

Dec 2021

Feasibility Report

2022 Full-Depth Pavement Reconstruction



Street Improvements and Appurtenance Work Locations:

- Gorman Street 4th Avenue to Marschall Road (CR17)
- Weston Court 17th Avenue (CR16) to Cul-de-sac
- Greenwood Court 17th Avenue (CR16) to Weston Court



**FEASIBILITY REPORT
FOR
2022 FULL-DEPTH PAVEMENT RECONSTRUCTION
GORMAN STREET, WESTON COURT & GREENWOOD COURT
SHAKOPEE, MINNESOTA**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.



Ryan Halverson

Date December 23, 2021 **License No.** **49803**

FEASIBILITY REPORT

2022 FULL-DEPTH PAVEMENT RECONSTRUCTION

Street Improvements and Appurtenance Work:

- Gorman Street 4th Avenue to Marschall Road (CR17)
- Weston Court 17th Avenue (CR16) to Cul-de-sac
- Greenwood Court 17th Avenue (CR16) to Weston Court

City Project Number CIF-22-001

DECEMBER 2021

Prepared By:

City of Shakopee
Engineering Department
485 Gorman Street
Shakopee, MN 55379
(952) 233-9300
(952) 233-3801 (Fax)

EXECUTIVE SUMMARY

The intent of this section is to highlight the important issues of this project. More detailed information is contained in the body of the report.

The City of Shakopee Engineering Department has completed a feasibility report to analyze the full-depth pavement reconstruction of multiple streets throughout the City of Shakopee because of substantial pavement distress and failure.

The recommended improvements consist of full depth reclamation of the streets and upgrading all pedestrian curb ramps in the project area to meet current ADA standards. New concrete sidewalk is recommended along Greenwood Court and Weston Court. The bituminous trail along Gorman street will also be reclaimed. Additionally, streetlights in the project area will be upgraded.

It should be noted that the feasibility improvement recommendations pertain to all areas as outlined in the CIP project. However, the reconstruction of Stagecoach Road has been removed from this project to be constructed in 2023 due to coordination requirements. Weston Lane has also been removed from this project to be rehabilitated with the 2022 Mill and Overlay project.

The improvement project locations are as follows:

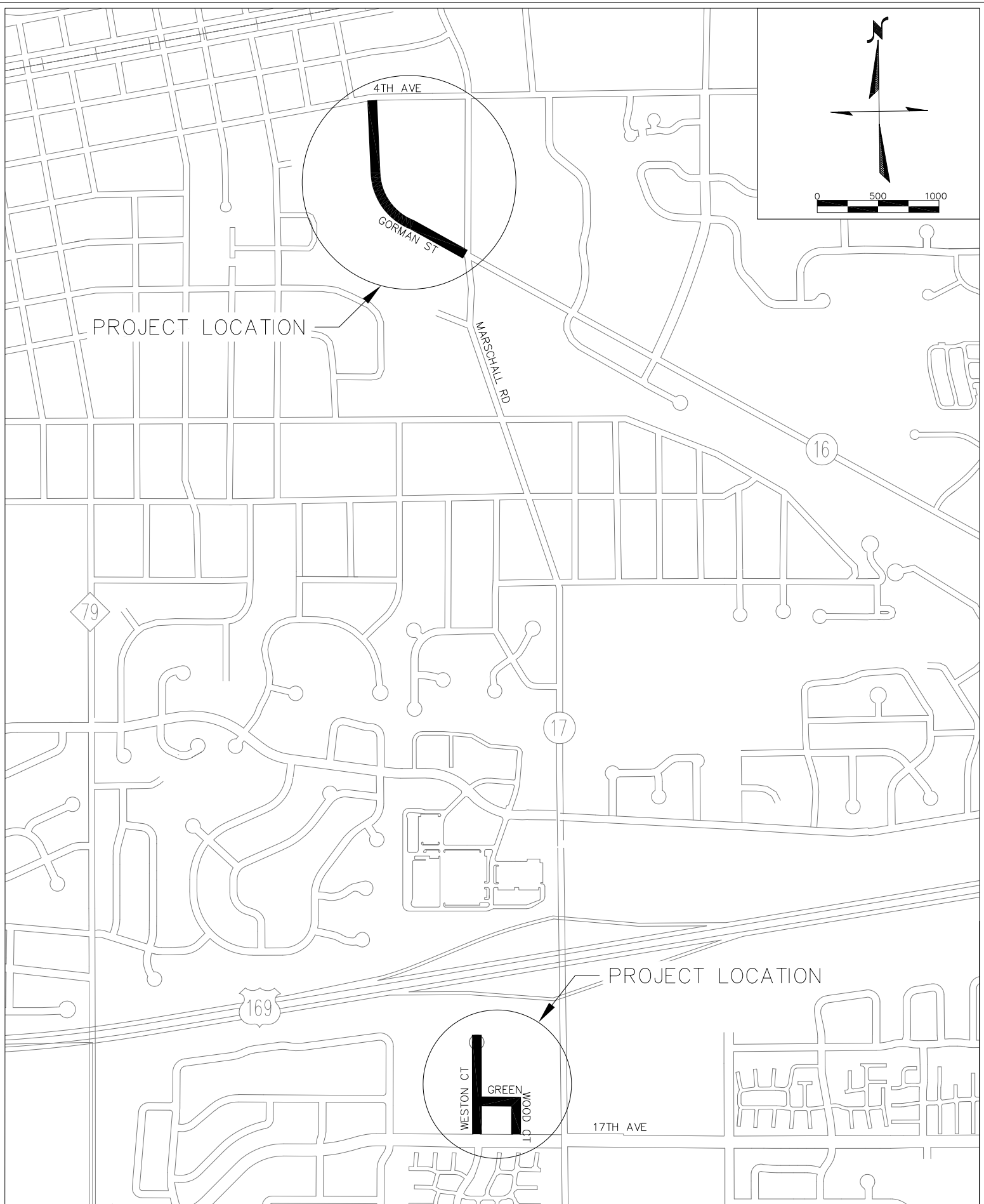
- Gorman Street 4th Avenue to Marschall Road (CR17)
- Weston Court 17th Avenue (CR16) to end of Cul-de-sac
- Greenwood Court Weston Court to 17th Avenue (CR16)

The estimated project costs, funding sources and assessment amounts will only pertain to the official project improvement area as amended and listed above.

The CIP budget has been adjusted to reflect the changes in the project scope. Approximately \$60,000 allocated for the full depth reclamation of Weston Lane will be transferred to the 2022 Mill and Overlay project. Table 1 below compares the original CIP budget with projected costs for the amended project scope for work to be complete in 2022 (Gorman Street, Weston Court and Greenwood Court) and 2023 (Stagecoach Road). The project funding and costs are estimated to be in line with the Capital Improvement Plan budget.

