

# Goose Lake Pkwy / Elm Creek Trail Street & Utility Project

CITY PROJECT 22502

OCTOBER 23, 2024



## Slide Show Agenda:

Project Location

Existing Conditions

Proposed Improvements

Project Costs and Funding

Assessments

Project Schedule

## Project Location

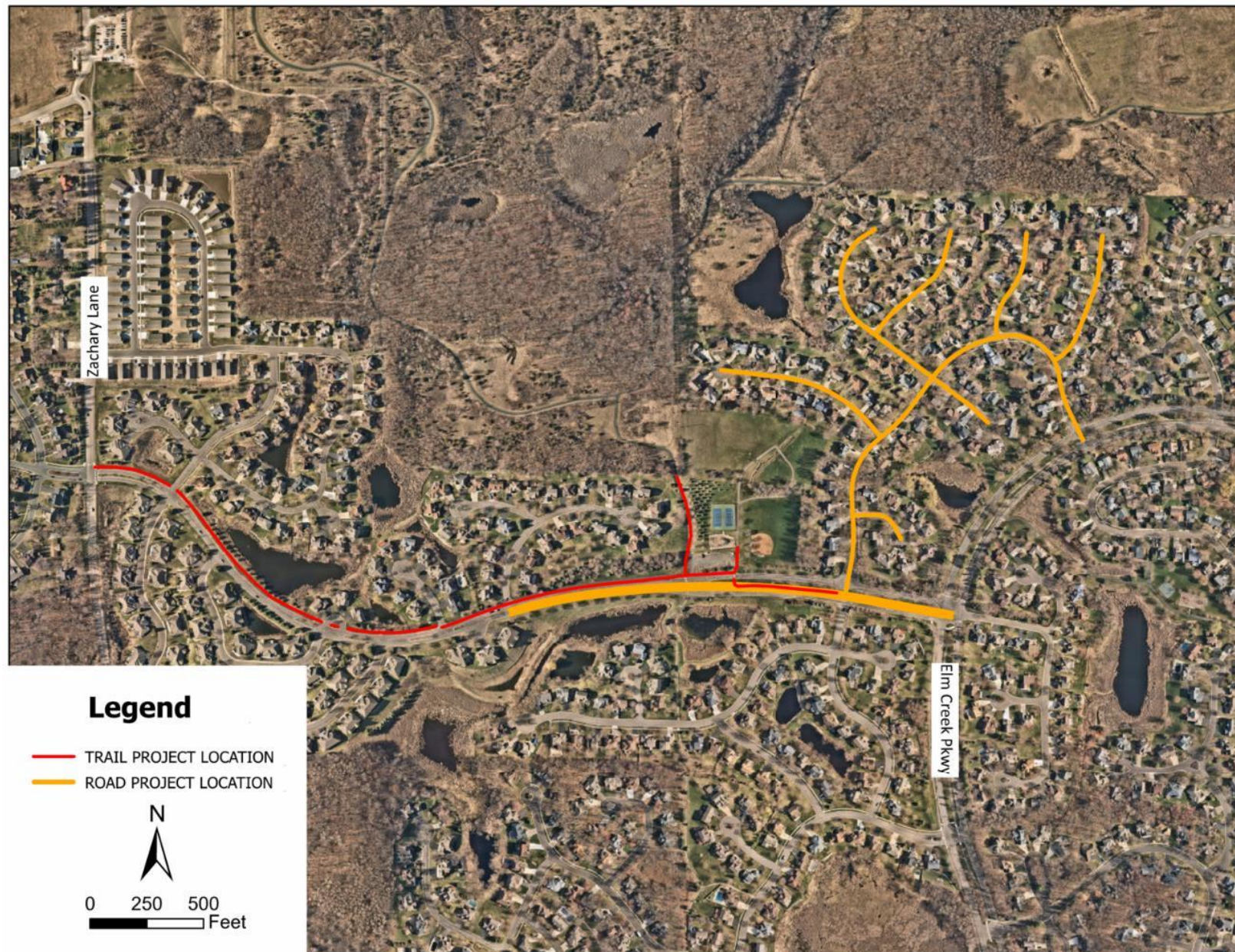
- Goose Lake Parkway
- Highview Court N
- Magnolia Court N
- Oakview Court N
- Pondview Court N
- Elm Creek Trail N
- Hilltop Court N
- Norway Court N
- Pondview Circle N

