

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

CITY PROJECT 22502

NOVEMBER 12, 2024



Agenda:

Project Location

Existing Conditions

Proposed Improvements

Project Costs and Funding

Assessments

Project Schedule



Project Location

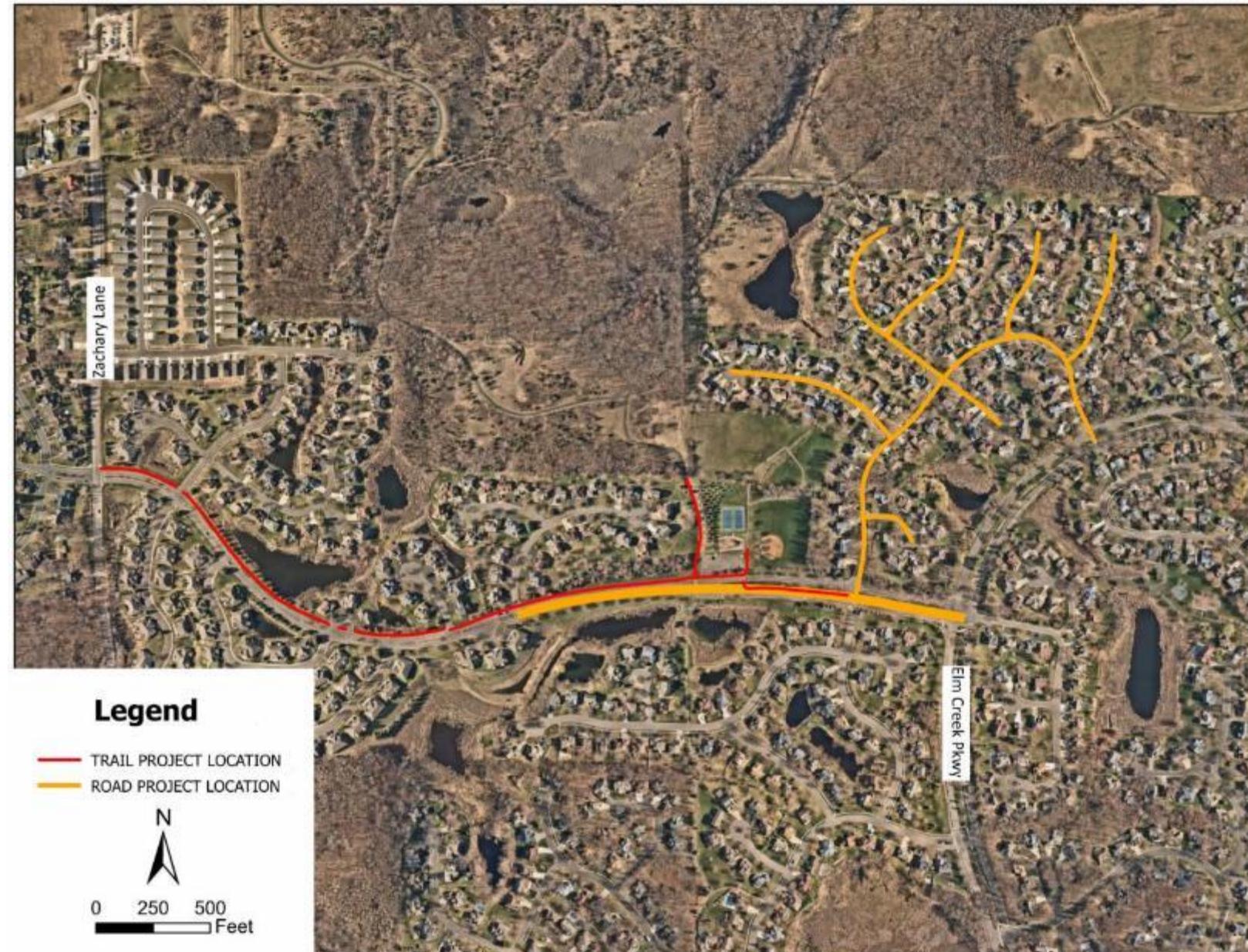
- Goose Lake Parkway
- Highview Court N
- Magnolia Court N
- Oakview Court N
- Pondview Court N
- Elm Creek Trail N
- Hilltop Court N
- Norway Court N
- Pondview Circle N

