

2020 Full-Depth Pavement Reconstruction Project

Special Assessment Public Hearing
November 4, 2020



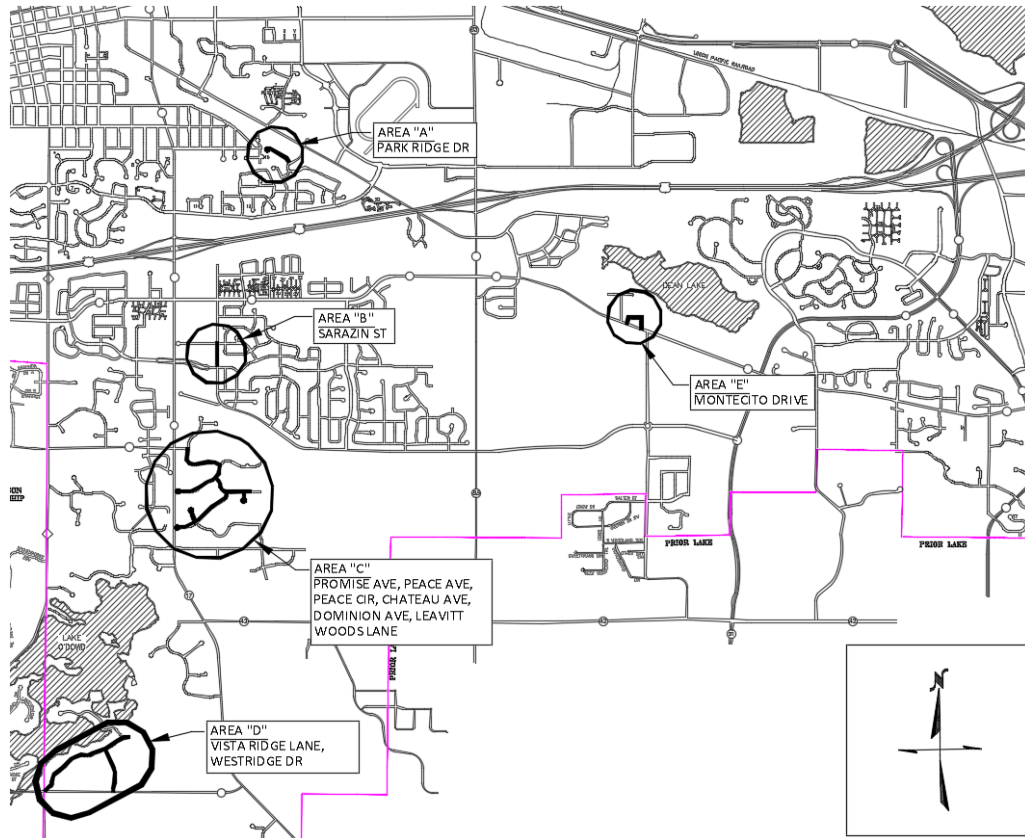
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City of Shakopee | 485 Gorman St., Shakopee MN 55379 | 952-233-9300 | www.ShakopeeMN.gov

2020 Full-Depth Pavement Reconstruction

Project Location



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

- Park Ridge Drive
- Sarazin Street
- Promise Avenue, Peace Avenue, Peace Circle, Chateau Avenue, Dominion Avenue, Leavitt Woods Lane
- Vista Ridge Lane, Westridge Drive
- Montecito Drive



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Project Timeline

- Received Feasibility Report (January 21, 2020 – Resolution R2020-003)
- Public Hearing & Order Project (February 4, 2020 – Resolution R2020-009)
- Award Contract to Wm. Mueller & Sons, INC. (April 7, 2020 - Resolution R2020-040)
- Street and utility construction is completed (October 2, 2020)
- Public Hearing & Adopt Assessments (Nov. 4, 2020 – Resolution R2020-128)

2020 Full-Depth Pavement Reconstruction

Project Photos



Park Ridge Drive
Before Construction



Park Ridge Drive
After Reconstruction



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Project Photos



Dominion Hills
Before Construction



Dominion Hills
After Reconstruction



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2020 Full-Depth Pavement Reconstruction