Table 1. Cost & Funding Comparison of Original CIP and Amended Project Scope

	Original CIP Budget	Feasibility Estimate	Feasibility Estimate
		Gorman St, Weston Ct, Greenwood Ct	Stagecoach Rd
COSTS			
Construction Cost	\$2,415,800	\$928,600	\$1,487,200
Contingency	\$154,200	\$62,500	\$91,700
Subtotal	\$2,570,000	\$991,100	\$1,578,900
Eng/Admin/Legal	\$180,000	\$83,200	\$96,800
Total Estimated Project Cost	\$2,750,000	\$1,074,300	\$1,675,700
FUNDING			
Special Assessments	\$855,000	\$243,975 ~~-\$215,900~~	\$639,100
Capital Improvement Fund	\$1,840,000	\$789,625 ~~-\$817,700~~	\$1,022,300
Storm Sewer Fund	\$35,000	\$23,200	\$11,800
Sanitary Sewer Fund	\$10,000	\$11,600	\$5,000
Shakopee Public Utilities	\$10,000	\$5,900	\$4,100
Total Funding	\$2,750,000	\$1,074,300	\$1,675,700



**2022 FULL DEPTH PAVEMENT
RECONSTRUCTION
PROJECT AREA MAP**

DATE:	DEC 2021
DRAWN BY:	AB
SHAKOPEE ENGINEERING DEPARTMENT	

FIGURE:
1

1. BACKGROUND

The City of Shakopee 2022 Capital Improvement Plan (CIP) contains the 2022 Full-Depth Pavement Reconstruction Project. This project is a continuation of the City's Pavement Preservation Program to maintain existing infrastructure. The CIP project consists of full depth reclamation of the roadways for the following locations:

- Gorman Street from 4th Avenue to Marschall Road (CR17)
- Weston Court from 17th Avenue (CR16) to Cul-de-sac
- Greenwood Court from 17th Avenue (CR16) to Weston Court

All existing infrastructure elements (street, utilities, sidewalk & trails, street lighting, etc.) within the project area were evaluated as part of this feasibility report.

It should be noted that the reconstruction of Stagecoach Road has been removed from this project to be constructed in 2023. To avoid excessive disruption due to the Maras Street and Hansen Street reconstruction in 2022, Stagecoach Road reconstruction is proposed to be delayed. The delay will also allow for proper coordination with MnDOT and the Union Pacific Railroad. Weston Lane was also further evaluated and determined that the condition and age of the road does not warrant a full depth reclamation. Weston Lane has been moved to the City's 2022 Mill and Overlay project.

The estimated project costs, funding sources and assessment amounts pertain to the official project improvement area as amended and listed above.

2. ROADWAYS

A. EXISTING CONDITIONS

The streets within the proposed project area were constructed in 2000, resulting in the existing street pavement being in service for 22 years by the start of this project. Maintenance and improvements to the streets in the different project areas have varied including crack sealing, seal coats and patching in some areas in recent years.

Gorman Street between 4th Avenue and Marschall Road (CR17) is an asphalt roadway that varies from 36-feet to 43-feet wide. This street has concrete curb and gutter, including storm sewer for surface water drainage. There is an 8-foot-wide bituminous trail that runs on the north and east side of the roadway and a 5-foot-wide concrete sidewalk that runs on the south and west side of the roadway. The curb and gutter is in good condition. The roadway in this area was last constructed in 2000 with a seal coat completed in 2018. Transverse cracking, fatigue cracking and raveling are occurring in the roadway causing excessive deterioration of the pavement.

Weston Court from 17th Avenue (CR16) heading north to the end of the cul-de-sac is an asphalt roadway that varies from 36-feet to 46-feet wide. This street has concrete curb and gutter, including storm sewer for surface water drainage. There is a 5-foot-wide concrete sidewalk on the east side of the roadway. The curb and gutter is in good condition. The roadway in this area was last constructed in 2000 with a crack seal completed in 2015. Transverse cracking and fatigue cracking are occurring in the roadway causing excessive deterioration of the pavement.

Greenwood Court between Weston Court and 17th Avenue (CR16) is a 36-foot-wide asphalt roadway. This street has concrete curb and gutter, including storm sewer for surface water drainage. The curb and gutter is in good condition. There are no pedestrian facilities along the road. The roadway in this area was last constructed in 2000 with a crack seal completed in 2015. Transverse cracking and fatigue cracking are occurring in the roadway causing excessive deterioration of the pavement.

A geotechnical investigation was performed for the project to obtain and analyze soil samples up to 14 feet below the street pavement. The geotechnical evaluation report contains information regarding the subsurface soil and groundwater conditions and includes appropriate design and construction recommendations. Soil borings indicate the following soils: Gorman Street has silty sandy soil. On Weston Court and Greenwood Court the soils are sand with gravel.

B. PROPOSED CONDITIONS

Based on condition of the existing bituminous asphalt surfaces throughout the project areas, complete replacement of the street section is warranted. The proposed full depth pavement reclamation will provide benefits, such as, reduced maintenance costs, improved pavement section to match today's standard and performance, and improved aesthetics. Proposed street improvements are as follows:

Proposed street improvements for Gorman Street include full depth reclamation of the bituminous asphalt surface and constructing a 5-inch asphalt bituminous surface and 10-inch reclaimed aggregate base (see appendix B, Figure B). Minor subgrade corrections will only be made in areas where poor subgrade material is encountered. Portions of the existing curb and gutter will be replaced where significant cracks, settlements or ponding of water occur. The roadway width will remain the same. Also proposed is the full depth reclamation of the existing trail, spot repairs of cracked or settled sidewalk panels, and upgrading concrete driveway aprons in the project area. Pedestrian curb ramps will be replaced to meet current ADA standards.

Proposed street improvements for Weston Court include full depth reclamation of the bituminous asphalt surface and constructing a 5-inch asphalt bituminous

surface and 10-inch reclaimed aggregate base (see appendix B, Figure B). Minor subgrade corrections will only be made in areas where poor subgrade material is encountered. Portions of the existing curb and gutter will be replaced where significant cracks, settlements or ponding of water occur. The roadway width will remain the same. Also proposed are spot repairs of cracked or settled sidewalk panels and extending the existing sidewalk north to connect to the sidewalk located in the parking lot of the Marschall Road Transit Station. Pedestrian curb ramps will be replaced to meet current ADA standards.

Proposed street improvements for Greenwood Court include full depth reclamation of the bituminous asphalt surface and constructing a 5-inch asphalt bituminous surface and 10-inch reclaimed aggregate base (see appendix B, Figure B). Minor subgrade corrections will only be made in areas where poor subgrade material is encountered. Portions of the existing curb and gutter will be replaced where significant cracks, settlements or ponding of water occur. Also proposed is the construction of a new 5-foot-wide concrete sidewalk on the north and east side of the road. The roadway width will remain the same.

Other improvements include the reconstruction of the ends of driveways, replacement of landscaping elements and repairing irrigation systems that are impacted. Disturbed boulevard areas will be restored with a compost-topsoil blend and sod.

The total estimated project cost for the proposed street improvements, excluding street lighting, is \$1,009,100.

3. STREET LIGHTING SYSTEM

A. EXISTING CONDITIONS

The street reconstruction program has historically included the replacement of streetlights located inside or immediately adjacent to the project area. All streetlights throughout the project areas have been evaluated for existing condition and potential replacement.

Gorman Street, between 4th Avenue and Marschall Road (CR17) has six (6) free standing light poles (see Appendix A, Figure A). All the existing lights are LED lights on a cobra-head type fixture with wood poles.

Weston Court from 17th Avenue (CR16) heading north to the end of the cul-de-sac has four (4) free standing light poles (see Appendix A, Figure A). All existing lights are LED lights on a cobra-head type fixture on aluminum poles.

Greenwood Court from Weston Court to 17th Avenue (CR16) has one (1) free standing light pole (see Appendix A, Figure A). The existing light is an LED light with a lantern style fixture on a fiberglass pole.

B. PROPOSED STREET LIGHTING IMPROVEMENTS

Proposed street lighting improvements for Gorman Street include replacing the existing wood light poles with aluminum poles (see Appendix B, Figure B). The new streetlights would have LED lights on cobra-head type fixtures.

There are no proposed lighting improvements for Weston Court.

Proposed street lighting improvements for Greenwood Court consist of installing a new free standing aluminum light pole at the northwest corner of Greenwood Court and 17th Avenue (CR16) (see Appendix B, Figure B). The new streetlight would have an LED light on a cobra-head type fixture.

The total estimated project cost for the proposed street lighting improvements is \$24,500.