1.5 miles of roadway

1.0 miles of trail

Original construction 1987-1998

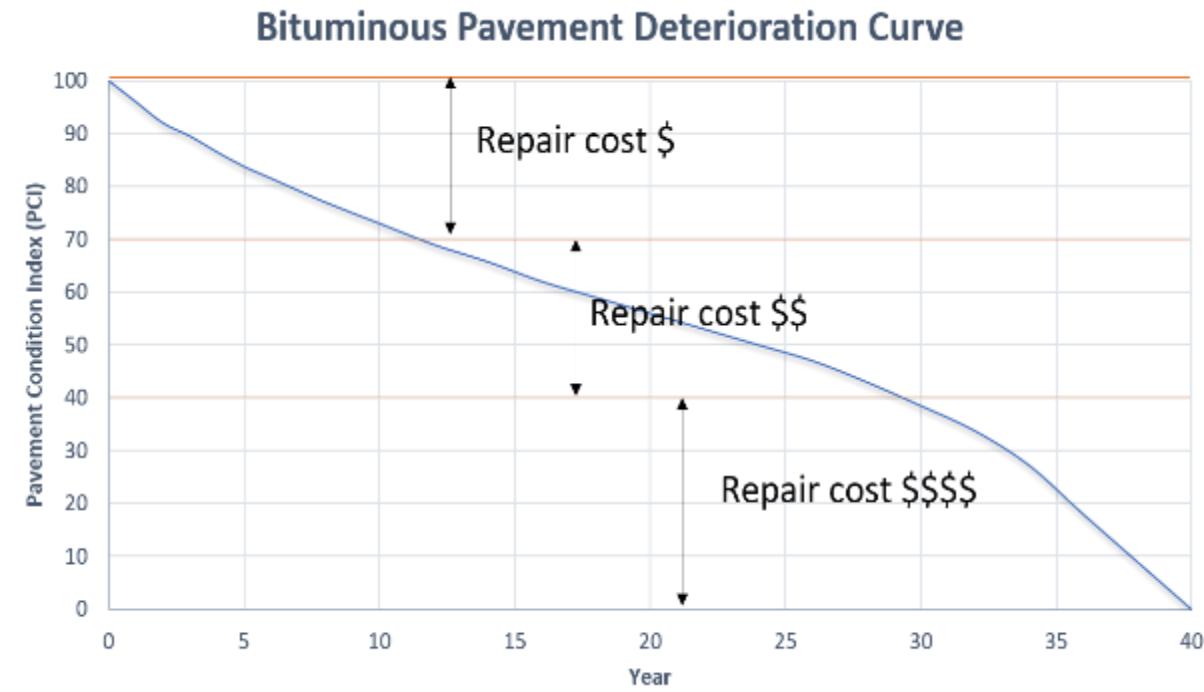
131 benefitting properties





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

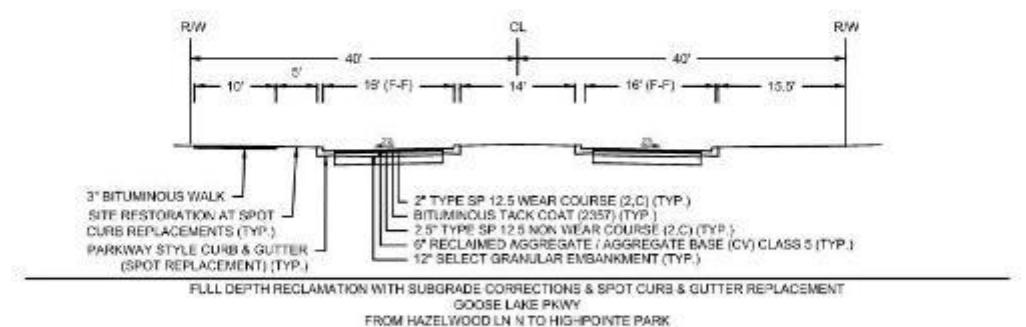
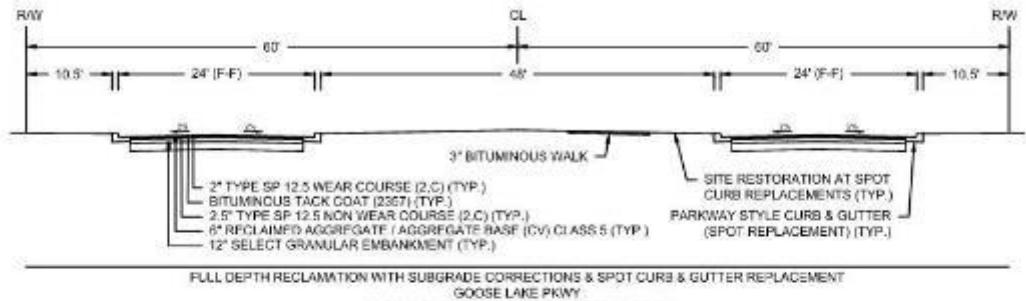