Project Photos



Vista Ridge Drive
Before Construction



Vista Ridge Drive
After Reconstruction



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2020 Full-Depth Pavement Reconstruction

Project Costs

	Estimated (Contract Award)	Actual (Final Costs)
Construction	\$ 2,206,194.77	\$ 2,076,374.38
Contingency Const. Contract	\$ 176,495.23	\$ 0.00
Eng/Admin/Legal	\$ 153,700.00	\$ 186,610.36
Total Costs	\$ 2,536,390.00	\$ 2,262,984.74

Funding Sources

	Estimated (Contract Award)	Actual (Final Costs)
Assessments	\$ 705,585.93	\$ 618,366.75*
CIF	\$ 1,766,901.99	\$ 1,584,901.71*
Sanitary Sewer Fund	\$ 4,381.56	\$ 4,212.02
Storm Sewer Fund	\$ 57,943.64	\$ 53,610.75
Shakopee Public Utilities	\$ 1,576.88	\$ 1,893.51
Total Funding	\$ 2,536,390.00	\$ 2,262,984.74

2020 Full-Depth Pavement Reconstruction

Special Assessments

Determined per City of Shakopee Assessment Policy

30% of the assessable street improvements will be assessed

Cost per Lot Basis (Park Ridge, Dominion, Westridge, Montecito)

- Assessment Rate = 30 percent of assessable street improvements / number of assessable lots
- Corner lot adjustments made (half assessment per side of corner lot)

Cost per Front Footage Basis (Sarazin Street)

- Assessment Rate = 30 percent of assessable street improvements / total front footage of assessable lots



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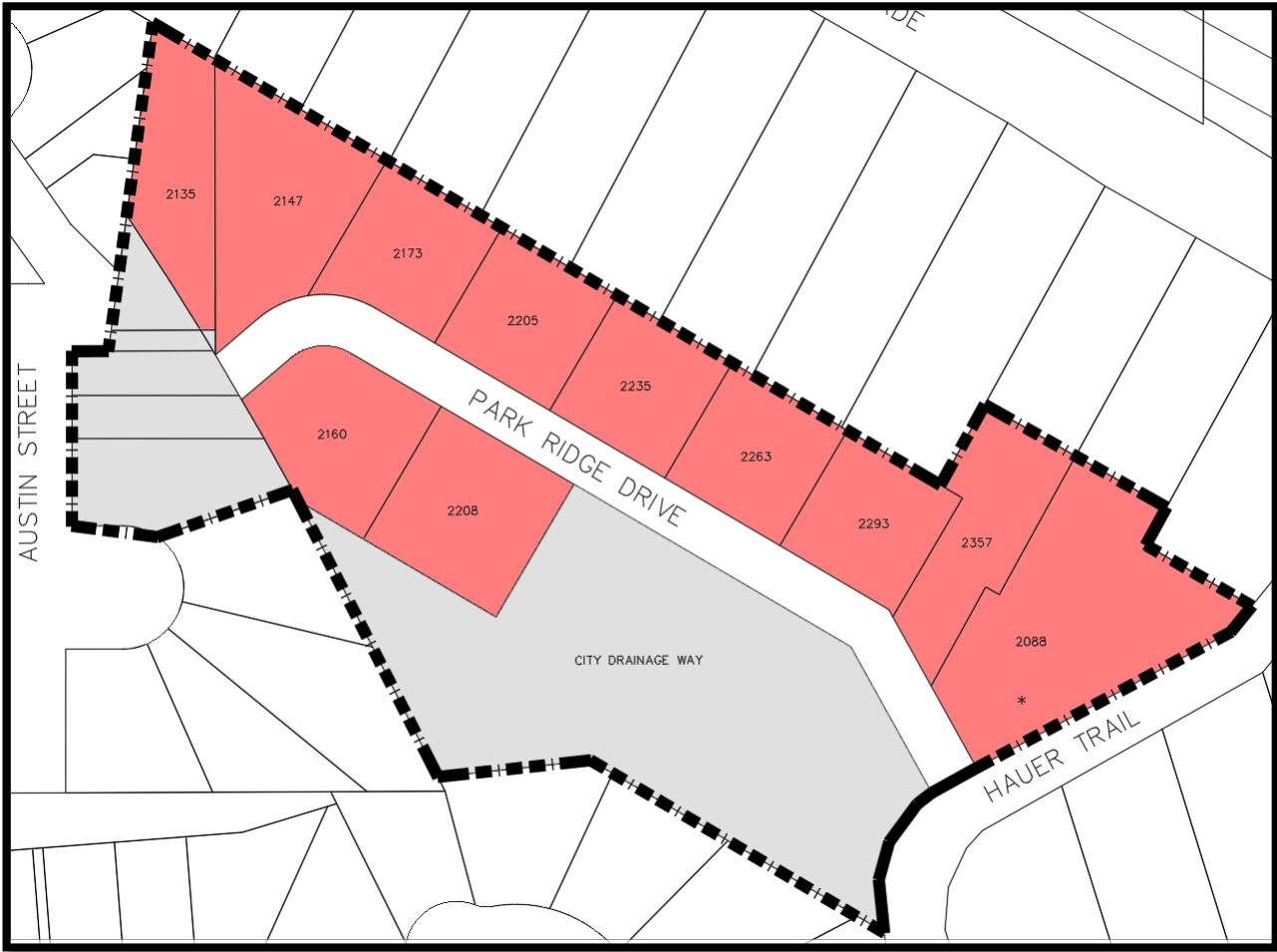
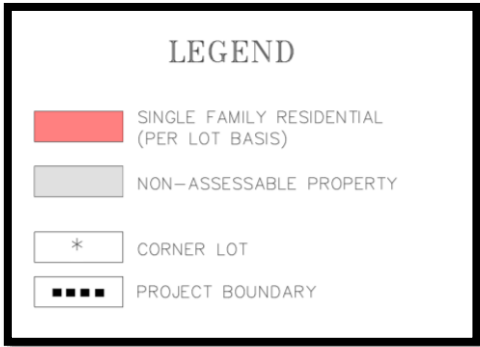
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2020 Full-Depth Pavement Reconstruction