1.5 miles of roadway

1.0 miles of trail

Original construction 1987-1998

131 benefitting properties







## Assessment Project Timeline

Order  
Feasibility  
Study

*Jul 8, 2024*



Accept Feasibility  
Study, Hold  
Improvement  
Hearing,  
Order the Project,  
Establish Pending  
Assessment

*Nov 12, 2024*



Approve  
Plans and  
Specs, Order  
Ad for Bid

*Jan 2025*



Award  
Construction  
Contract

*Mar 2025*



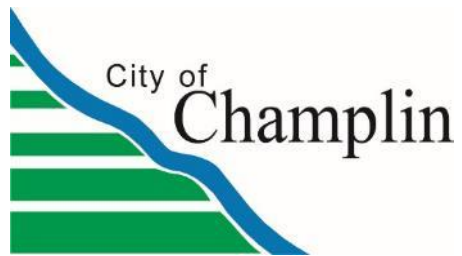
Construction

*May-Sept  
2025*



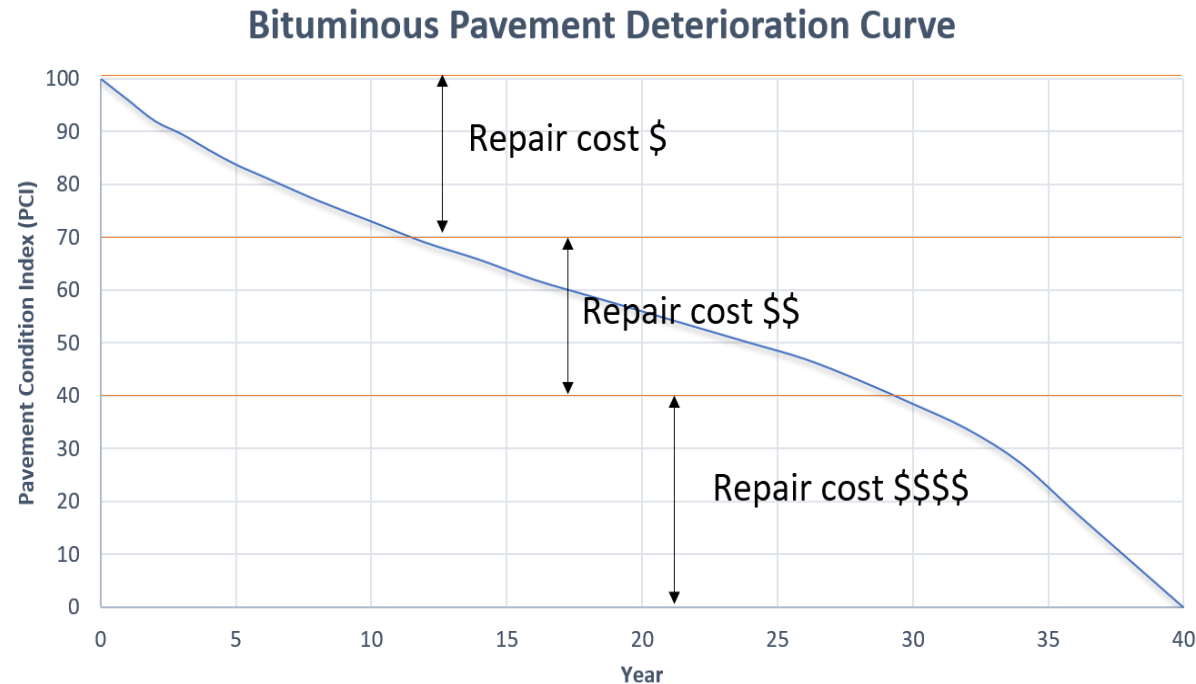
Assessment  
Hearing

*Oct 2025*



## 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 existing pavement
  - Soil borings determine the materials and soil conditions present beneath the pavement

