



City of Waconia Downtown Reconstruction, Phase 1 Project Improvement Hearing



October 17, 2022

1

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



2

General Project Timeline

- To Date the Following Items Have Been Completed:
 - City Council Authorized the Preliminary Project Items
 - Completed Soil Borings & Topographic Survey Work
 - Held Open Houses & Identified the Project Scope
 - Completed Feasibility Study, Approved Feasibility Study, & Called for Public Hearing
- Items Remaining in Process:
 - Conduct Public Hearing (Tonight)
 - Authorize Final Design & Order Improvements (Possibly Tonight)
 - Conduct Property Inspections
 - Complete Assessment Benefit Evaluation
 - Hold a Public Open House
 - Receive Plans and Specs / Authorize Advertising for Bids
 - Open Bids and Award Contract
 - Obtain Project Financing
 - Construct Project
 - Hold a Final Assessment Public Hearing
 - Close Out Project



3

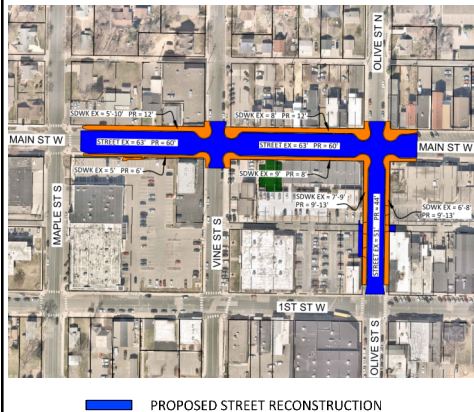
Key Issues

- | | |
|--|--|
| <ul style="list-style-type: none"> • Transportation Facilities <ul style="list-style-type: none"> • Pavement in Poor Condition • Pedestrian Facilities <ul style="list-style-type: none"> • Sidewalks in Poor Condition • Narrow Sidewalks Along Businesses • Non-compliant ADA Pedestrian Ramps & Sidewalk Segments | <ul style="list-style-type: none"> • Drainage Facilities <ul style="list-style-type: none"> • Inadequate Pipe Sizing • Maintenance Issues • Lack of Stormwater Treatment • Municipal Utility Facilities <ul style="list-style-type: none"> • Undersized Watermain & Lead Services • Sewer MH's & Pipe in Poor Condition |
|--|--|



4

Proposed Street Improvements



- Complete Street Reconstruction w/ Truck Route Street Sections
- Curb and Gutter Replacements
- Main Street Narrowed from Approx. 63 feet to 60 feet
- Olive Street Narrowed from Approx. 51 feet to 44 feet
- Creation of Bumpouts at Intersections
- Angled Parking on North Side of Main Street
- Parallel Parking on South Side of Main Street & Both Sides of Olive Street
- Total Estimated Project Cost = \$2,644,000 (w/Storm Sewer)



5

Proposed Storm Sewer Improvements

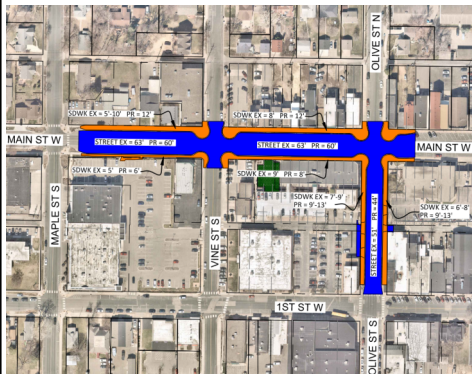


- Reconstruction of Storm Sewer Catch Basins
- Rerouting and Extension of Storm Sewer to Drain Towards Reuse System via Olive Street
- Rain Gardens and Pervious Pavers for Stormwater Treatment Requirements
- Addition of Drain tile Behind Curb
- Total Estimated Project Cost = \$2,644,000 (w/ Street Costs)



6

Proposed Sidewalk Improvements



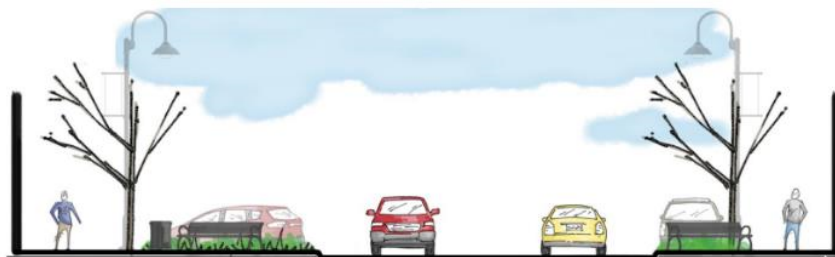
- Reconstruct All Existing Concrete Sidewalks
- Widen Sidewalks on North Side of Main Street & on Both Sides of Olive Street
- Minimum 6-foot Width & Meeting ADA Requirements for All Sidewalks
- Total Estimated Sidewalk Project Cost = 460,000

