



CSAH 5 IMPROVEMENTS PHASE 4

FEASIBILITY STUDY

STILLWATER CITY COUNCIL
DECEMBER 2 , 2025

CSAH 5 IMPROVEMENTS PHASE 4

- ▶ Washington County has planned road and pedestrian improvements on County Road 5
- ▶ Phase 1 – Stillwater Boulevard and Olive Street (Croixwood Boulevard to Pine tree Trail) completed in 2018
- ▶ Phase 2 – Owens Street- Olive Street to Sycamore Street completed in 2024.
- ▶ Phase 3 – Sycamore Street to TH 96 Construction 2025
- ▶ Phase 4 – Olive Street – Pine Tree Trail – Owens Street Construction 2026

CSAH 5 STREET IMPROVEMENTS

PHASE 4

- ▶ Project would consist of:
 - ▶ Remove curb and pavement from entire length of project
 - ▶ Reconstruct Olive Street with new concrete curbs and gutter
 - ▶ Narrow Olive Street to allow for new sidewalk on north side of Olive Street.
 - ▶ Relocate storm sewer pipes and structures
 - ▶ Add ADA pedestrian ramps at all intersections
 - ▶ Relocate hydrants at ramps

CSAH 5 STREET IMPROVEMENTS PHASE 4



Proposed Project Site- CSAH 5 Phase 4

November 2025



CSAH 5 STREET IMPROVEMENT PHASE 4

- Project Costs
 - Total Estimated Project Cost \$3,202,038.50
 - Per Washington County Cost Participation Policy, City of Stillwater is responsible for 50% of new sidewalk, curb and gutter, and a percentage of the traffic control, erosion control and mobilization, and 100% for all water main and sanitary sewer work.
 - Estimate total City cost - \$523,847.46

CSAH 5 STREET IMPROVEMENT PHASE 4

► Funding

- Federal grant \$200,000
- Propose to assess 50% of the remaining cost of curb and gutter and sidewalks (\$126,267.60) to the property owners.
- Remaining costs to be paid for by City using Municipal State Aid funds (\$ 197,423.73).