4. STORM DRAINAGE AND TREATMENT SYSTEM

A. EXISTING CONDITIONS

The existing storm drainage system on Gorman Street consists of concrete curb and gutter, storm sewer catch basins and reinforced concrete pipe. The surface water on Gorman Street is collected in the storm sewer network along 4th Avenue, that ultimately flows to the Minnesota River (see Appendix A, Figure A). The system was constructed in 2000.

The existing storm drainage system on Weston Court consists of concrete curb and gutter, storm sewer catch basins and reinforced concrete pipe. The surface water on Weston Court is collected in the storm network along the street and drains to ponds along Trunk Highway 169 (see Appendix A, Figure A). The system was constructed in 2000.

The existing storm drainage system on Greenwood Court consists of concrete curb and gutter, storm sewer catch basins and reinforced concrete pipe. The surface water on Greenwood Court is collected in the storm network along the street and drains to ponds along Trunk Highway 169 (see Appendix A, Figure A). The system was constructed in 2000.

Storm sewer televising reports were reviewed on Gorman Street, Weston Court and Greenwood Court. The reports did not show any issues with the storm sewer

on Gorman Street. Televising did identify two broken pipe segments on Greenwood Court.

B. PROPOSED DRAINAGE IMPROVEMENTS

There are no proposed storm sewer improvements on Gorman Street. Storm sewer manhole castings will be adjusted as needed.

There are no proposed storm sewer improvements on Weston Court.

The two broken pipe segments on Greenwood Court are proposed to be replaced. There are no further improvements proposed beyond this replacement.

The total estimated project cost for the proposed storm sewer improvements is \$23,200.

5. SANITARY SEWER SYSTEM

A. EXISTING CONDITIONS

The existing sanitary sewer main on Gorman Street between 4th Avenue and Marschall Road (CR17) consists of 8-inch polyvinyl chloride pipe (PVC) sewer main (see Appendix A, Figure A). There is approximately 30 feet of sanitary sewer main near the southernmost driveway of 400 Gorman Street that is 8-inch ductile iron pipe (DIP). The sanitary sewer was constructed in 2000.

The existing sanitary sewer main on Weston Court between 17th Avenue (CR 16) and the cul-de-sac consists of 8-inch polyvinyl chloride pipe (PVC) sewer main (see Appendix A, Figure A). The sanitary sewer was constructed in 2000.

The existing sanitary sewer main on Greenwood Court between 17th Avenue (CR 16) and Weston Court consists of 8-inch polyvinyl chloride pipe (PVC) sewer main (see Appendix A, Figure A). The sanitary sewer was constructed in 2000.

Sanitary sewer televising reports were reviewed on Gorman Street, Weston Court and Greenwood Court. The reports did not show any issues with the sanitary sewer on any of the streets.

B. PROPOSED SANITARY SEWER IMPROVEMENTS

No sanitary sewer improvements are proposed as part of this project. Sanitary sewer manhole castings will be adjusted as part of the project which will require funding.

The total estimated project cost for the proposed sanitary sewer improvements is \$11,600.

6. WATER SYSTEM

A. EXISTING CONDITIONS

The existing water main system on Gorman Street between 4th Avenue and Marschall Road (CR 17) consists of 12-inch diameter ductile iron pipe (see Appendix A, Figure A). Only one property on Gorman Street is serviced off the Gorman Street water main. The other properties are serviced off water main on 4th Avenue and Marschall Road. The water main in this area was constructed in 2000.

The existing water main system on Weston Court between 17th Avenue (CR 16) and the cul-de-sac consists of 8-inch diameter ductile iron pipe (see Appendix A, Figure A). Three properties on Weston Court are serviced from the water main. The water main in this area was constructed in 2000.

The existing water main system on Greenwood Court between 17th Avenue (CR 16) and Weston Court consists of 8-inch diameter ductile iron pipe (see Appendix A, Figure A). Two properties on Greenwood Court are serviced from the Greenwood Court water main. The water main in this area was constructed in 2000.

B. PROPOSED WATER MAIN IMPROVEMENTS

The water department at Shakopee Public Utilities (SPU) reviewed the condition of the water main system in both project areas and has made the following recommendations:

The water main system on Gorman Street is in good condition and no improvements are proposed.

The water main system on Weston Court is in good condition and no improvements are proposed.

The water main system on Greenwood Court is in good condition and no improvements are proposed.

The total estimated project cost for the proposed water main improvements is \$5,900. This cost includes adjusting water valves to the proposed street surface.

7. RIGHT-OF-WAY AND EASEMENTS

All public infrastructure owned, maintained and operated by the City on Gorman Street and Greenwood Court is located within land controlled by the City in fee, right-of-way or easements. Additional easement will be required to extend

sidewalk north on Weston Court. City staff will work with Scott County and the Minnesota Valley Transit Authority to obtain the required easements. They have indicated that they support the sidewalk connection. However, if the city is not able to obtain the needed easements, the sidewalk will be extended in city right-of-way and terminated at the northern driveway entrance to the Marschall Road Transit Station within city right-of-way. Figure 2 in Appendix C depicts the easement needs.

8. SPECIAL ASSESSMENTS – STREET IMPROVEMENTS

The City's Special Assessment Policy outlines when a project becomes assessable. Per the City's Special Assessment Policy, street reconstructions and full depth pavement reclamations are assessable to the benefiting properties. Mill and overlay, seal coat, crack sealing and other similar type maintenance projects are not assessable under the current policy.

In accordance with the City's Special Assessment Policy, 30% of the project costs for only the street improvements and street lighting are proposed to be assessed to the benefiting properties, and 70% of the project cost for the proposed street improvements and street lighting are proposed to be funded by the Capital Improvement Fund. All other utilities are proposed to be funded out of their respective utility fund and are not assessed.

In accordance with the special assessment guidance, assessments have been computed as follows. All lots in the project area are proposed to be assessed on an area basis. Corner lot adjustments are proposed for the two properties at the corner of Gorman Street and 4th Avenue (400 Gorman Street and 1100 4th Avenue). A corner lot is defined as a lot of record with two sides adjacent to existing City streets. The properties adjacent to Marschall Road (CR17) and 17th Avenue (CR16) do not meet this definition in the assessment policy, as those roads are county roads.

Per the City's Special Assessment Policy, new sidewalk construction is 100% assessable. New sidewalk is proposed on the north and east side of Greenwood Court. New sidewalk will also be extended north on Weston Court to connect to the sidewalk located in the parking lot of the Marschall Road Transit Station.

An assessment rate (cost per acre) is calculated by dividing 30% (per assessment policy) of the total cost of assessable street improvements by the total area of the assessable lots benefitting from the improvement (see Figure C, Assessment Map). Below provides a summary of the assessment computations base rate.

Gorman Street Assessments

Total Assessable Street Improvements = \$68,950

Total Area = 12.41 acres

Cost per Acre = \$5,554.78 / acre

Greenwood Court & Weston Court Assessments

Total Assessable Street Improvements = \$175,040

Total Assessable Sidewalk Improvements = \$63,500

Total Area = 24.87 acres

Cost per Acre = \$7,038.20 / acre

Note: There are two city owned lots on Gorman Street (400 Gorman Street and 485 Gorman Street) that will not be assessed. These two lots are proposed to be paid entirely by the Capital Improvement Fund and will not be included in the total assessable street cost.

A preliminary assessment roll is included in Appendix C, showing the preliminary assessment amounts. Actual assessments will be calculated and based on the final project costs and apportionments, or based on the maximum benefit appraisal value, as determined by City Council at the final assessment public hearing.

9. ESTIMATED COSTS & FUNDING

The total estimated cost of the proposed project is \$1,074,300. The preliminary estimate includes the cost for project administration, legal, engineering and construction contingency. The following costs and estimated funding were prepared using 2021 construction costs and are subject to change, depending on the final design of the project, bids received, and actual work performed.