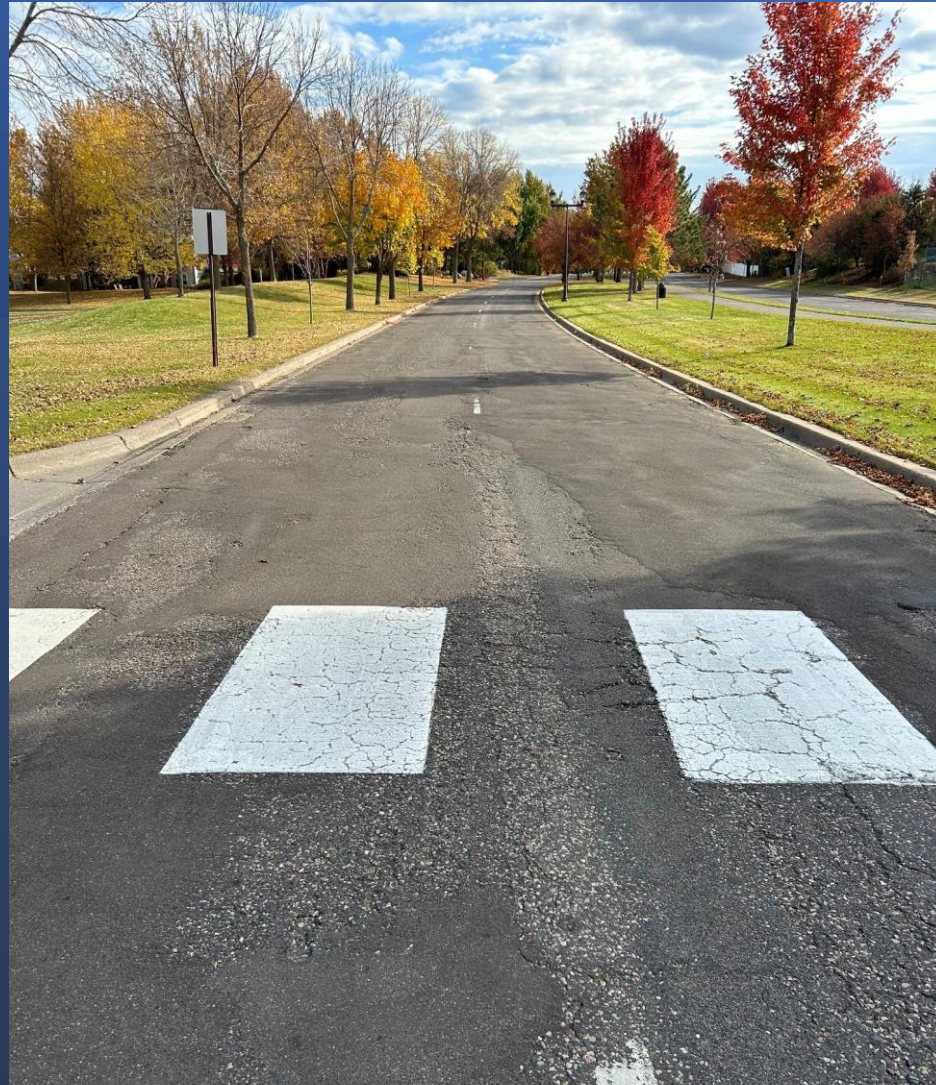


*Pavement cores*



*Soil boring*





GOOSE LAKE PARKWAY





GOOSE LAKE PARKWAY





ELM CREEK TRAIL N







OAKVIEW COURT N





ELM CREEK TRAIL N





MAGNOLIA COURT N



# Proposed Improvements

- Street reclaim and pave
- Street subgrade corrections
- Spot curb replacement
- ADA improvements to trail entrances
- Storm sewer improvements
- Watermain improvements
- Reset Sanitary Manhole Castings & Rings
- Streetlight electrical improvements
- Restore 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