Special Assessments

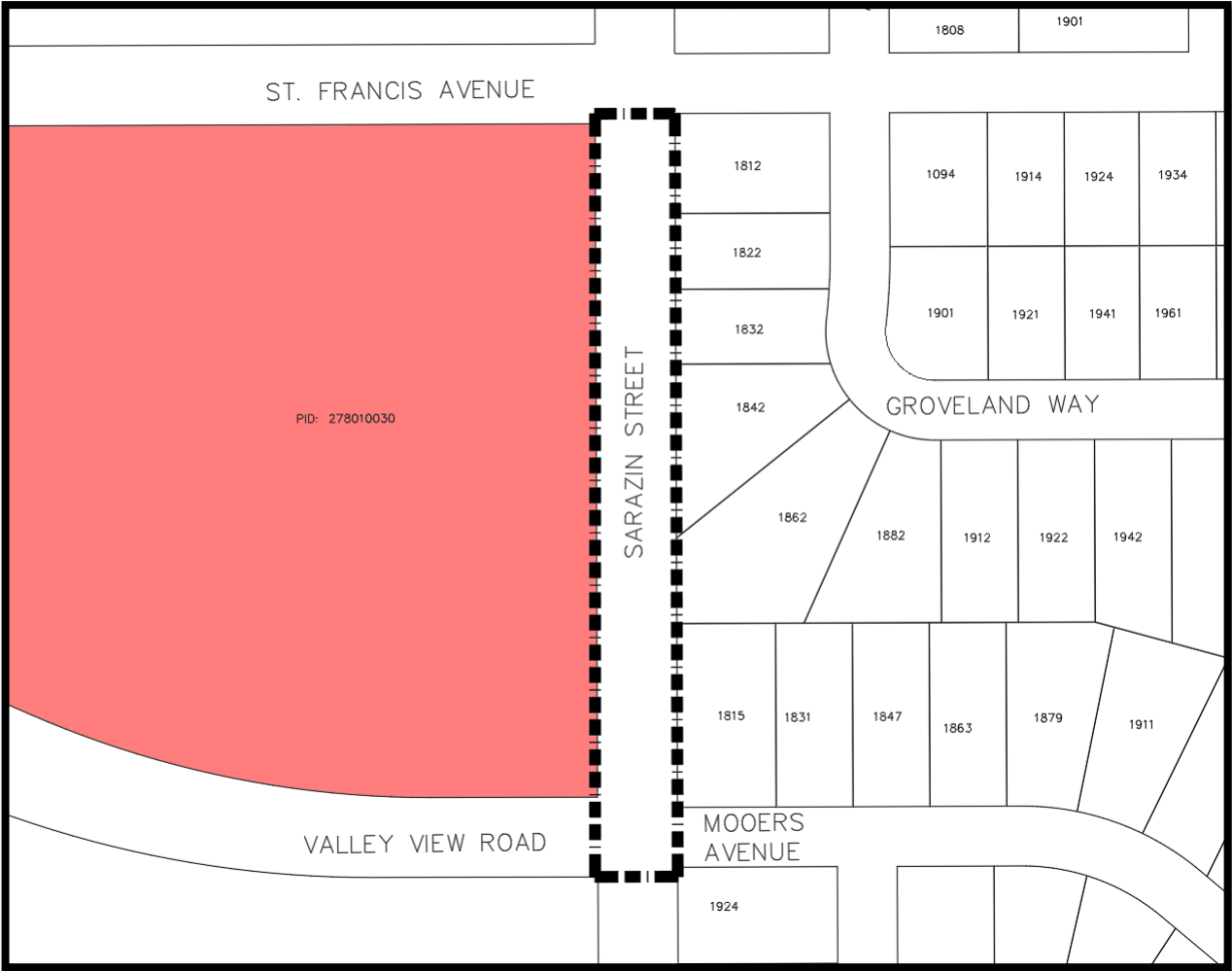
Area A – Park Ridge Drive



2020 Full-Depth Pavement Reconstruction

Special Assessments

Area B – Sarazin Street



LEGEND

ASSESSABLE LOT
FRONT FOOTAGE BASIS

*

CORNER LOT

■■■■

PROJECT BOUNDARY



2020 Full-Depth Pavement Reconstruction Special Assessments

Area C – Dominion Hills

Special Considerations:

