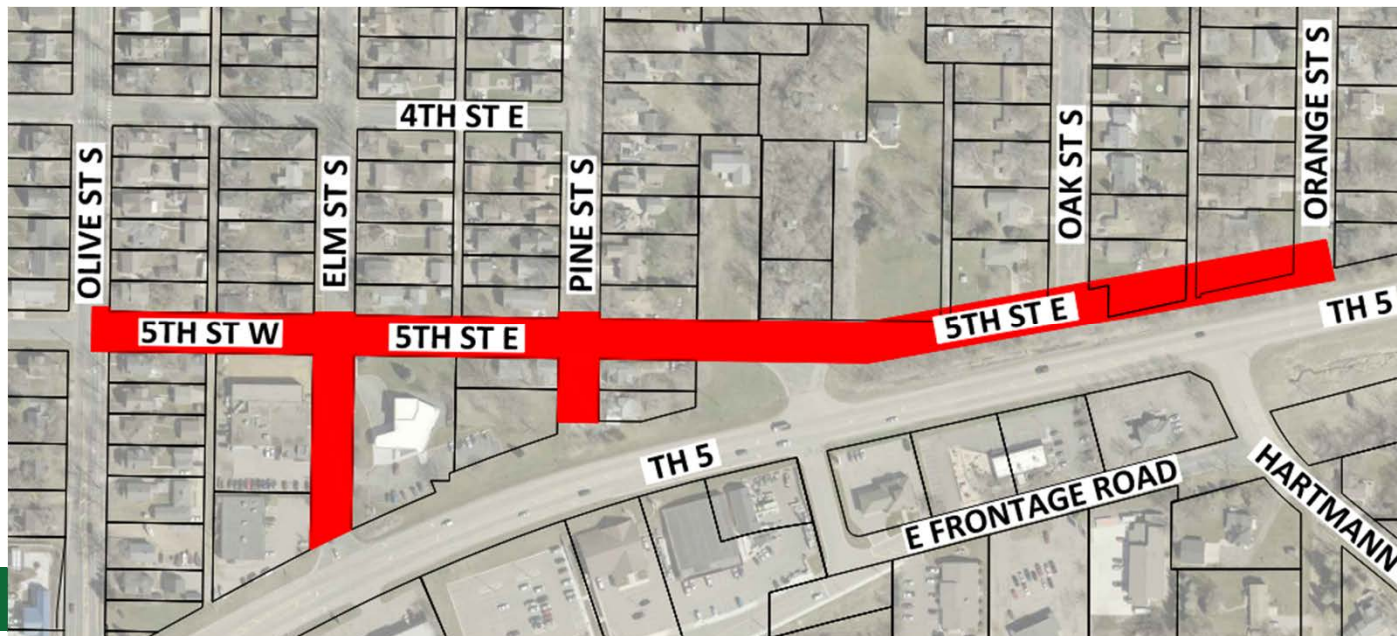
- Pavement in poor condition
- Hwy 5 access modifications
- Sidewalks in poor conditions

- Drainage Facilities

- Storm MH's & pipe in poor condition
- Undersized pipe & lack of draintile
- No stormwater treatment