Pavement Removal and Grading



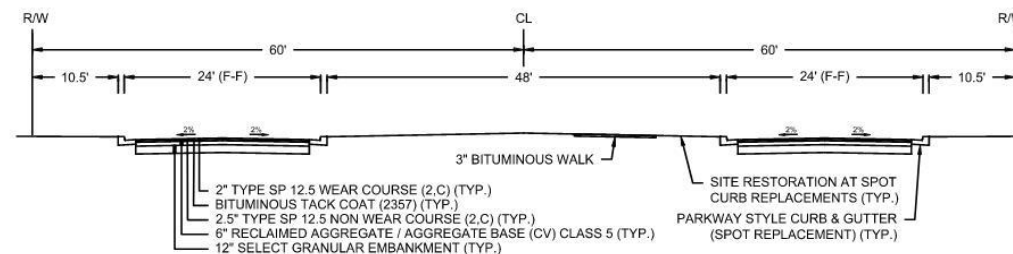
Spot Curb Repair



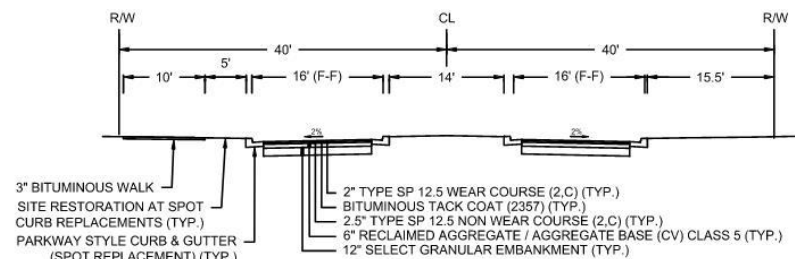


# Goose Lake Pkwy Section

- 4.5" of new Asphalt, placed in tow lifts.
- 6" class 5 aggregate section
- 12" granular sand section
- Shape and compact existing subgrade
- Curb will be spot removed, and replaced in-kind



FULL DEPTH RECLAMATION WITH SUBGRADE CORRECTIONS & SPOT CURB & GUTTER REPLACEMENT  
 GOOSE LAKE PKWY  
 FROM HIGHPOINTE PARK TO ELM CREEK PKWY