The CIP budget has been adjusted to reflect the changes in the project scope. Approximately \$60,000 allocated for the full depth reclamation of Weston Lane will be transferred to the 2022 Mill and Overlay project. Table 1 below compares the original CIP budget with projected costs for the amended project scope for work to be complete in 2022 (Gorman Street, Weston Court and Greenwood Court) and 2023 (Stagecoach Road). The project funding and costs are estimated to be in line with the Capital Improvement Plan budget.

Table 1. Cost & Funding Comparison of Original CIP and Amended Project Scope

	Original CIP Budget	Feasibility Estimate	Feasibility Estimate
		Gorman St, Weston Ct, Greenwood Ct	Stagecoach Rd
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Eng/Admin/Legal	\$180,000	\$83,200	\$96,800
Total Estimated Project Cost	\$2,750,000	\$1,074,300	\$1,675,700
FUNDING			
Special Assessments	\$855,000	\$243,975 ~~-\$215,900~~	\$639,100
Capital Improvement Fund	\$1,840,000	\$789,625 ~~-\$817,700~~	\$1,022,300
Storm Sewer Fund	\$35,000	\$23,200	\$11,800
Sanitary Sewer Fund	\$10,000	\$11,600	\$5,000
Shakopee Public Utilities	\$10,000	\$5,900	\$4,100
Total Funding	\$2,750,000	\$1,074,300	\$1,675,700

10. PROJECT SCHEDULE

Table 2 below outlines the preliminary project schedule.

Table 2. Project Schedule

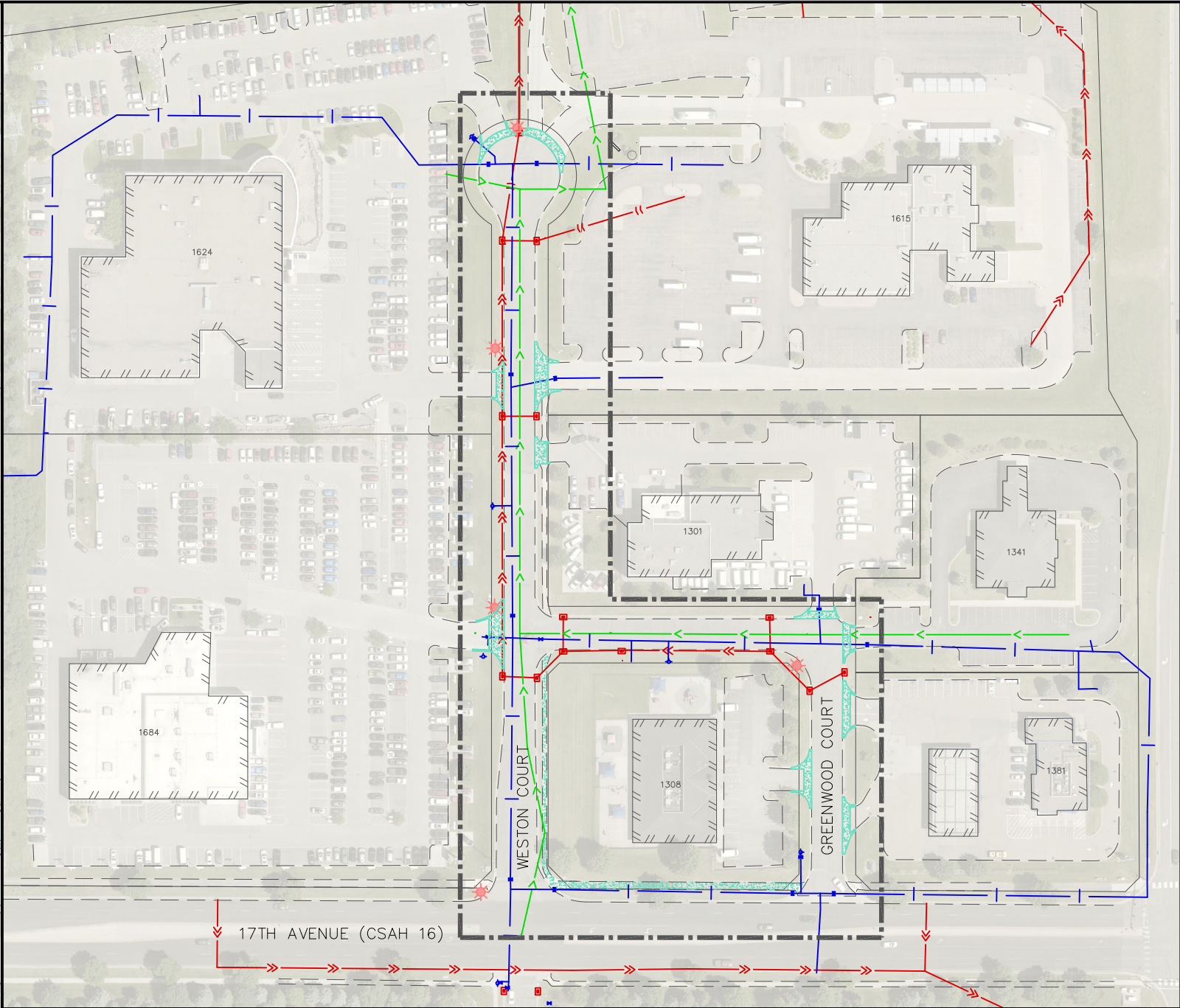
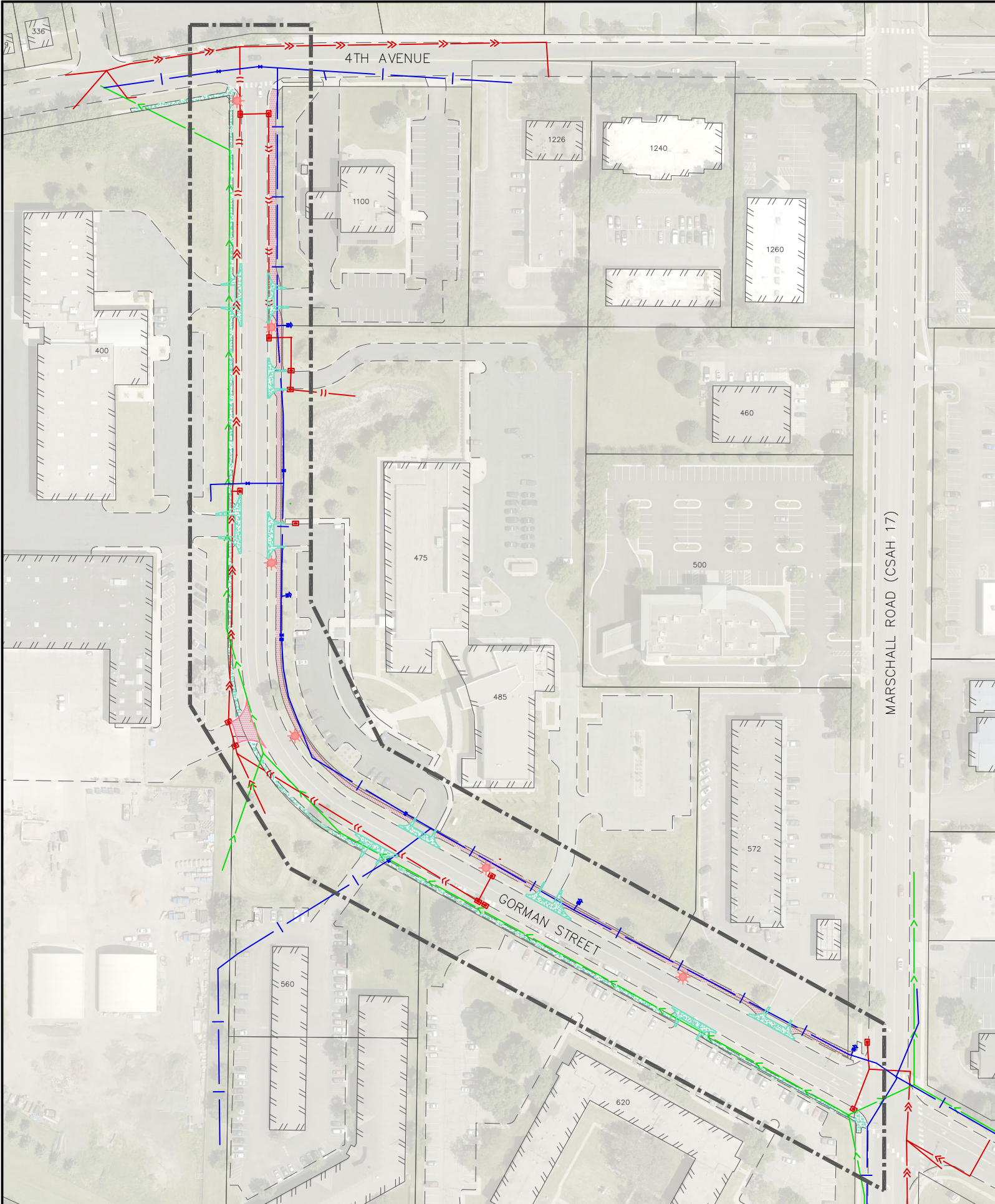
Action	Target Date
Resident Information Meeting	December 16, 2021
City Council Receives Feasibility Report, Calls for Public Hearing	January 4, 2022
City Council Holds Public Hearing, Authorizes the Project and Orders Preparation of Plans and Specifications	January 18, 2022
City Council Approves Plans and Specs, Authorizes Advertisement for Bids	February 1, 2022
City Receives and Opens Project Bids	March 1, 2022
City Council Considers Award of Contract	March 15, 2022
Start Project Construction	May 2022
Construction Substantially Complete	September 2022
City Council Declares Cost to be Assessed, Calls for Public Hearing	October 2022
Hold Assessment Public Hearing	November 2022