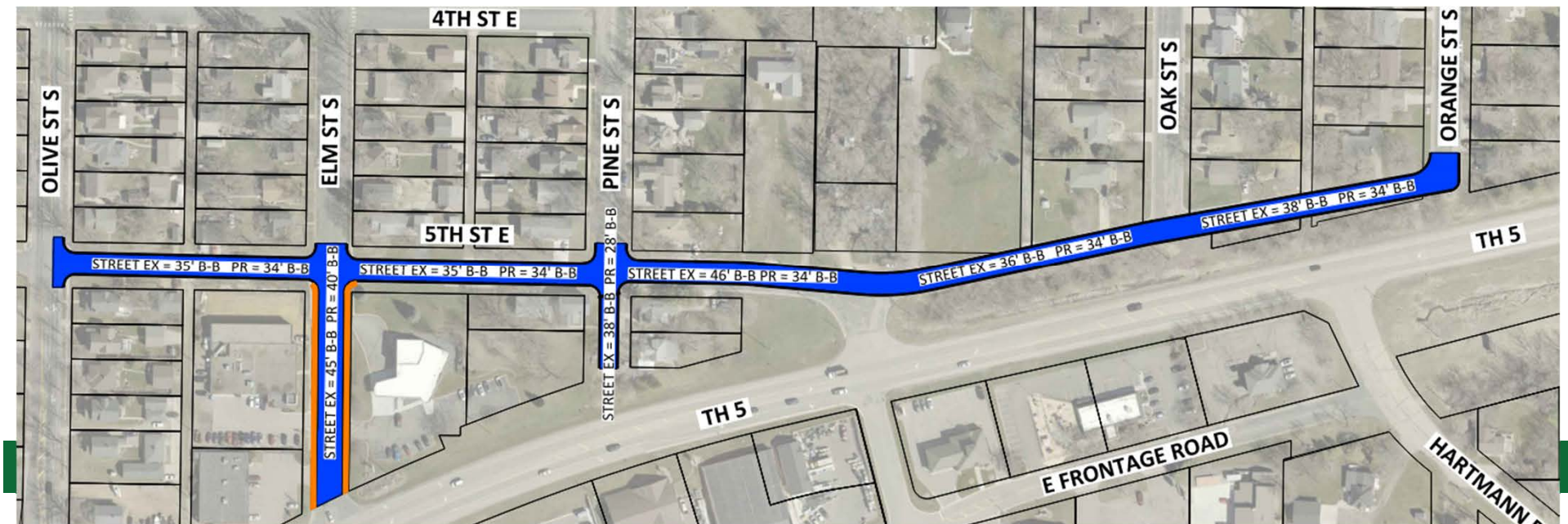
- Municipal Utility Facilities

- Sewer MH's & pipe in poor condition
- Undersized watermain in poor condition
- Utilities located in Hwy 5 right-of-way



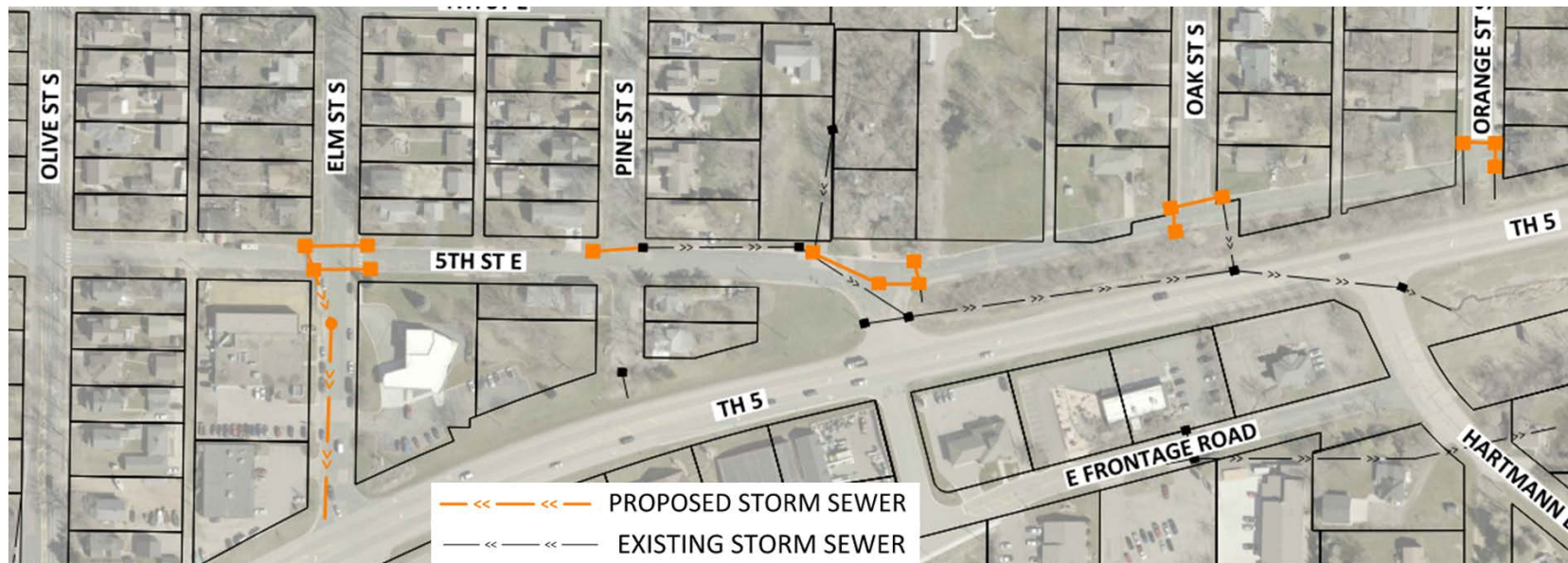
Proposed Street Improvements - 5th Street, Elm Street, & Pine Street