Spot Curb Repair



Goose Lake Pkwy Section

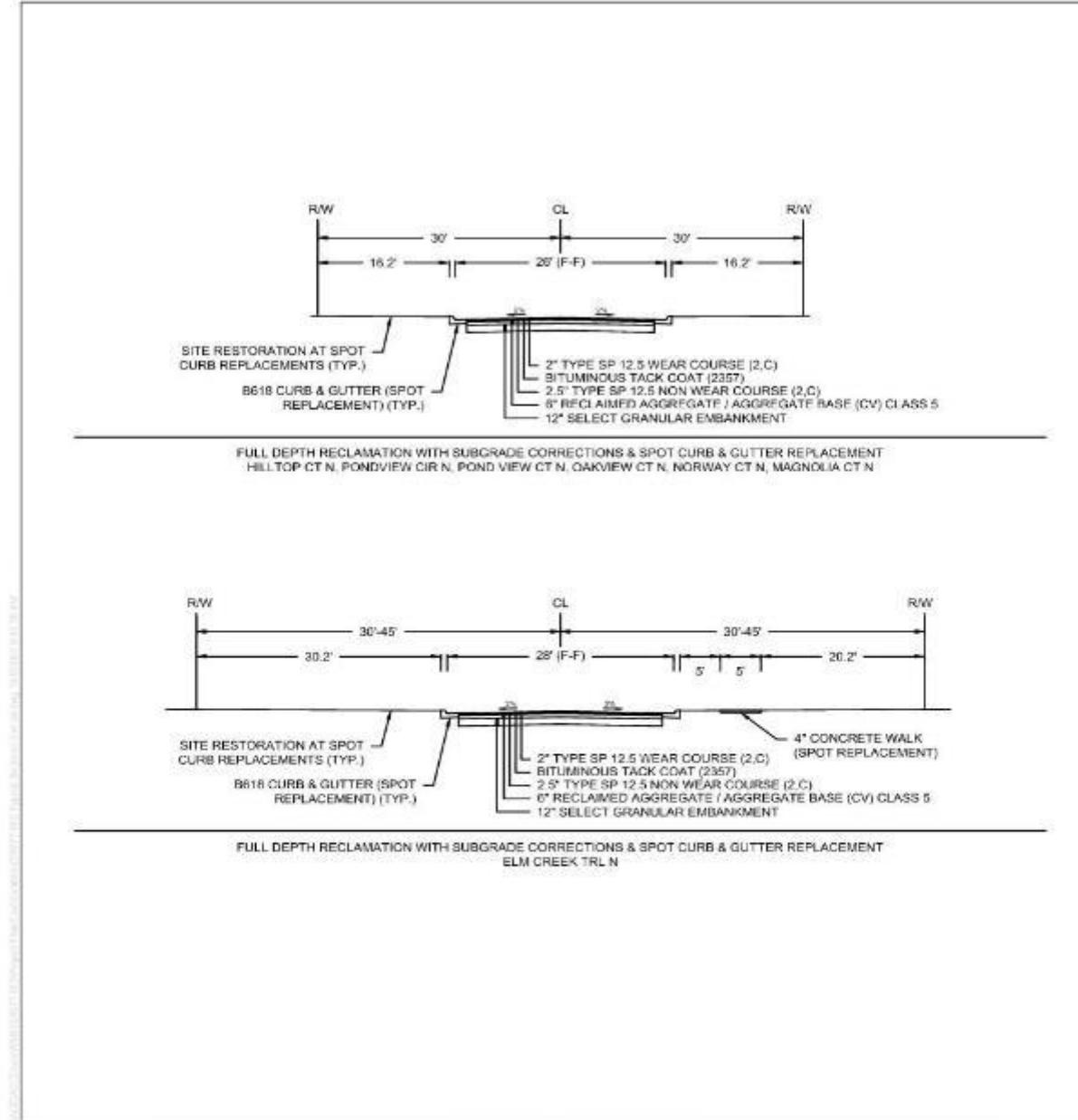
- 4.5" of new Asphalt, placed in tow lifts.
- 6" class 5 aggregate section
- 12" granular sand section
- Shape and compact existing subgrade
- Curb will be spot removed, and replaced in-kind





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 ramps

Trail Reconstruction





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
- Drain Tile
- Improve storm water collection and conveyance
- Water quality treatment





Street Lighting

Street Lighting

- Existing light poles will remain
- Underground conduit
- New electrical wires from service meter box to all existing light poles.