11. CONCLUSION

The overall condition of the City's street and utility infrastructure system is critical to the operation, safety, welfare and economic health of the entire community. Because of the infrastructure needs described and the proposed solutions and estimated costs provided in this report, the proposed project is considered to be necessary, cost effective and feasible.

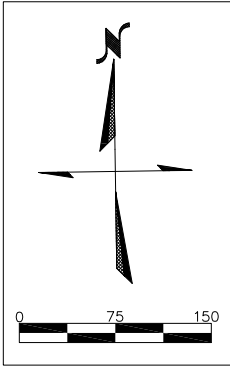
APPENDIX A

Existing Conditions Figure



LEGEND

	EXISTING SANITARY SEWER		EXISTING STREETLIGHT
	EXISTING STORM SEWER		PROJECT BOUNDARY
	EXISTING WATER MAIN		
	EXISTING CURB AND GUTTER		
	CONCRETE DRIVEWAYS AND SIDEWALKS		
	BITUMINOUS DRIVEWAYS AND TRAILS		

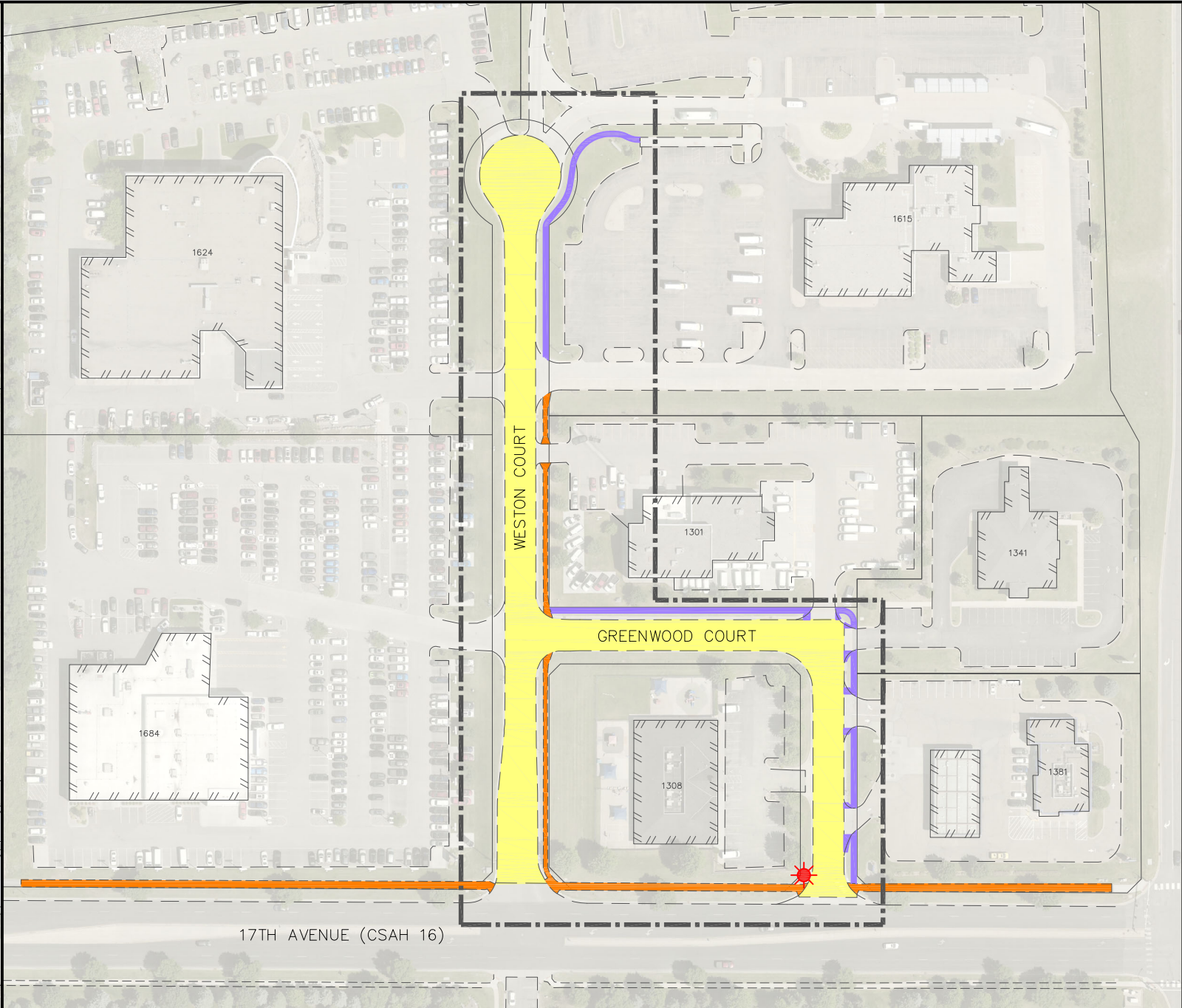
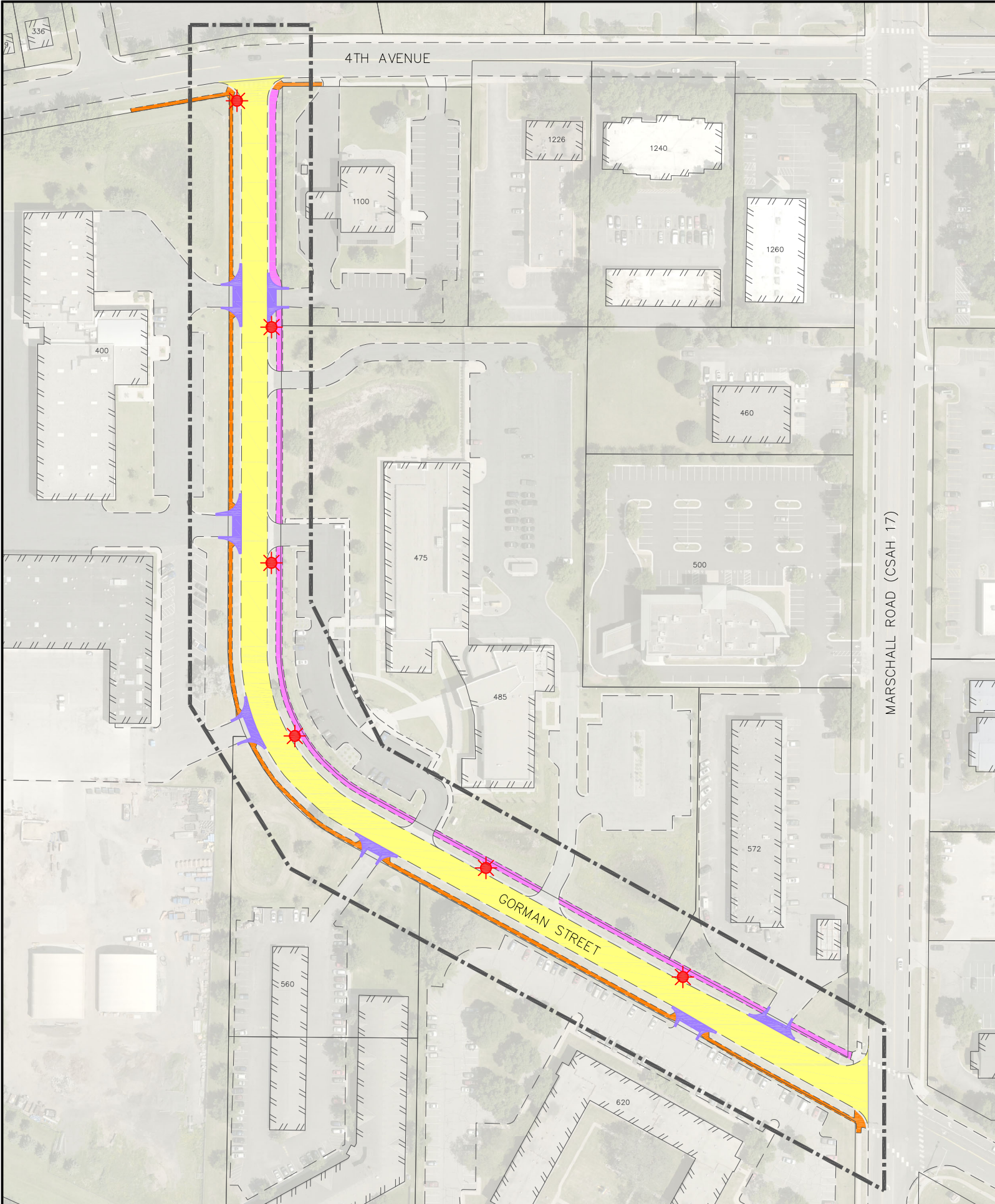


