

2019 Street & Utility Reconstruction Project

Special Assessment Public Hearing
November 6, 2019



SHAKOPEE | MN

COMMUNITY PRIDE SINCE 1857

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

2019 Street and Utility Reconstruction

Project Location



Local public improvements to the city's infrastructure based on Minnesota State Statute 429

- Scott Street
(4th Ave to 6th Ave)
- 7th Avenue
(Somerville St to Spencer St)
- Minnesota Street
(4th Ave to end of Cul de sac)



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2019 Street and Utility Reconstruction

Project Timeline

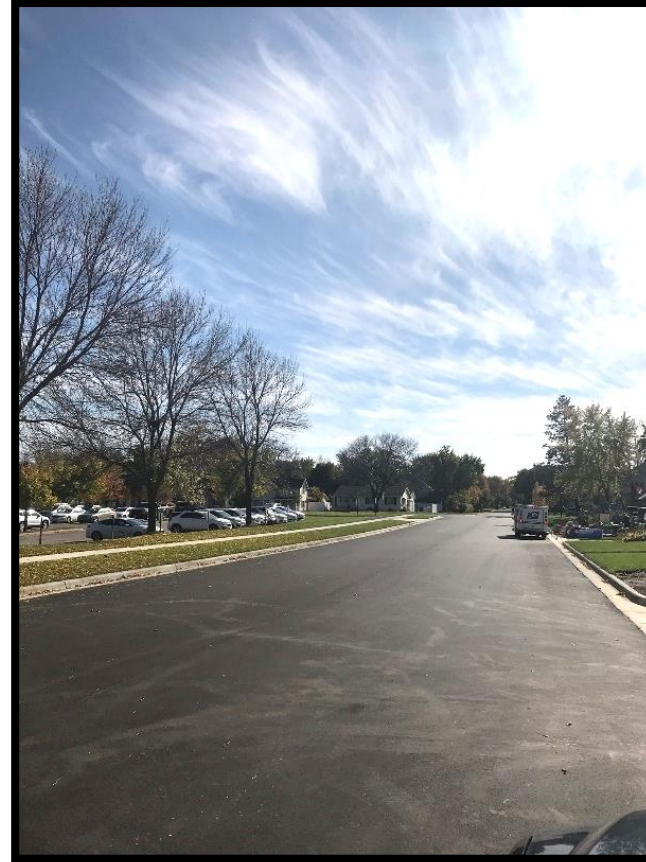
- Received Feasibility Report (January 15, 2019 – Resolution R2019-011)
- Public Hearing & Order Project (February 19, 2019 – Resolution R2019-017)
- Award Contract to Ryan Contracting Co. (April 16, 2019 - Resolution R2019-047)
- Street and utility construction is completed (October 15, 2019)
- Public Hearing & Adopt Assessments (Nov. 6, 2019 – Resolution R2019-112)

2019 Street and Utility Reconstruction

Project Photos



Scott Street
Before Construction



Scott Street
After Reconstruction



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2019 Street and Utility Reconstruction

Project Costs

	Actual (Final Costs)	Estimated (Contract Award)
Construction	\$ 1,080,967.50	\$ 1,061,440
Contingency Const. Contract	\$ 14,895.73	\$ 66,915
Contingency Street Lighting	\$ 14,254.95	\$ 18,000
Eng/Admin/Legal	\$ 135,437.10	\$ 137,563
Total Costs	\$ 1,245,555.28	\$ 1,283,918

Funding Sources

	Actual (Final Costs)	Estimated (Contract Award)
Assessments	\$ 123,209.34	\$ 132,254
Sanitary Sewer Fund	\$ 70,292.09	\$ 74,435
Storm Sewer Fund	\$ 209,987.49	\$ 205,367
Shakopee Public Utilities	\$ 179,092.73	\$ 158,582
CIF	\$ 662,973.63	\$ 713,280
Total Funding	\$ 1,245,555.28	\$ 1,283,918