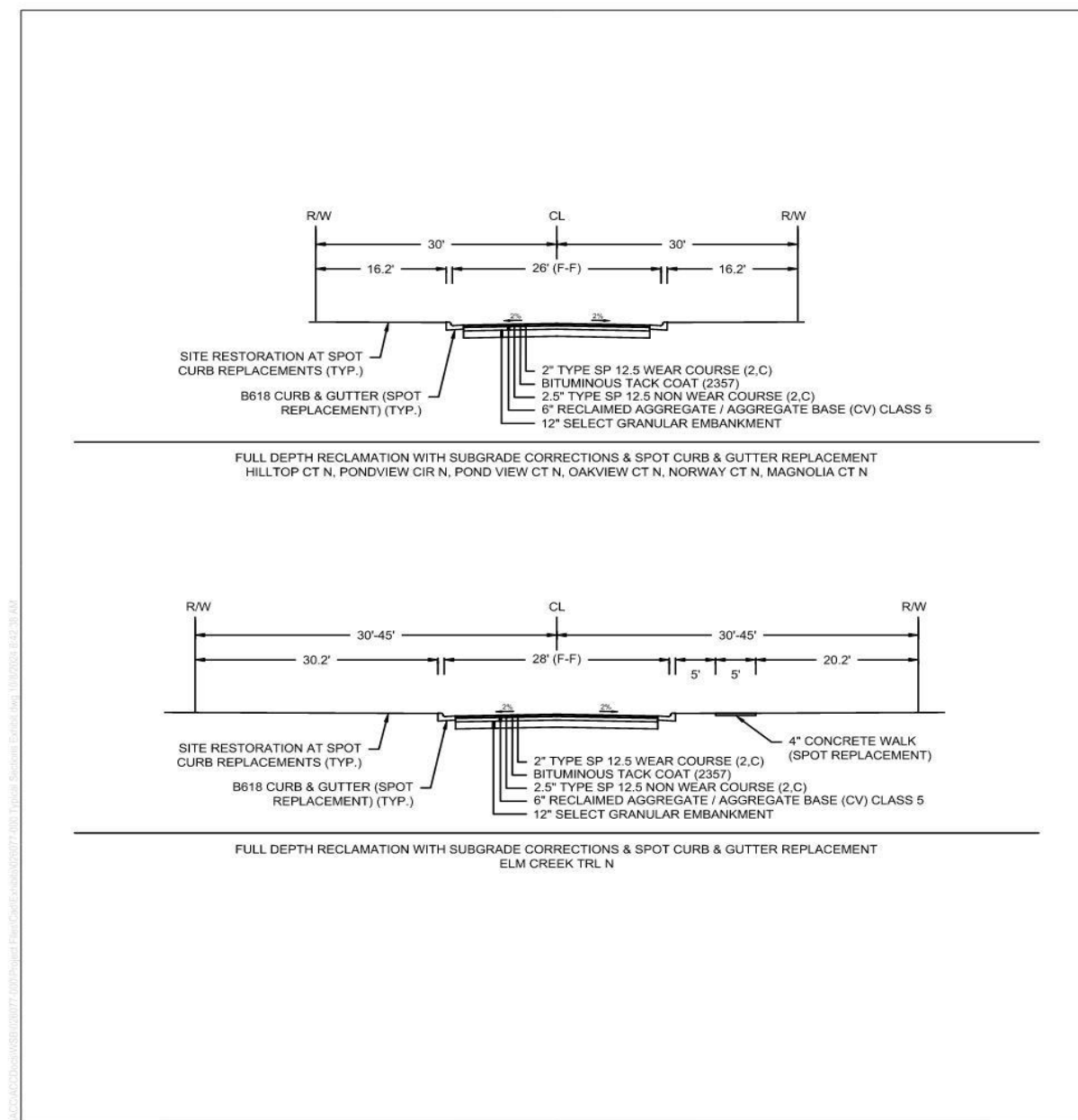


FULL DEPTH RECLAMATION WITH SUBGRADE CORRECTIONS & SPOT CURB & GUTTER REPLACEMENT  
 GOOSE LAKE PKWY  
 FROM HAZELWOOD LN N TO HIGHPOINTE PARK



# Highpointe Neighborhood

- 4.5" of new Asphalt, placed in tow lifts.
- 6" class 5 aggregate section
- 12" granular sand section
- Shape and compact existing subgrade
- Curb will be spot removed, and replaced in-kind





## 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

### Driveways

- Impacts due to curb replacement or utility improvements
- All impacted areas of driveways will be replaced in-kind



Sodding Areas for Utility Work



Seeding for Spot Curb Replacement and Non-yard areas





## Sidewalk/Trail Improvements

Construct ADA compliant pedestrian ramps

- Elm Creek Trail N
- Goose Lake Pkwy



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 operation and function
  - Valve box condition
- Curb stops or cover lids are replaced if non-functioning
  - Property owners have been 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





## 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

## Street Lighting

- Underground conduit installation behind the curb
- New electrical wires from service meter box to all light poles.