2268 Promise Avenue (PID: 271900050)

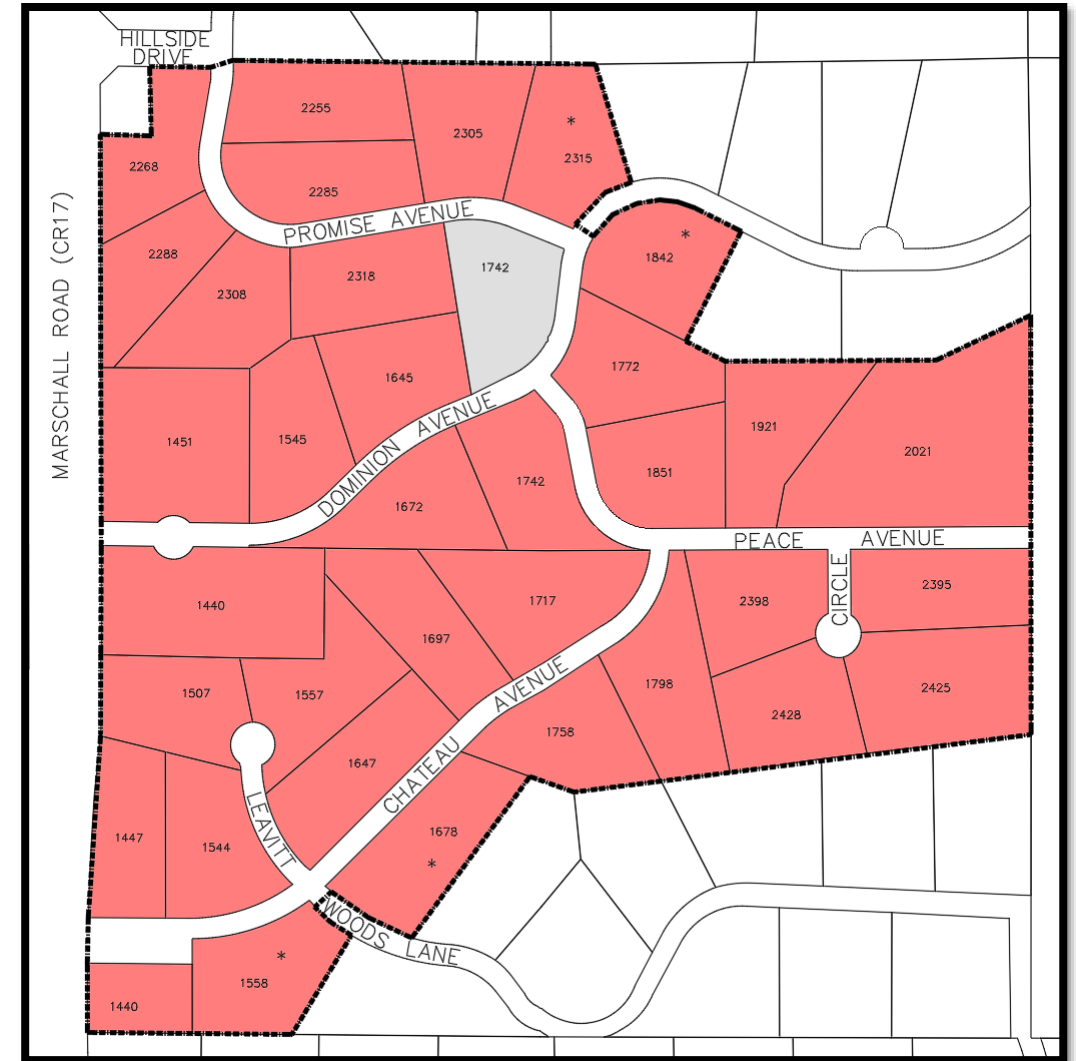
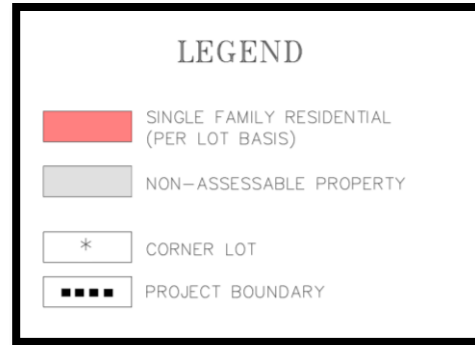
Property owner requested corner lot adjustment.
Staff is recommending a full per lot assessment as Hillside Drive was not previously assessed. It was built by the county and has a unique design.

2315 Promise Avenue (PID: 271900040)

Preliminary assessment roll showed full per lot assessment.
Staff is recommending corner lot adjustment per assessment policy. This was determined incorrectly in the preliminary assessment roll.

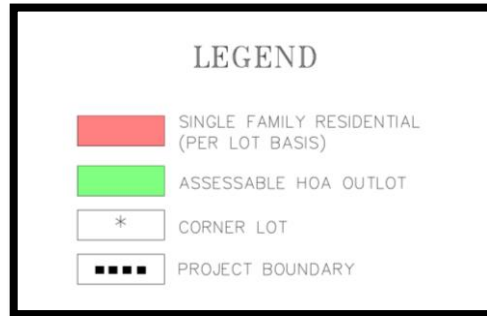
Promise Avenue (PID: 271900090)

Property owner requesting no assessment.
Staff is recommending no assessment, as this lot is unbuildable.



