

Mississippi Drive Area Street & Utility Project Public Hearing

CITY PROJECT 22402
NOVEMBER 13, 2023



Agenda:

Project Location

Existing Conditions

Proposed Improvements

Project Costs and Funding

Assessments

Project Schedule

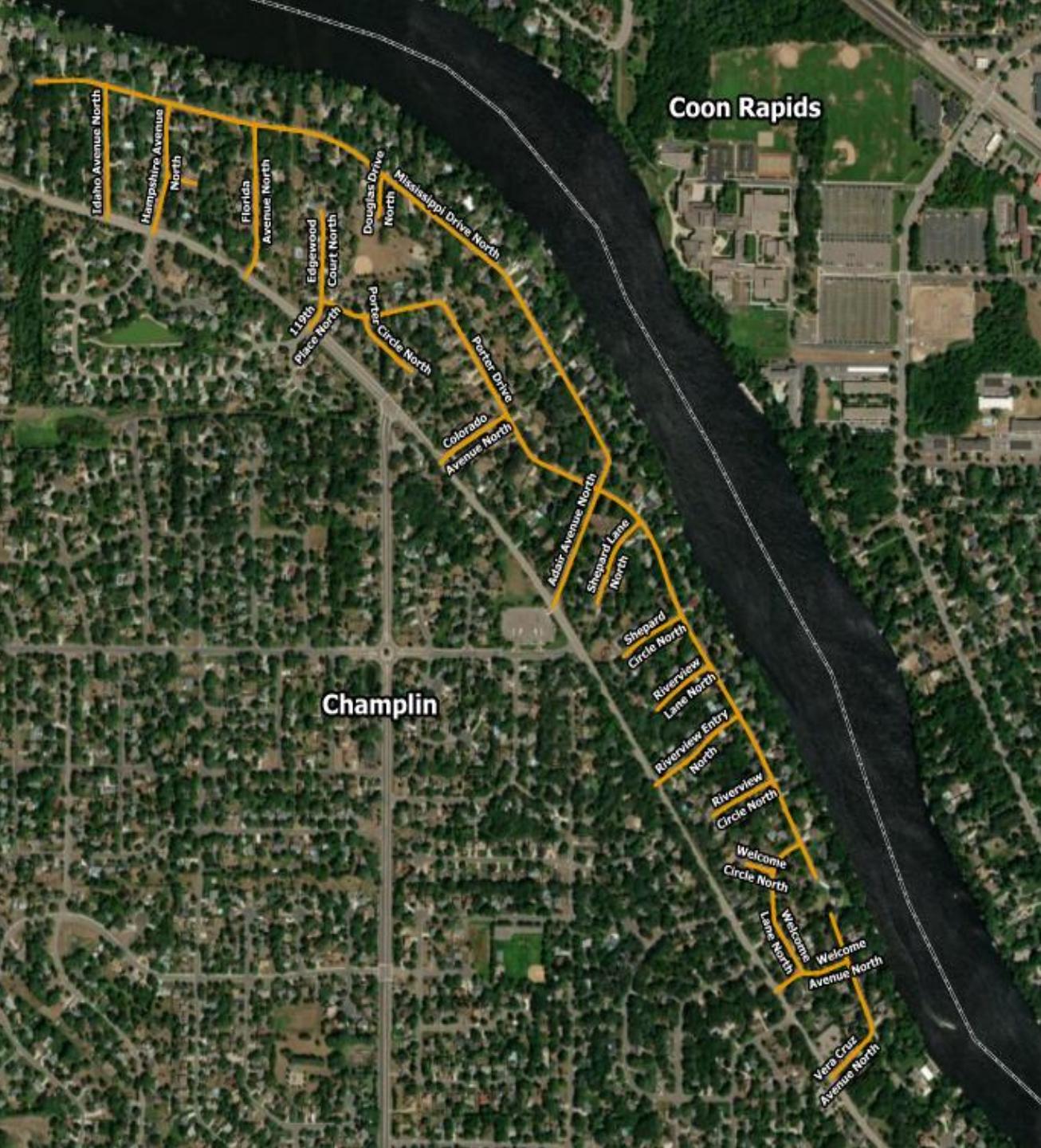
Open Public Hearing

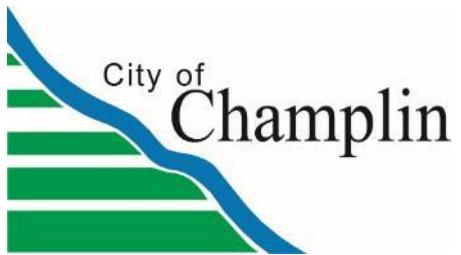


Project Location

- Mississippi Dr N
- Idaho Ave N
- Hampshire Ave N
- Hampshire Cir N
- Florida Ave N
- Edgewood Ct N
- Douglas Dr N
- Porter Dr
- Porter Cir N
- Colorado Ave N
- Adair Ave N
- Shepard Ln N
- Shepard Cir N
- Riverview Ln N
- Riverview Entry N
- Riverview Cir N
- Welcome Ln N
- Welcome Cir N
- Welcome Ave N
- Vera Cruz Ave N

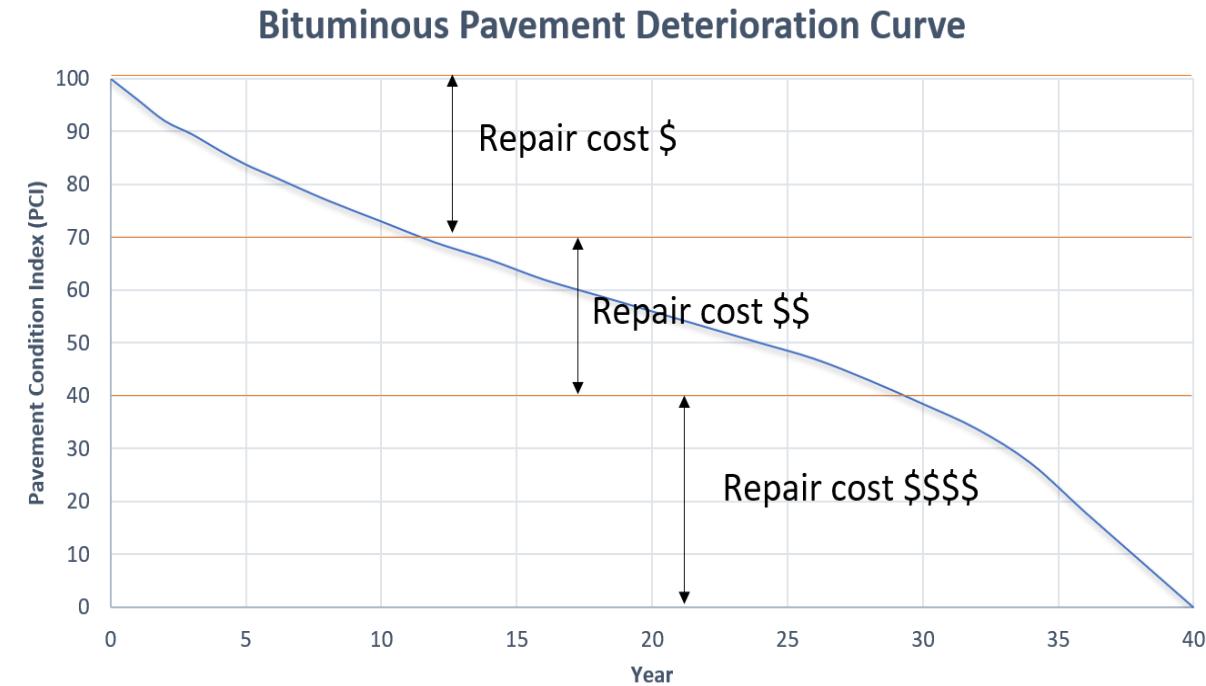
3.6 miles of roadway
Original construction 1973-1987
304 impacted properties