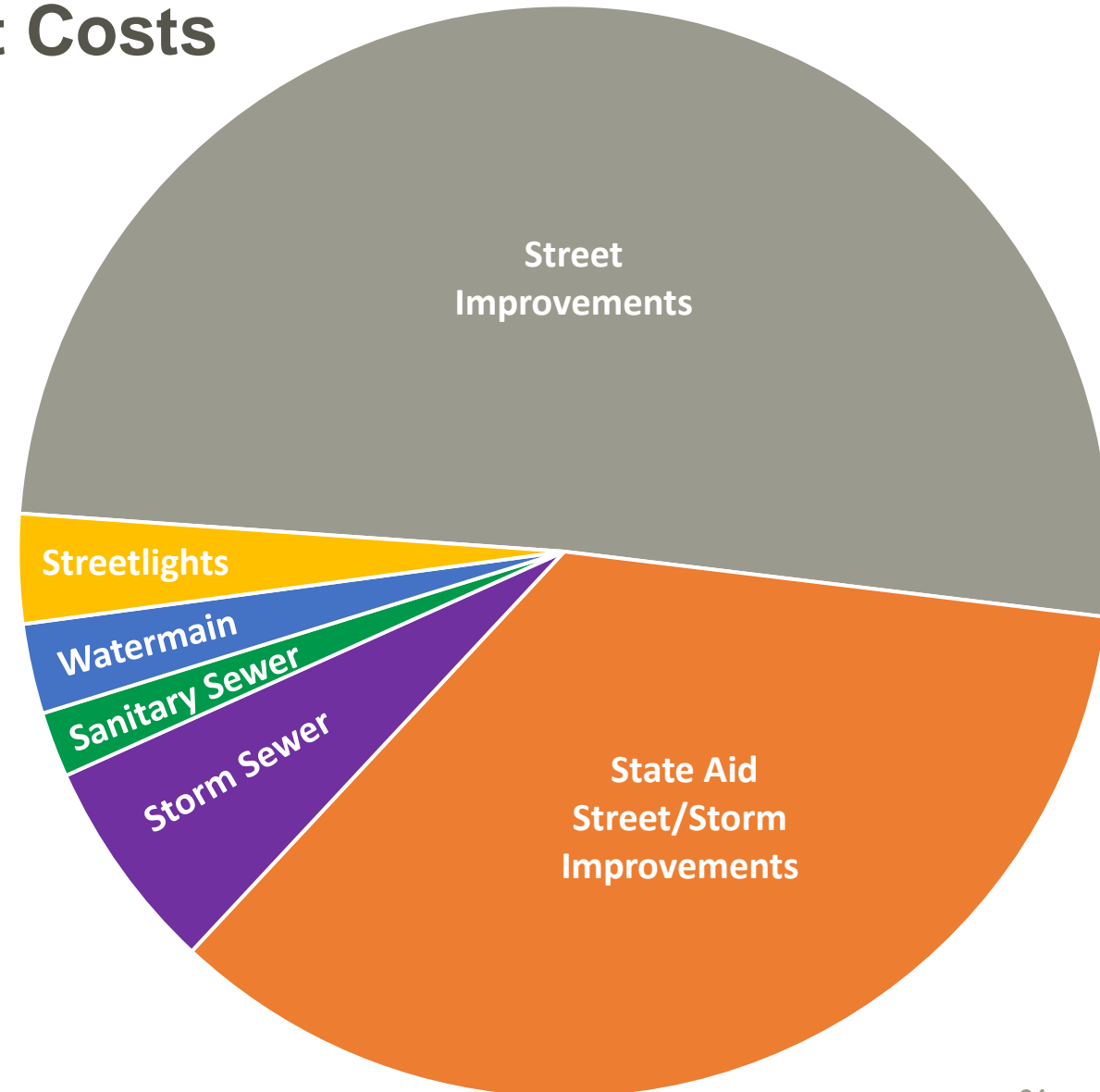
Residential Street Light





## Estimated Project Costs

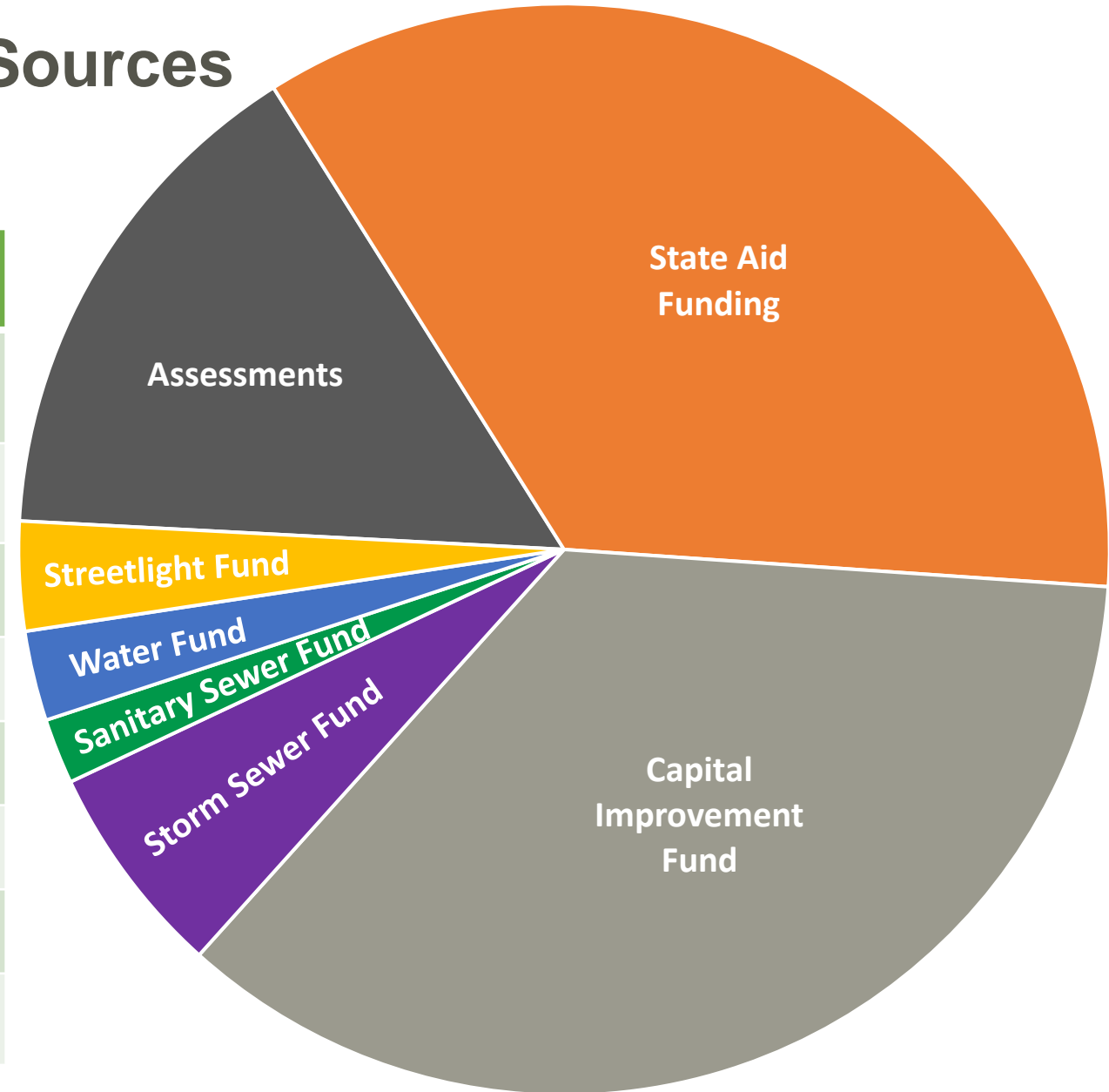
Improvement	Estimated Cost
Street Improvements	\$2,043,591
State Aid Street/Storm Improvements (Goose Lake Pkwy)	\$1,409,223
Storm Sewer Improvements	\$254,794
Sanitary Sewer Improvements	\$77,930
Watermain Improvements	\$107,209
Streetlight Improvements	\$130,000
<b>TOTAL ESTIMATED COST</b>	<b>\$4,022,747</b>