2022 FULL-DEPTH PAVEMENT RECONSTRUCTION
EXISTING CONDITIONS
SHAKOPEE

DATE:	DEC 2021	FIGURE:
DRAWN BY:	AB	A
SHAKOPEE ENGINEERING DEPARTMENT		

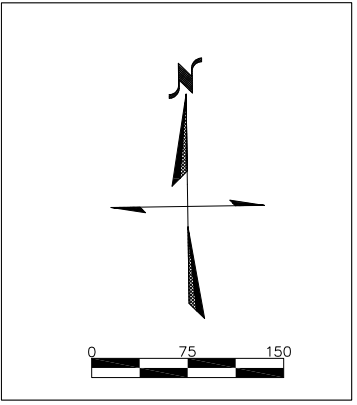
APPENDIX B

Proposed Conditions Figure



LEGEND

	EXISTING SIDEWALKS & TRAILS
	EXISTING CURB AND GUTTER
	PROPOSED CONCRETE DRIVEWAYS & SIDEWALK
	PROPOSED STREET FULL DEPTH RECLAMATION
	PROPOSED TRAIL FULL DEPTH RECLAMATION
	PROPOSED STREETLIGHT
	PROJECT BOUNDARY



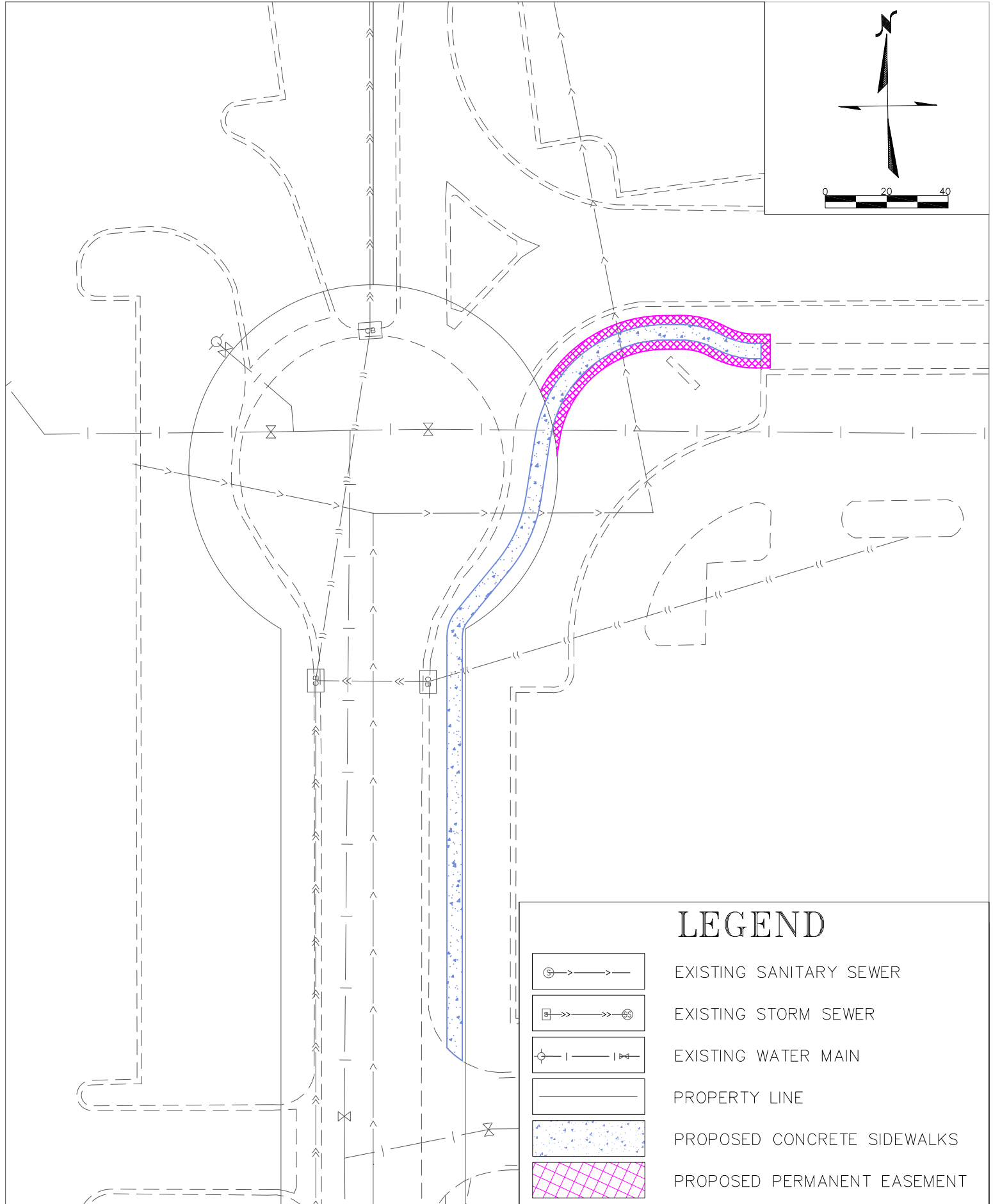
2022 FULL-DEPTH PAVEMENT RECONSTRUCTION
PROPOSED CONDITIONS
SHAKOPEE

DATE:	DEC 2021
DRAWN BY:	AB
SHAKOPEE ENGINEERING DEPARTMENT	

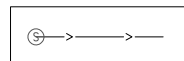
FIGURE:
B

APPENDIX C

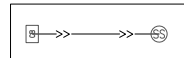
EASEMENT REQUIREMENTS



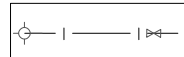
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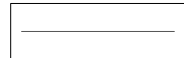
EXISTING SANITARY SEWER