Pavement Condition Index

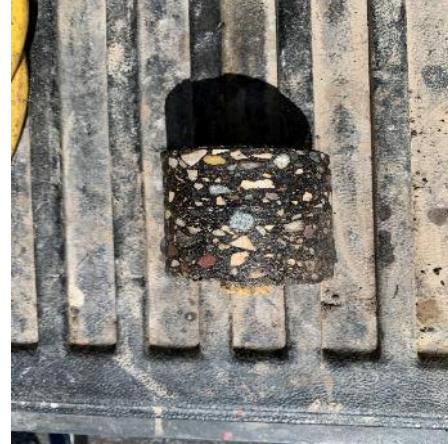
- Used for Capital Planning and prioritization
- Ranks pavements on a scale according to the amount of pavement deterioration that is visually evident
- Ratings are completed on a three-year cycle with one third (1/3) of the City rated each year
- Rating completed by private independent pavement management company, Goodpointe Technology Inc.
- PCI ratings represent visual pavement condition





Geotechnical Analysis

- Pavement Core and Soil Borings, in addition to PCI are considered when determining the street improvement
 - Pavement cores identify the structural integrity of the pavement
 - Soil borings determine the materials and soil conditions present beneath the pavement



Pavement cores



Soil boring



Mississippi Dr N: PCI 48-94



Hampshire Ave N: PCI 31-53



Hampshire Cir N: PCI 69



Florida Ave N: PCI 56



Edgewood Ct N: PCI 61-76



Porter Dr: PCI 50-74



Adair Ave N: PCI 81



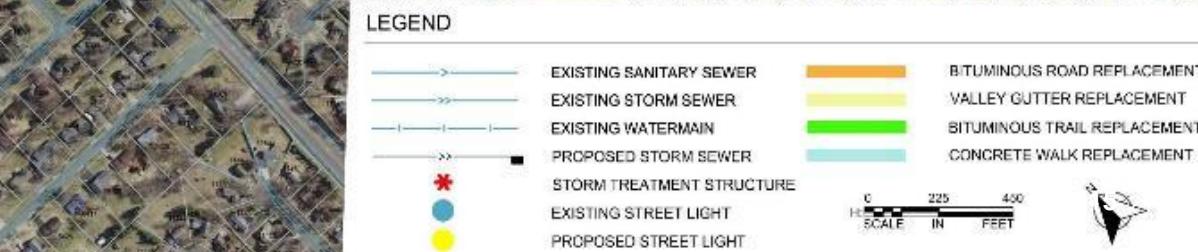
Welcome Cir N: PCI 71

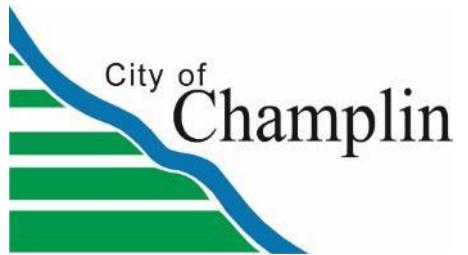


Vera Cruz Ave N: PCI 76

Proposed Improvements

- Street reclaim and pave
- Spot curb replacement
- ADA improvements to trail entrances
- Storm sewer improvements
- Watermain improvements
- Reset Sanitary Manhole Castings & Rings
- Street light improvements
- Re-sod or re-seed disturbed areas





Street Improvements

- Reclaim/Remove existing pavement
- New road base section
- Bituminous paving – 2 lifts
- Maintain existing width
- Curb will be spot removed, and replaced in-kind



Spot Curb Repair



Pavement Removal and Grading



Street Improvements

Restoration

- Yard areas behind curb repairs will be seeded (Typically limited to 2 feet or less behind curb)
- Larger yard impacts due to utility work will be sodded
- Sprinkler systems impacted by curb or utility work will be repaired by the contractor
- Contractor maintains sod/seed for 30 days

Mailboxes

- May be impacted by curb repairs or utility work
- Impacted mailboxes will be salvaged and reinstalled at the end of construction
- No new mailboxes proposed



Sodding Areas for Utility Work



Seeding for Spot Curb Replacement and Non-yard areas



Adair Ave/West River Road Intersection

Realign existing skewed intersection to
improve safety



LEGEND

	ROADWAY
	CURB & GUTTER
	CONCRETE WALK



Sidewalk/Trail Improvements

- Improve ADA with addition of ped ramps
 - Edgewood Ct N
 - Mississippi Dr N (North Section)