CSAH 5 STREET IMPROVEMENT PHASE 4

► Assessments

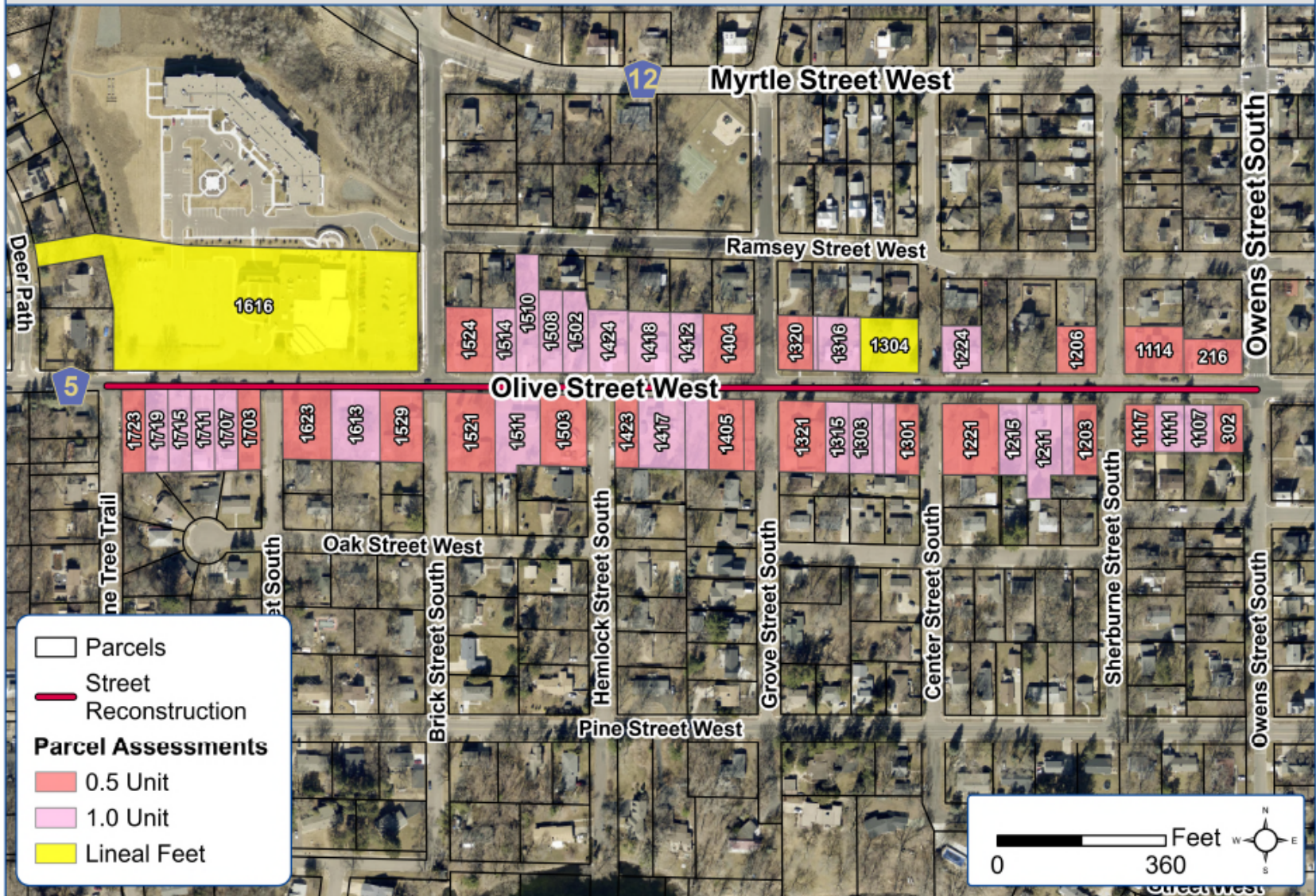
- Assess per unit for single family homes(33 units)
- Assess frontage length for “Our Savior's Lutheran Church”, and one City property
- Unit Assessment - interior \$3,478.35 per unit
 corner - \$1,739.18 per unit
- Front foot assessment \$ 32.60/ ft

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Parcel Assessments - CSAH 5 Phase 4

November 2025



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▶ Total Estimated Project Cost	\$3,202,038.50
▶ Estimated Total City Cost	\$523,847.46
▶ Federal Grant	\$200,000.00
▶ City Funding	\$197,423.73
▶ Assessments	\$126,267.60

PAYMENT INFORMATION

- Paid lump sum (no interest paid)
- Added to property tax over a ten year period @ 4.97% (Estimated)

EXAMPLE

For an assessment of \$3,478.35, the payment

1st year \$347.80 (principal) + \$172.90 (interest) = \$520.70

6th year \$347.80 (principal) + \$86.40 (interest) = \$434.23

10th year \$347.80 (principal) + \$17.30 (interest) = \$365.10

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PROPOSED SCHEDULE

- | | |
|--------------------------------------|--------------------|
| ▶ Feasibility Study – Public Hearing | December 2, 2025 |
| ▶ Approve Plans | December 16, 2025 |
| ▶ Bid Advertisement | December 2025 |
| ▶ Bid Opening | January 2026 |
| ▶ Bid Award | February 2026 |
| ▶ Construction | May – October 2026 |
| ▶ Assessment Hearing | October 2026 |

CSAH 5 STREET IMPROVEMENT PHASE 4

- ▶ **PROJECT IS ENGINEERING AND FINANCIALLY FEASIBLE**
- ▶ **RECOMMEND COUNCIL ACCEPT THE FEASIBILITY REPORT, CONDUCT PUBLIC HEARING, ORDER IMPROVEMENT AND PREPARATION OF PLANS**