EXISTING STORM SEWER



EXISTING WATER MAIN



PROPERTY LINE



PROPOSED CONCRETE SIDEWALKS



PROPOSED PERMANENT EASEMENT



**2022 FULL DEPTH PAVEMENT
RECONSTRUCTION
PROPOSED WESTON COURT SIDEWALK EXTENSION**

DATE: DEC 2021

DRAWN BY: AB

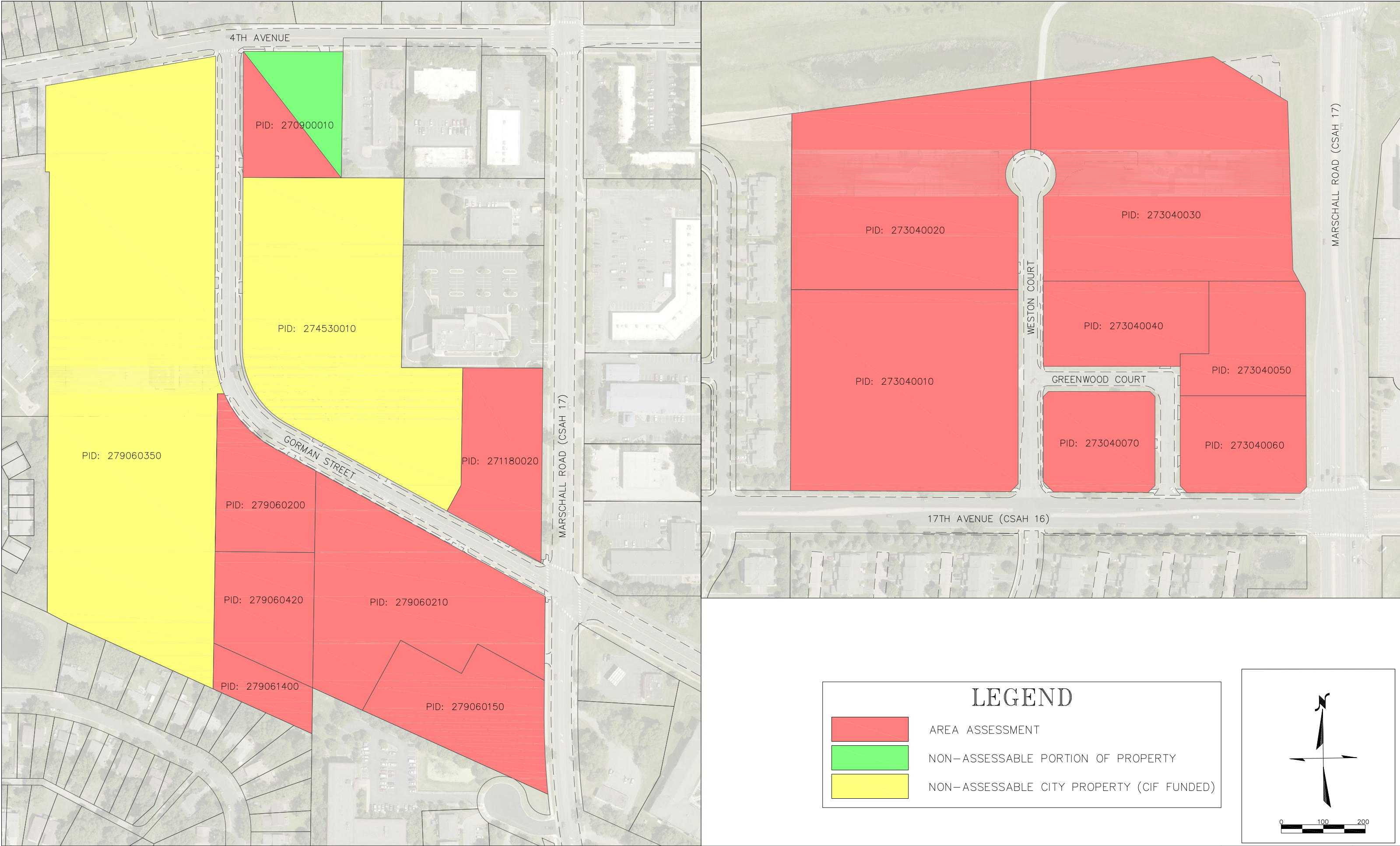
SHAKOPEE ENGINEERING DEPARTMENT

FIGURE:

2

APPENDIX D

Preliminary Assessment Roll

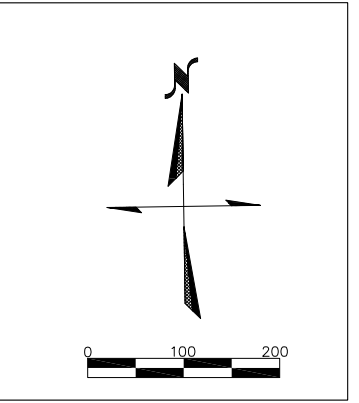


AREA ASSESSMENT

NON-ASSESSABLE PORTION OF PROPERTY

NON-ASSESSABLE CITY PROPERTY (CIF FUNDED)