Sidewalk Pedestrian Ramp



Sanitary Sewer Improvements

- Replace Manhole Castings
- Install Chimney Seals
- Manhole repairs as needed





Water System Improvements

- Water Service Curb Stop Replacement
 - City reviews:
 - Valve box condition, operation, and function
- Curb stops or cover lids are replaced if non-functioning
 - Property owners will be notified
 - If the curb stop is located in the driveway, driveway pavement will be removed and replaced in kind
- Watermain gate valve bolt replacement in the street
- A portion of watermain will be replaced along Mississippi Drive south of Riverview Entry due to previous breaks in this area.





Driveway Work

- **Only** where Water shutoff (curbstop) valve repairs are necessary
 - Will reach out prior to individual homeowners in the Spring
- **Only** where spot curb is required at the end of your driveway





Storm Sewer Improvements

Storm Sewer

- Install additional catch basins
- Improve storm water collection and conveyance
- Underground water quality treatment structure installation





Street Lighting and Sign Improvements

Street Lighting

- New LED street lighting per City Standard
- 250-350 ft Spacing
- Alternating sides of street
- Underground conduit installation behind the curb
- Electrical service box installation

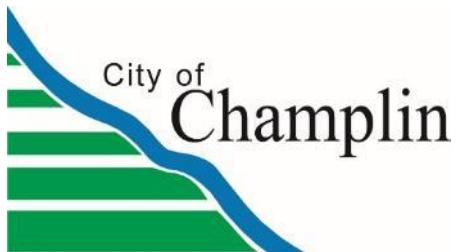
Stop signs replaced with round posts. Street name sign to remain