## Project Funding Sources

Funding Source	Total
Assessments to benefitting properties	\$612,425
State Aid Funding (Goose Lake Pkwy)	\$1,409,223
Capital Improvement Fund	\$1,431,166
Storm Revenue Fund	\$254,794
Sewer Revenue Fund	\$77,930
Water Revenue Fund	\$107,209
Street Lighting Fund	\$130,000
<b>TOTAL</b>	<b>\$4,022,747</b>







# Assessments

## Residential

- Reconstruct Street with Street Lights

Reclaim and Pave Street	\$4,675.00 per unit
<b>TOTAL</b>	<b>\$4,675.00 per unit</b>

Corner lots assessed based on short side improvements

Public Hearing on November 12, 2024, to finalize the assessment amount





# Assessment Payment Methods

## Payment Terms:

- 5 year
- Interest rate is 1% over the prime rate. Final rate determined on August 1, 2025.

## Option 1:

- Pre-pay partial or full assessment amount without interest to the City by end of day November 15, 2025

## Option 2:

- Pay assessment with property taxes over a 5-year period with interest starting in 2026
- First year's interest is from November 1, 2025, thru December 31, 2026
- Pay remaining entire balance by November 15<sup>th</sup> in any subsequent year
- No partial payments allowed

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





## Preliminary Project Schedule

### **Neighborhood Informational Meeting**

**October 23, 2024**

Receive Feasibility Report – Call Public Hearing

November 12, 2024

Public Hearing on the Proposed Improvements

November 12, 2024

Final Design

November 2024 – January 2025

Neighborhood Meeting prior to Construction Start

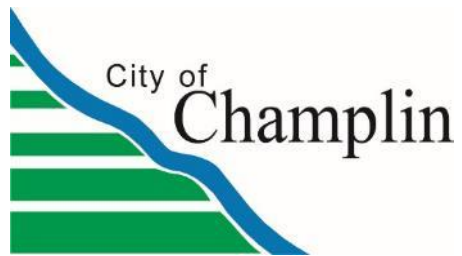
April-May 2025

Construction

May – September 2025

Assessment Hearing

Fall 2025



## Additional Information

- This presentation and future postings will be placed on the City of Champlin website click Road 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](mailto:cityengineering@ci.champlin.mn.us) or call City Hall at 763-421-8100.