- Elm Street Truck Section
- 5th St & Pine St Residential Section
- Staging Coordination w/ Hwy 5
- Curb & Gutter Replacement
- Sidewalk on Elm Street
 - East Side – 6 ft walk w/4 ft blvd
 - West Side – 6 ft walk at back of curb
- Access Modification at Elm Street
- Access Closure East of Pine Street
- 5th Street – 34 ft Wide
- Elm Street – 40 ft Wide
- Pine Street – 28 ft Wide
- Total Estimated Project Cost = \$2,576,000 (w/ Storm Sewer)



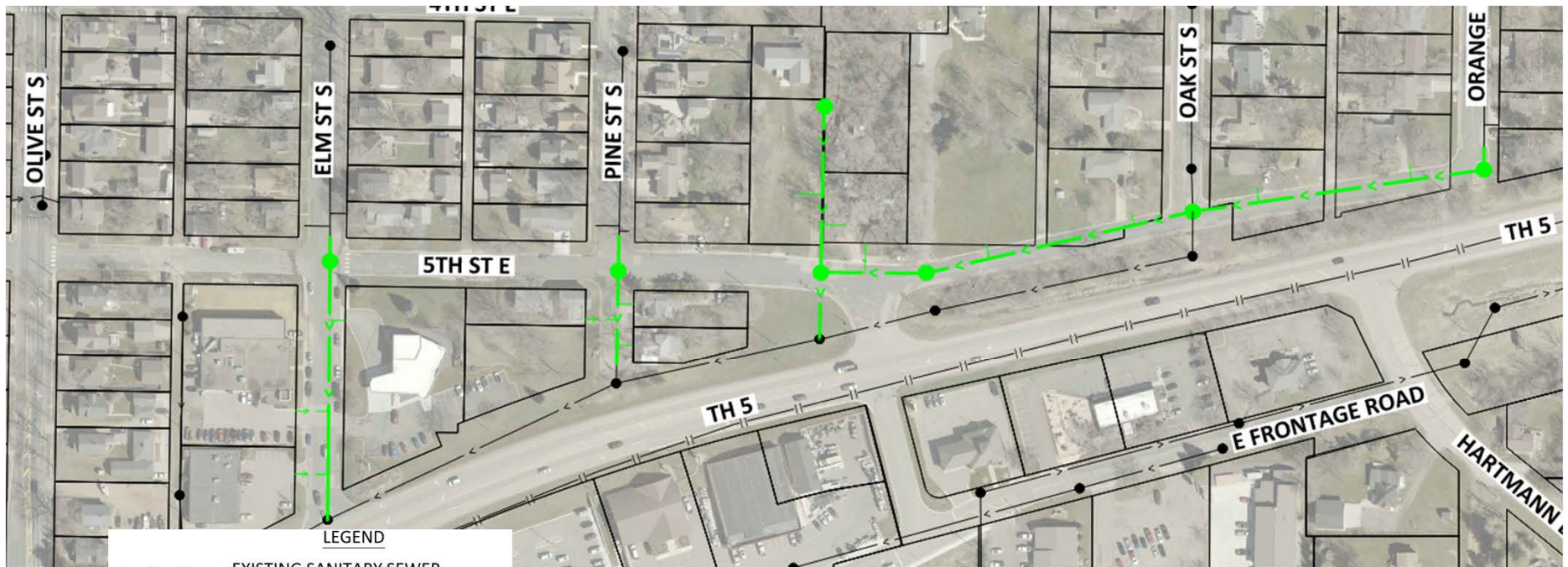
Proposed Storm Sewer Improvements - 5th Street, Elm Street, & Pine Street