Residential Street Light

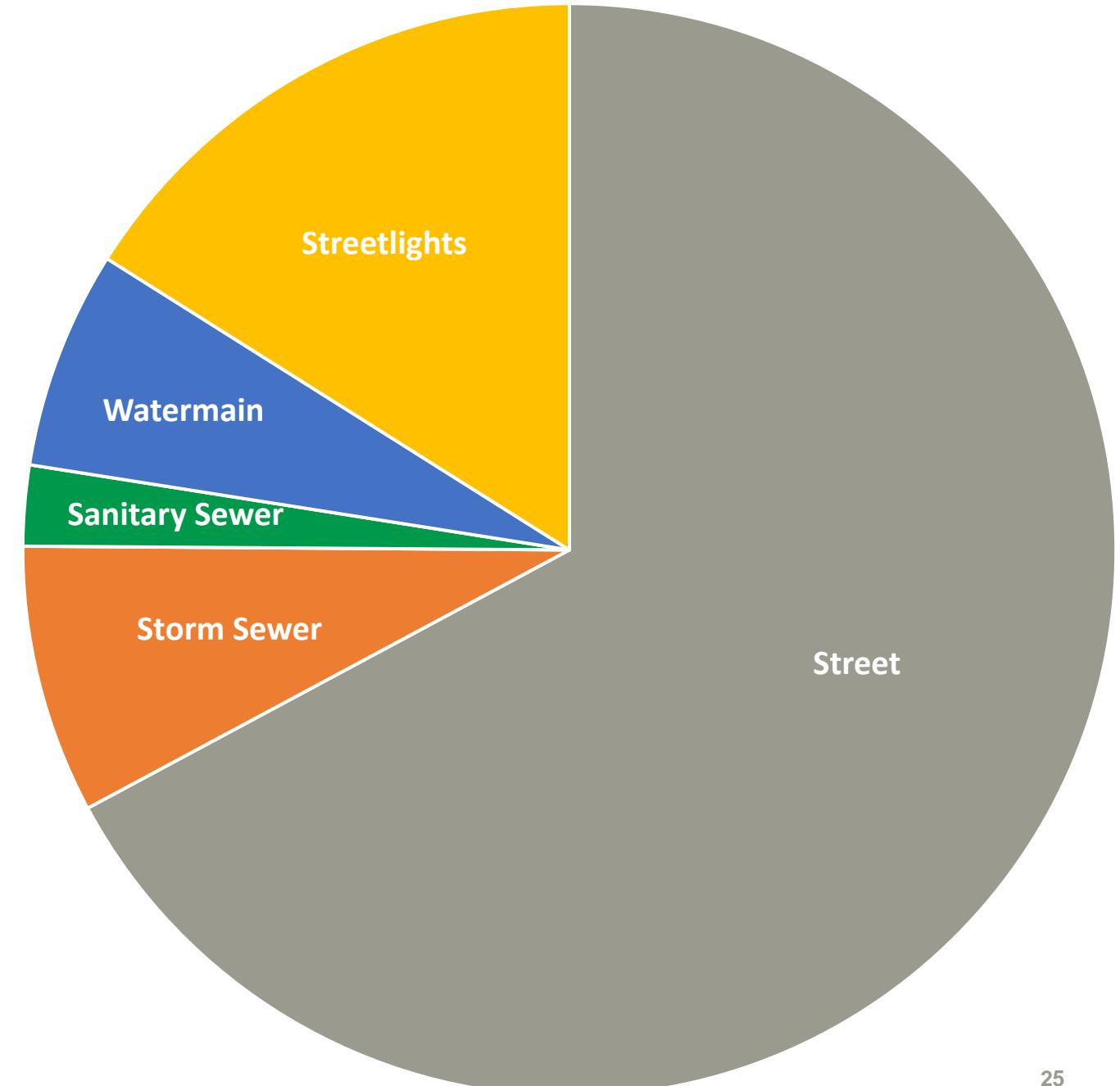


Collector Rd Intersection Light



Estimated Project Costs

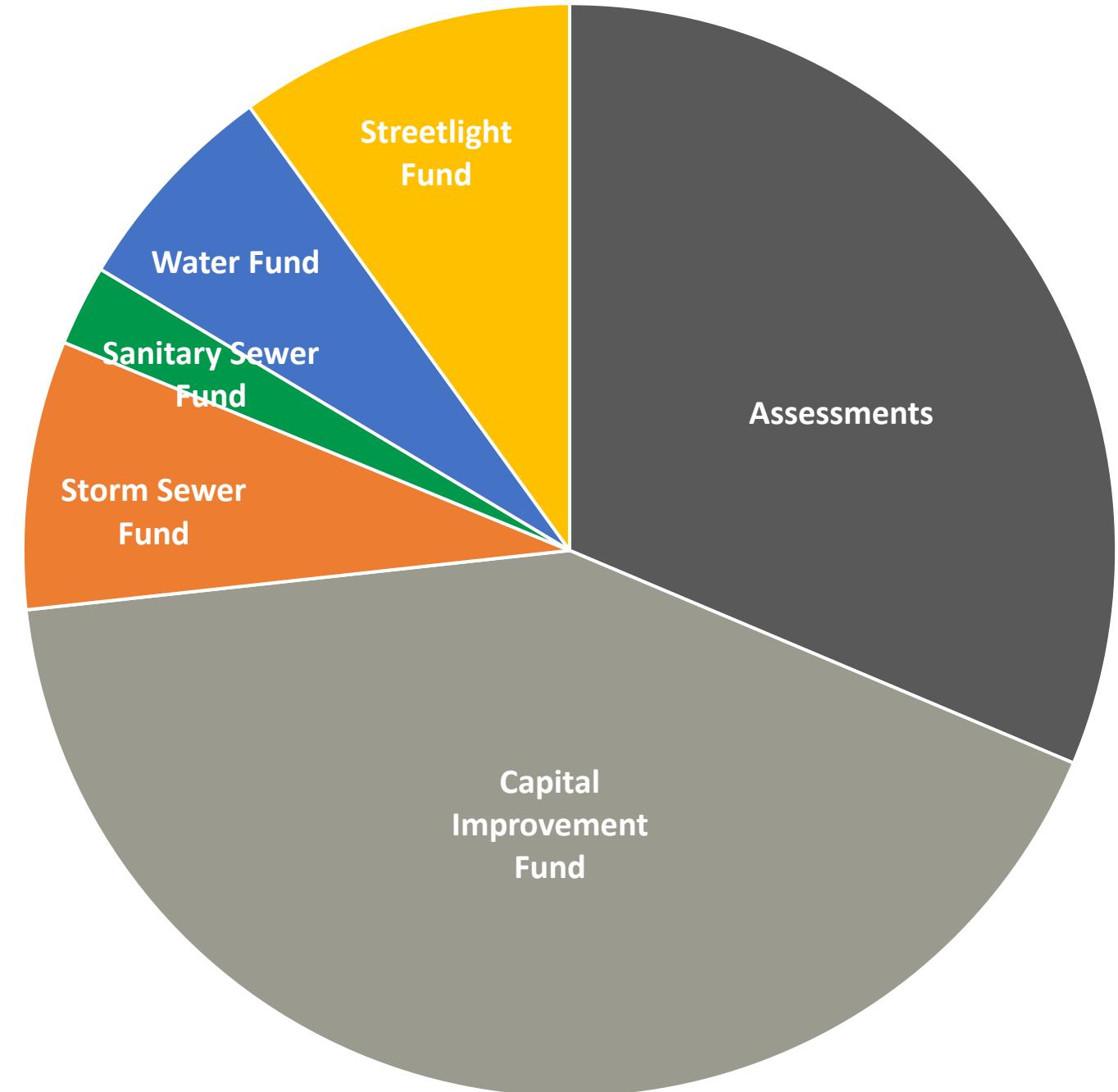
Improvement	Estimated Cost
Street Improvements	\$3,735,827
Storm Sewer Improvements	\$441,896
Sanitary Sewer Improvements	\$132,460
Watermain Improvements	\$359,197
Streetlight Improvements	\$892,692
TOTAL ESTIMATED COST	\$5,562,072