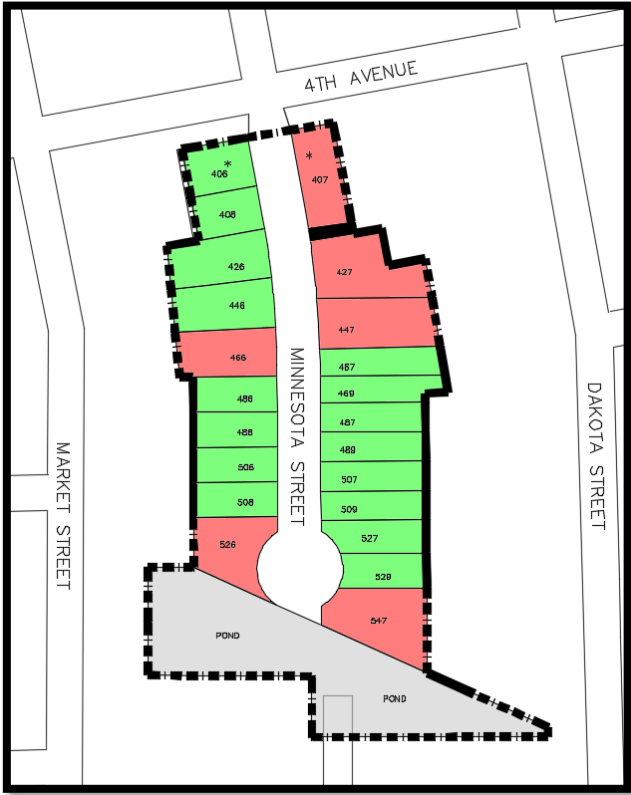
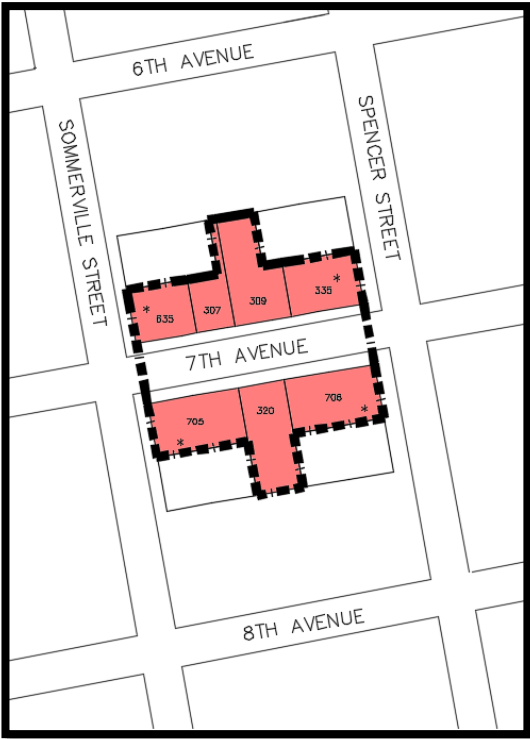
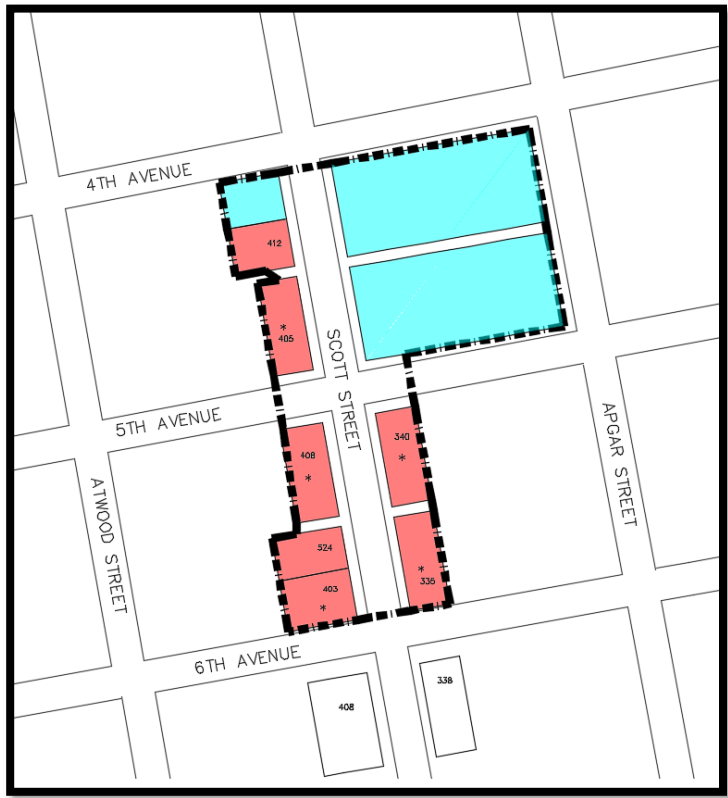
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2019 Street and Utility Reconstruction