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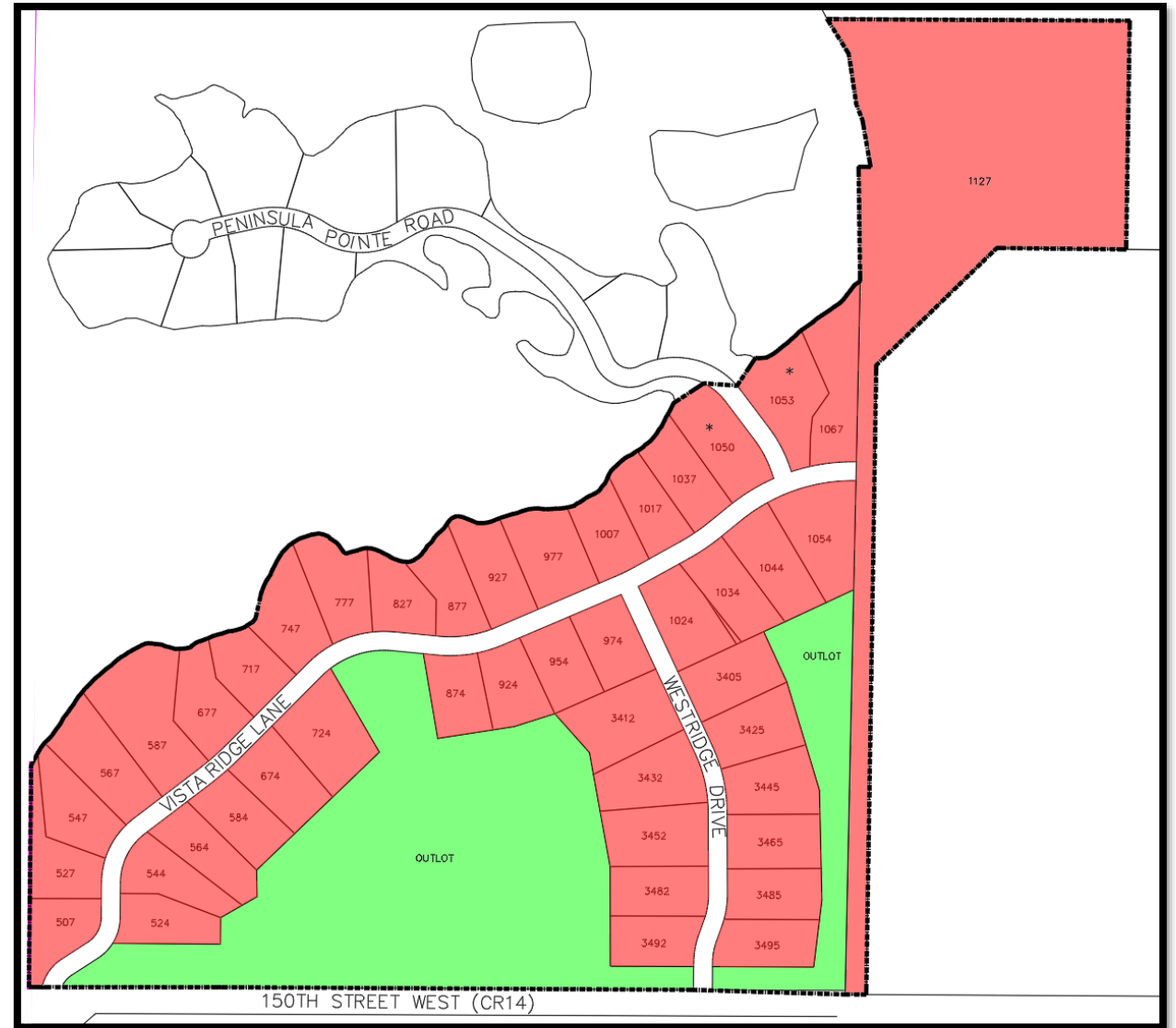
Special Assessments



Special Considerations:

507 Vista Ridge Lane (PID: 271810010)

Property owner requesting no assessment.
Staff is recommending full (per lot) assessment as the lot is buildable.