Project Funding Sources

Funding Source	Total
Assessments to benefitting properties	\$1,743,840
Capital Improvement Fund	\$2,331,347
Storm Revenue Fund	\$441,896
Sewer Revenue Fund	\$132,460
Water Revenue Fund	\$359,197
Street Lighting Fund	\$553,332
TOTAL	\$5,562,072





Assessments

Residential (303 units)

- Reconstruct Street with Street Lights

Reclaim and Pave Street	\$4,560.00 per unit
<u>Streetlights</u>	<u>\$1,120.00 per unit</u>
TOTAL	\$5,680.00 per unit

Commercial (1 property)

- Reconstruct Street with Street Lights: \$150.00/front foot

Corner lots assessed based on short side improvements

Public Hearing on November 13, 2023.





Assessment Payment Methods

Payment Terms:

- 5 year
- Interest rate is 1% over the prime rate. Final rate determined on August 1, 2024.

Option 1:

- Pre-pay partial or full assessment amount without interest to the City by end of day November 15, 2024

Option 2:

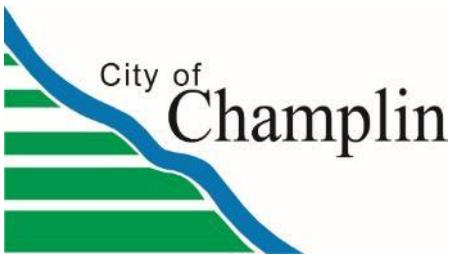
- Pay assessment with property taxes over a 5-year period with interest starting in 2025
- First year's interest is from November 1, 2024, thru December 31, 2025
- No partial payments allowed
- Pay remaining entire balance by November 15th in any subsequent year

Deferred Assessment Program- Must meet income and eligibility requirements and submit application.



Preliminary Project Schedule

Neighborhood Informational Meeting	October 25, 2023
Receive Feasibility Report – Call Public Hearing	November 13, 2023
Public Hearing on the Proposed Improvements	November 13, 2023
Final Design	November 2023 – January 2024
Neighborhood Meeting prior to Construction Start	May 2024
Construction	May – September 30, 2024
Assessment Hearing	Fall 2024



Questions?

- This presentation and future postings will be placed on the City of Champlin website under Improvement Projects
- <https://ci.champlin.mn.us/champlin-road-projects/>
- Prior to construction there will be a project email address and hotline number to submit questions or concerns.
- For now, you can email cityengineering@ci.champlin.mn.us or call City Hall at 763-421-8100.