Special Assessments



LEGEND

SINGLE FAMILY RESIDENTIAL
(FRONT FOOTAGE BASIS)

MULTI FAMILY RESIDENTIAL
(FRONT FOOTAGE BASIS)

INSTITUTIONAL
(ACTUAL FRONT FOOTAGE)

NON-ASSESSABLE PROPERTY

* CORNER LOT

PROJECT BOUNDARY

2019 Street and Utility Reconstruction

Special Assessments

30% of the assessable street improvements and street lighting will be used to determine assessment rate

Single Family Residential Lots will be assessed based on a typical 60 foot front footage

front footage of lot (60' basis) x cost per foot of assessable street = assessment rate
corner lot adjustments made (half assessment per side of corner lot)

Multi-Family Residential Lots will be assessed at a rate of one-half of a single family lot per multi-family unit

corner lot adjustments made (half assessment per side of corner lot)

Institutional uses will be assessed on a front footage basis

front footage of lot x cost per foot of assessable street = assessment rate



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Special Assessments

Proposed Assessment Rate	Actual	Feasibility
Typical single family residential lot	\$4,299.00 / Lot	\$4,287.00 / Lot
Typical multi family residential lot	\$2,149.50 / Lot	\$2,143.50 / Lot
Typical institutional lot	\$71.65/Foot	\$71.45/Foot

The proposed payback period is 10 years.
The proposed interest rate is 5.50%

2019 Street and Utility Reconstruction

Special Assessments

Typical Residential Lot

Initial Principal = \$4,299.00

The proposed payback period is 10 years.

The proposed interest rate is 5.50%

Year	Annual Payment	Principle	Interest	Balance
1	\$705.75	\$429.90	\$275.85	\$3,869.10
2	\$642.70	\$429.90	\$212.80	\$3,439.20
3	\$619.06	\$429.90	\$189.16	\$3,009.30
4	\$595.41	\$429.90	\$165.51	\$2,579.40
5	\$571.77	\$429.90	\$141.87	\$2,149.50
6	\$548.12	\$429.90	\$118.22	\$1,719.60
7	\$524.48	\$429.90	\$94.58	\$1,289.70
8	\$500.83	\$429.90	\$70.93	\$859.80
9	\$477.19	\$429.90	\$47.29	\$429.90
10	\$453.54	\$429.90	\$23.64	\$0.00
Totals:	\$5,638.86	\$4,299.00	\$1,339.86	



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Payment Options

- Pay in full or partial amount with No Interest by December 06, 2019 to Finance Department at Shakopee City Hall. A notice will be mailed to residents.
- Assessment certified to County property taxes and paid over a 10 year period, subject to interest rate of 5.5% annum from the date the assessments are adopted.
- Pay off remaining special assessment any time during 10 year repayment period to City of Shakopee Finance Department.

2019 Street and Utility Reconstruction Recommendation

Adopt Resolution R2019-112, a resolution
adopting assessments for the
2019 Street & Utility Reconstruction Project CIF-19-003.

Note: Property owners wishing to preserve their right to appeal their assessment must file a written objection to the assessment prior to the close of the public hearing.



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