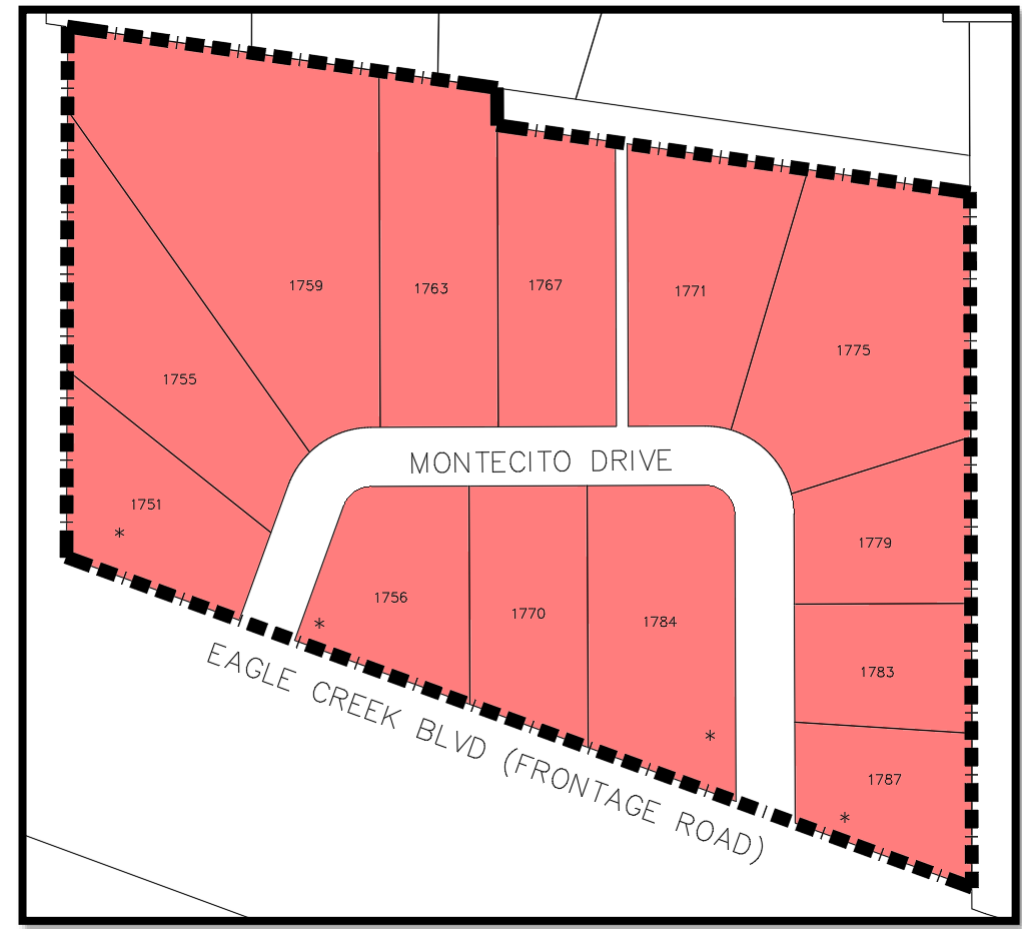
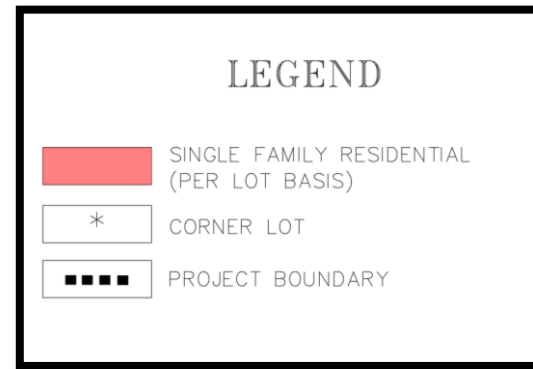


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Special Assessments



Special Considerations:

1770 Montecito Drive (PID: 27071002)

Property owner requested corner lot adjustment.
Staff is recommending full per lot assessment, as rear lots are typically not assessed per past practice.



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Special Assessments

Proposed Assessment Rate

Actual

Feasibility

Area A – Park Ridge Drive

\$2884.30 / Lot

\$4,410.00 / Lot

Area B – Sarazin Street

\$33.47 / Foot

\$35.38 / Foot

Area C – Dominion Hills

\$9,570.50 / Lot

\$10,855.00 / Lot

Area D – Westridge Lake Estates

\$4,701.90 / Lot

\$5,030.00 / Lot

Area E – Montecito Drive

\$2,609.80 / Lot

\$4,375.50 / Lot

The proposed payback period is 10 years.