PROPOSED SIDEWALK RECONSTRUCTION



7

Proposed Main Street Project Footprint



North Walk	Angled Parking	Driving Lane	Driving Lane	Parallel Parking	South Walk
12.0'	18.5'	16.0'	15.0'	10.5'	8.0'

- Total Right-of-Way Width of 80' to Remain
- Total Roadway Width = 60' (Approx. 3' Less Than Existing)
- Total Sidewalk Width = 20' (Approx. 3.5' More Than Existing on North Side & Approx. 0.5' Less Than on South Side)



8

Proposed Sanitary Sewer Improvements



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

- Replace All Existing 8-Inch Sanitary Sewer
- Replace Sanitary Sewer Manholes
- Replace Sanitary Services into the Buildings
- Provide Stubs to Parking Lots & Vacant Lots for Future Development
- Soil Corrections to Properly Support the Pipe are Anticipated to be needed
- Total Estimated Sanitary Sewer Project Cost = \$508,000



9

Proposed Watermain Improvements



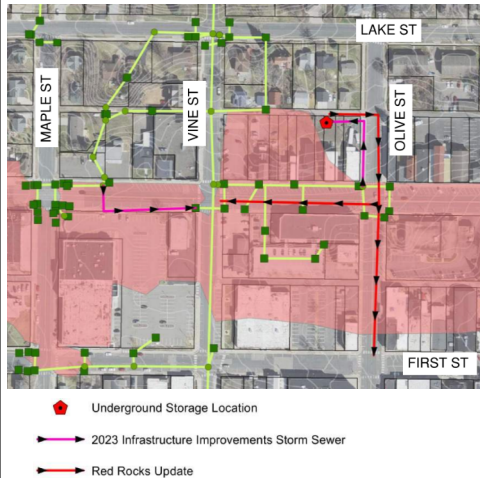
- EXISTING WATERMAIN
- REPLACE WATERMAIN
- REPLACE WATER SERVICE
- ★ HYDRANTS AND VALVES

- Replace 6-Inch Watermain with 8-Inch Watermain
- Replace all Hydrants, Gate Valves
- Replace Water Services into the Buildings
- Provide Stubs for Future Development & for Possible Future Redevelopment
- Cathodic Protection Items to be Added
- Total Estimated Project Water System Project Cost = \$984,000



10

Proposed Reuse System Improvements



- Extension & Reroute of Storm Sewer Piping
- Underground Storage
- Treatment Building Near Storage Location
- Distribution System and Piping for Reuse Irrigation Utilizing Stormwater
- Future Expansion to the East
- Total Estimated Project Cost = \$1,191,000



11

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 and 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 and 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
 - CCWMO Grant Funds & Other TBD Stormwater Grant Funds



12

Assessment Policy Review

- The City’s Assessment Policy Provides a Uniform and 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 and Watermain Assessed on a Unit Basis
 - Extra Depth/Width of Streets Not Assessed
 - Sidewalk Reconstruction Not Assessed
 - Soil Corrections & Utility Stubs/Services for Future Development Not Assessed
 - Reuse System & Stormwater Treatment Items Not Assessed



13

Assessment Area Map

- 26 Properties Located in the Project Area
- 26 Properties Proposed to be Assessed (Two City Owned Properties)
- Estimated Street/Storm Sewer Reconstruction Cost Per Front Foot = \$298.39
- Estimated Sanitary Sewer Cost Per Unit = \$8,812
- Estimated Watermain Cost Per Unit = \$10,862
- 3 Properties Contain More Than One Sewer & Water Unit (#7, #13, & #26)
- Assessments May Be Reduced as Part of the Assessment Benefit Evaluation Process



14

Project Cost Summary

- Total Estimated Project Cost = \$5,784,454
- Total Estimated Assessed Amount (Per Policy) = \$860,242
- Total Assessments To Be Capped Due to the Assessment Benefit Evaluation Process
- Total Estimated City Cost (Before Assessment Reductions) = \$4,924,212
- Bond Rate to be Determined at 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



15

15

Next Steps

- Conduct Improvement Hearing (Tonight)
- Order Improvements (Requires 4/5 Vote)
- Complete Assessment Benefit Evaluation Process
- Final Design / Preparation of Plans & Specifications
- Conduct an Open House
- Open Bids & Award Project
- Obtain Project Financing
- Substantially Construct Project
- Conduct Assessment Hearing
- Certify Assessment Roll
- Complete Construction & Close Out Project



16

16

Questions / Comments / Discussion



17