- Extend Storm Sewer on Elm Street to 5th Street Intersection
- Modify Storm Sewer at Highway 5 Entrance that will be Removed
- Add Draintile Behind Curb Throughout Project Area
- Maintain Existing Drainage Patterns
- Stormwater Treatment Will Be Provided by Basin Constructed With Hwy 5 Phase 2 Project
- Total Estimated Project Cost = \$2,576,000 (w/ Street)



Proposed Sanitary Sewer Improvements

- Replace All Existing 8-inch Sanitary Sewer Mains
- Replace Sanitary Sewer Manholes
- Replace All Services to the Right-Of-Way Line
- Total Estimated Sanitary Sewer Project Cost = \$551,00



LEGEND

- EXISTING SANITARY SEWER
- EXISTING SANITARY STRUCTURE
- REPLACE SANITARY SEWER
- - - REPLACE SANITARY SEWER SERVICE
- REPLACE MANHOLE



Proposed Water System Improvements

- Replace 6-Inch Mains on 5th Street, Elm Street, & Pine Street with 8-Inch
- New 8-inch Watermain Looping on 5th Street from Olive Street to Pine Street
- Replace All Hydrants & Gate Valves
- Replace All Services to the Right-Of-Way Line
- Add Cathodic Protection Items
- MnDOT Funding for Relocation out of MnDOT right-of-way
- Total Estimated Water System Project Cost = \$700,000



Project Financing & Funding

- Project Financing Through the Sale of a Combined Bond
- Bond Apportionment of Project Costs TBD After Further Evaluation by the City's Finance Director & the City's Financial Consultant, but Shall Generally be as Follows:
 - MN Statute Chapter 429 General Obligation Bond for street & utility items
 - MN Statute Chapter 115 Sanitary Sewer Revenue Bond for sanitary sewer items
 - MN Statute Chapter 444 Water & Storm Water Revenue Bond for water system & drainage items
 - PIR Capital Improvement Fund for sidewalk & misc. Items
- Proposed Project Funding Sources
 - Special assessments
 - Sewer fund
 - Water fund
 - Stormwater fund
 - PIR Capital Improvement Fund
 - Highway 5 Phase 2 Grant Funds



Assessment Policy Review

- The City's Assessment Policy Provides a Uniform & Equitable Policy for All Property Owners
- Assessments for the Project Were Calculated per City Policy:
 - 50% of project costs assessed for standard residential street and storm sewer improvements on a front footage basis
 - 50% of sanitary sewer assessed on a unit basis
- Project Items Not Assessed Include:
 - Watermain
 - Extra depth & width of streets
 - Sidewalk reconstruction



Assessment Area Map

- 23 Properties Located in the Project Area & All Proposed to be Assessed
- Estimated Street/Storm Sewer Assessment Per Front Foot = \$265.74
- Water Usage Used to Determine Number of Units for Commercial Properties
- Estimated Sanitary Sewer Assessment Per Unit = \$6,686
- Assessments May Be Reduced As Part of the Assessment Benefit Evaluation



Project Cost Summary

- Total Estimated Project Cost = \$3,826,000
- Total Estimated Assessed Amount (Per Policy) = \$742,000
- Total Assessments to be Capped Due to the Assessment Benefit Evaluation Process
- Estimated Watermain Grant Amount = \$700,000
- Total Estimated City Cost (Before Any Benefit Evaluation Adjustments) = \$2,384,000
- Bond Rate to be Determined at the Time of Sale with a Term of 10 Years
- Final Project Costs & Final Assessments to be Actual Costs Tabulated When the Project is Near Completion



Next Steps

- Conduct Improvement Hearing (Tonight)
- Order Improvements (Requires 4/5 Vote) (Possibly Tonight)
- Hold an Open House (Optional)
- Complete Final Design / Preparation of Plans & Specifications
- Receive MnDOT Approval for Hwy 5 Phase 2 Project
- Advertise, Bid, & Award Project (w/ Hwy 5 Phase 2 Project)
- Complete Assessment Benefit Evaluation Process
- Obtain Project Financing / Grants
- Substantially Construct Project
- Conduct Assessment Hearing & Certify Assessment Roll
- Complete Construction & Close Out Project



Questions / Comments / Discussion

Project Website: <https://clients.bolton-menk.com/waconia5thstreet/>