The proposed interest rate is 5.00%



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2020 Full-Depth Pavement Reconstruction

Special Assessments

Amortization Schedule

Area A – Park Ridge Drive

Assessment Amount		\$2,884.30		
Assessment Interest Rate		5.0%		
Assessment Term		10 Years		
Year	Annual Payment	Principle	Interest	Balance
1	\$456.68	\$288.43	\$168.25	\$2,595.87
2	\$418.22	\$288.43	\$129.79	\$2,307.44
3	\$403.80	\$288.43	\$115.37	\$2,019.01
4	\$389.38	\$288.43	\$100.95	\$1,730.58
5	\$374.96	\$288.43	\$86.53	\$1,442.15
6	\$360.54	\$288.43	\$72.11	\$1,153.72
7	\$346.12	\$288.43	\$57.69	\$865.29
8	\$331.69	\$288.43	\$43.26	\$576.86
9	\$317.27	\$288.43	\$28.84	\$288.43
10	\$302.85	\$288.43	\$14.42	\$0.00
Totals:	\$3,701.52	\$2,884.30	\$817.22	

Area C – Dominion Hills

Assessment Amount		\$9,570.50		
Assessment Interest Rate		5.0%		
Assessment Term		10 Years		
Year	Annual Payment	Principle	Interest	Balance
1	\$1,515.33	\$957.05	\$558.28	\$8,613.45
2	\$1,387.72	\$957.05	\$430.67	\$7,656.40
3	\$1,339.87	\$957.05	\$382.82	\$6,699.35
4	\$1,292.02	\$957.05	\$334.97	\$5,742.30
5	\$1,244.17	\$957.05	\$287.12	\$4,785.25
6	\$1,196.31	\$957.05	\$239.26	\$3,828.20
7	\$1,148.46	\$957.05	\$191.41	\$2,871.15
8	\$1,100.61	\$957.05	\$143.56	\$1,914.10
9	\$1,052.76	\$957.05	\$95.71	\$957.05
10	\$1,004.90	\$957.05	\$47.85	\$0.00
Totals:	\$12,282.14	\$9,570.50	\$2,711.64	



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Special Assessments

Amortization Schedule

Area D – Westridge Lake Estates

Assessment Amount		\$4,701.90		
Assessment Interest Rate		5.0%		
Assessment Term		10 Years		
Year	Annual Payment	Principle	Interest	Balance
1	\$744.47	\$470.19	\$274.28	\$4,231.71
2	\$681.78	\$470.19	\$211.59	\$3,761.52
3	\$658.27	\$470.19	\$188.08	\$3,291.33
4	\$634.76	\$470.19	\$164.57	\$2,821.14
5	\$611.25	\$470.19	\$141.06	\$2,350.95
6	\$587.74	\$470.19	\$117.55	\$1,880.76
7	\$564.23	\$470.19	\$94.04	\$1,410.57
8	\$540.72	\$470.19	\$70.53	\$940.38
9	\$517.21	\$470.19	\$47.02	\$470.19
10	\$493.70	\$470.19	\$23.51	\$0.00
Totals:	\$6,034.11	\$4,701.90	\$1,332.21	

Area E – Montecito Drive

Assessment Amount		\$2,609.80		
Assessment Interest Rate		5.0%		
Assessment Term		10 Years		
Year	Annual Payment	Principle	Interest	Balance
1	\$413.22	\$260.98	\$152.24	\$2,348.82
2	\$378.42	\$260.98	\$117.44	\$2,087.84
3	\$365.37	\$260.98	\$104.39	\$1,826.86
4	\$352.32	\$260.98	\$91.34	\$1,565.88
5	\$339.27	\$260.98	\$78.29	\$1,304.90
6	\$326.23	\$260.98	\$65.25	\$1,043.92
7	\$313.18	\$260.98	\$52.20	\$782.94
8	\$300.13	\$260.98	\$39.15	\$521.96
9	\$287.08	\$260.98	\$26.10	\$260.98
10	\$274.03	\$260.98	\$13.05	\$0.00
Totals:	\$3,349.24	\$2,609.80	\$739.44	

2020 Full-Depth Pavement Reconstruction

Payment Options

- Pay in full or partial amount with No Interest by December 04, 2020 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 5.0% 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.

2020 Full-Depth Pavement Reconstruction Recommendation

Adopt Resolution R2020-128, a resolution adopting
assessments for the
2020 Full-depth Pavement Reconstruction Project CIF-20-004.

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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