LEGEND



PRELIMINARY-ASSESSMENT ROLL					
2022 Full-Depth Pavement Reconstruction - CIF-22-001					
PID	PROPERTY OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	PER AREA BASIS	STREET ASSESSMENT
273040010	GULBRANDSON REAL ESTATE LLLP PO 240419 APPLE VALLEY, MN 55124	1684 WESTON CT Shakopee, MN 55379	SubdivisionName SHAK VALLEY MARKETPLACE WEST Lot 001 Block	5.95	\$ 41,877.28
273040020	GULBRANDSON REAL ESTATE LLLP PO 240419 APPLE VALLEY, MN 55124	1624 WESTON CT Shakopee, MN 55379	SubdivisionName SHAK VALLEY MARKETPLACE WEST Lot 002 Block	5.7	\$ 40,117.73
273040030	STATE OF MINNESOTA DEPARTMENT OF 395 JOHN IRELAND BLVD SAINT PAUL, MN 55155	1615 WESTON CT Shakopee, MN 55379	SubdivisionName SHAK VALLEY MARKETPLACE WEST Lot 003 Block	6.8	\$ 47,859.75
273040040	GULBRANDSON REAL ESTATE LLLP PO 240419 APPLE VALLEY, MN 55124	1301 GREENWOOD CT Shakopee, MN 55379	SubdivisionName SHAK VALLEY MARKETPLACE WEST Lot 004 Block	1.79	\$ 12,598.38
273040050	1341 GREENWOOD COURT CARWASH RE LLC PO 241468 OMAHA, NE 68124	1341 GREENWOOD CT Shakopee, MN 55379	SubdivisionName SHAK VALLEY MARKETPLACE WEST Lot 005 Block	1.59	\$ 11,190.74
273040060	HOLIDAY STATIONSTORES INC & ATTN: TAX 4567 AMERICAN BLVD W BLOOMINGTON, MN 55437	1381 GREENWOOD CT Shakopee, MN 55379	SubdivisionName SHAK VALLEY MARKETPLACE WEST Lot 006 Block	1.59	\$ 11,190.74
273040070	KCP RE LLC 6310 SAN VICENTE BLVD STE 250 LOS ANGELES, CA 90048	1308 GREENWOOD CT Shakopee, MN 55379	SubdivisionName SHAK VALLEY MARKETPLACE WEST Lot 001 Block	1.45	\$ 10,205.39
279061400	ARBOR LANDING LLC 6200 SHINGLE CREEK PKWY STE 300 BROOKLYN CENTER, MN 55430		Section 06 Township 115 Range 022 ALL OF VACATED RR IN	0.59	\$ 3,277.32
279060210	LINDAHL PROPERTIES LP PO 32 WAYZATA, MN 55391	620 GORMAN ST Shakopee, MN 55379	Section 06 Township 115 Range 022 P/O W1/2 SE1/4 COM INT	4.12	\$ 22,885.68
271180020	SAGA PARTNERS LLC 4925 N CONQUISTADOR LAS VEGAS, NV 89149	572 MARSCHALL RD Shakopee, MN 55379	SubdivisionName CENTURY PLAZA SQUARE 2ND ADDN Lot 002 Block	1.84	\$ 10,220.79
270900010	AMERICAN NATIONAL BANK 8990 W DODGE RD OMAHA, NE 68114	1100 4TH AVE E Shakopee, MN 55379	SubdivisionName CENTURY PLAZA SQUARE 1ST ADDN Lot 001 Block	0.81	\$ 4,499.37
279060420	ARBOR LANDING LLC 6200 SHINGLE CREEK PKWY STE 300 BROOKLYN CENTER, MN 55430	2255 PROMISE AVE Shakopee, MN 55379	Section 06 Township 115 Range 022 P/O E1/2 SW1/4 BEG SE	1.47	\$ 8,165.52
279060200	ARBOR LANDING LLC 6200 SHINGLE CREEK PKWY STE 300 BROOKLYN CENTER, MN 55430	560 GORMAN ST Shakopee, MN 55379	Section 06 Township 115 Range 022 236.8' X 376' X 16' TO	1.47	\$ 8,165.52
279060150	LINDAHL PROPERTIES LP PO 32 WAYZATA, MN 55391	640 GORMAN ST Shakopee, MN 55379	Section 06 Township 115 Range 022 P/O W1/2 SE1/4 COM INT	2.11	\$ 11,720.58

APPENDIX E

PUBLIC ENGAGEMENT

TO: Mayor and City Council
William H. Reynolds, City Administrator

FROM: Steve Lillehaug, City Engineer/Public Works Director
Ryan Halverson, Assistant City Engineer

SUBJECT: 2022 Full Depth Pavement Reconstruction Public Engagement

DATE: December 23, 2021

This memo provides information regarding public outreach conducted for the 2022 Full Depth Pavement Reconstruction project including details from the December 16, 2021, neighborhood open house and survey information and results as follows:

Open House

An in-person and virtual open house meeting was held on December 16, 2021, for the 2022 Full Depth Pavement Reconstruction Project. Two property owners attended the meeting: one in person and the other virtually. A PowerPoint presentation was given discussing the existing and proposed improvements, project costs and funding sources, discussion on special assessments and the proposed project schedule. After the presentation, residents were given the opportunity to ask questions and discuss specifics about their property and neighborhood. There was discussion about the construction process, access during construction, phasing of the project and concerns about specific design considerations.

Both attendees were generally supportive of the proposed project improvements and layout. The in-person attendee had concerns with access to their property during construction and assessment costs. He also did not support the construction of new sidewalk. However, if the new sidewalk is included with the project, he indicated that he would like to have a new mid-block pedestrian crosswalk installed with the construction of the sidewalk.

The virtual open house meeting is available to watch on the City of Shakopee YouTube channel and on the City Website, on the project page.

Property Survey

Property owners were mailed a brief survey requesting input and information about the streets, drainage and utilities in their neighborhoods. Attached to this memo is the survey mailed to property owners and a compilation of all responses that were received at the time of this memo.

Staff Response

All information provided by residents at the open house and by survey responses related to existing deficiencies or requested design improvements will be evaluated by staff. They will be given proper consideration, and where feasible, incorporated into final design of the project improvements



QUESTIONNAIRE

2022 FULL DEPTH PAVEMENT RECONSTRUCTION PROJECT GORMAN STREET, WESTON COURT & GREENWOOD COURT

This questionnaire will help the City of Shakopee Engineering staff to better understand the infrastructure needs and issues in your neighborhood. This survey can be returned in person or by mail to: City of Shakopee-Engineering Division, 485 Gorman Street, Shakopee, MN 55379; by fax at 952-233-3801; or by email at: engineering@shakopeemn.gov. Please return this survey by December 16, 2021. You may also contact us at 952-233-9366 to discuss these issues.

Please be advised we will contact you soon via mail regarding a meeting which will be held this winter. At that meeting we will gather additional information and solicit your input. Thank you for your cooperation in providing this important survey!

1. Contact Information:

Name: _____

Address: _____

Email Address: _____

Phone Number: _____

2. Have you experienced any problems with sanitary sewer service, such as line plugging or having the service cleaned out to the street? If yes, how often?

3. Typically, improvements or repairs to the storm drainage system are needed. Do you have a problem with drainage or flooding in the street, your yard, parking lot or basement?

(see back)

4. Do you experience problems relating to the water distribution system such as water pressure, taste, odor or color?

5. Do you have a lawn irrigation (or sprinkler) system located within your property? If yes, please provide a sketch or record plan of the system if possible.

Please circle one: Yes / No

6. Do you have draitile on your property?

- Please circle one: A. Yes, it drains to the front yard
B. Yes, it drains to the back yard
C. No, I do not have draitile on my property.
D. Unknown

7. Per city design criteria, sidewalk is required to be installed on one side of all local streets. Currently, there is no sidewalk on Greenwood Court and a portion of Weston Ct. A 5-foot wide sidewalk on the north and east side of Greenwood Court and along the east side of Weston Court north of Greenwood Court is proposed to be added. The cost of constructing new sidewalk is 100% assessable to benefiting property owners. Do you support the construction of the new sidewalk?

- Please circle one: A. Yes, I support constructing new sidewalk
B. No, I do not support constructing new sidewalk

Comments:

8. What other concerns, comments and/or issues do you have pertaining to the streets, sidewalks, utilities, etc., in your neighborhood?

Should you have questions or need more information, please contact Adam Bentson in the Engineering division at 612-749-4574.

Please return by December 16, 2021
Engineering Division
City of Shakopee
485 Gorman Street
Shakopee, MN 55379
FAX: 952-233-3801
Email: engineering@shakopecmn.gov

COMMUNITY PRIDE SINCE 1857

City of Shakopee | 485 Gorman St., Shakopee MN 55379 | Phone: 952-233-9300 | Fax: 952-233-3801 | www.ShakopeeMN.gov

2022 Full Depth Pavement Reconstruction Survey Summary Results

Sanitary (2)	Storm (3)	Water (4)	Sprinkler System (5)	Drain tile (6)	Sidewalk (7)	Comments/Concerns/Issues re: streets, sidewalks, utilities, etc. (8)
<i>Weston Court</i>						
No	No	No	Yes	Unknown	No	Access to business during construction and transport truck access.