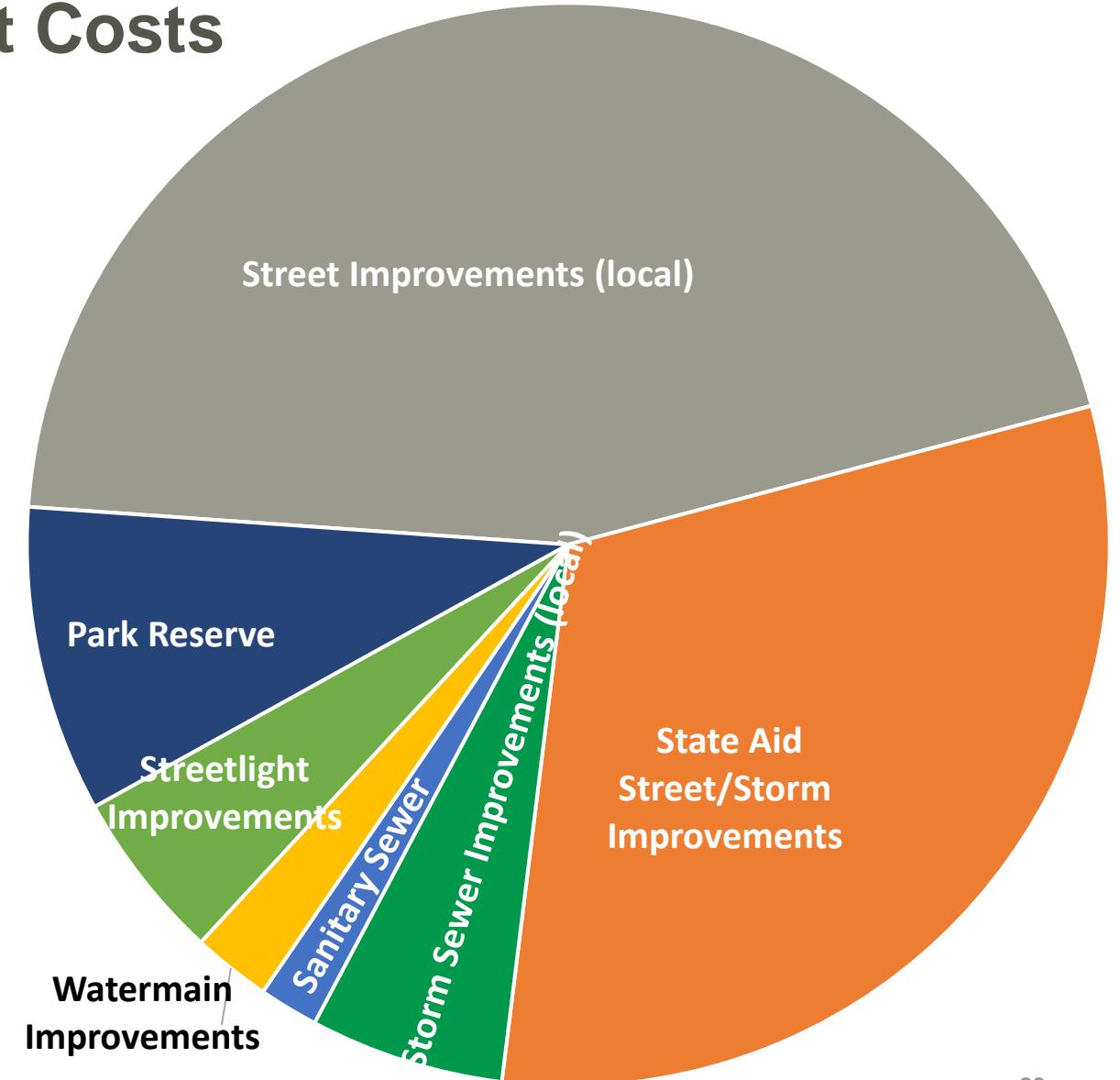


Residential Street Light



Estimated Project Costs

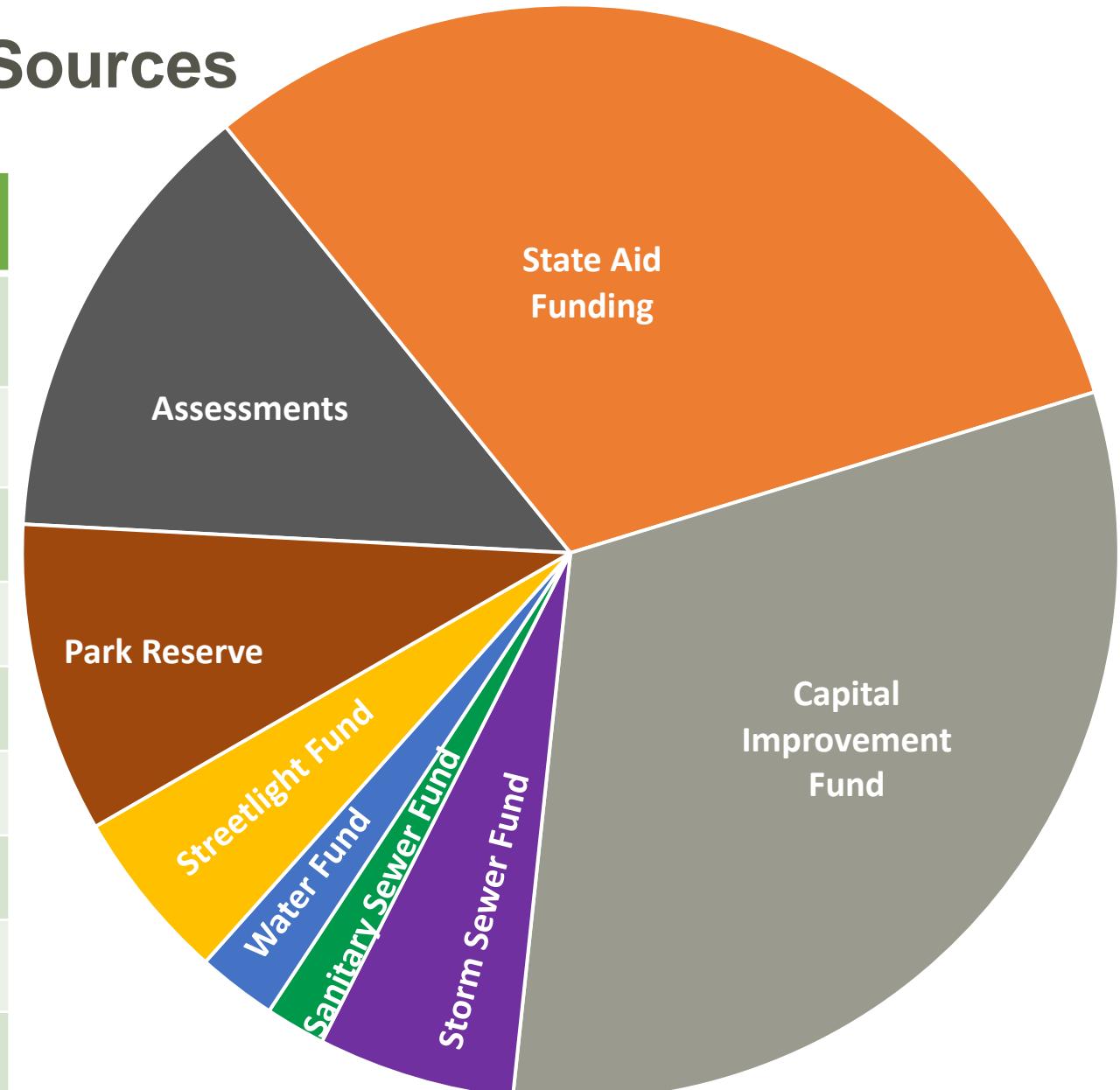
Improvement	Estimated Cost
Street Improvements (local)	\$2,054,976
State Aid Street/Storm Improvements (Goose Lake Pkwy)	\$1,427,077
Storm Sewer Improvements (local)	\$266,375
Sanitary Sewer Improvements	\$81,473
Watermain Improvements	\$107,209
Streetlight Improvements	\$233,414
Park Reserve	\$420,185
TOTAL ESTIMATED COST	\$4,590,709





Project Funding Sources

Funding Source	Total
Assessments to benefitting properties	\$612,425
State Aid Funding (Goose Lake Pkwy)	\$1,427,077
Capital Improvement Fund	\$1,442,551
Storm Revenue Fund	\$266,375
Sewer Revenue Fund	\$81,473
Water Revenue Fund	\$107,209
Street Lighting Fund	\$233,414
Park Reserve	\$420,185
TOTAL	\$4,590,709





Assessments

Residential

- Reconstruct Street with Street Lights

Reclaim and Pave Street **\$4,675.00**
per unit

TOTAL **\$4,675.00 per unit**

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

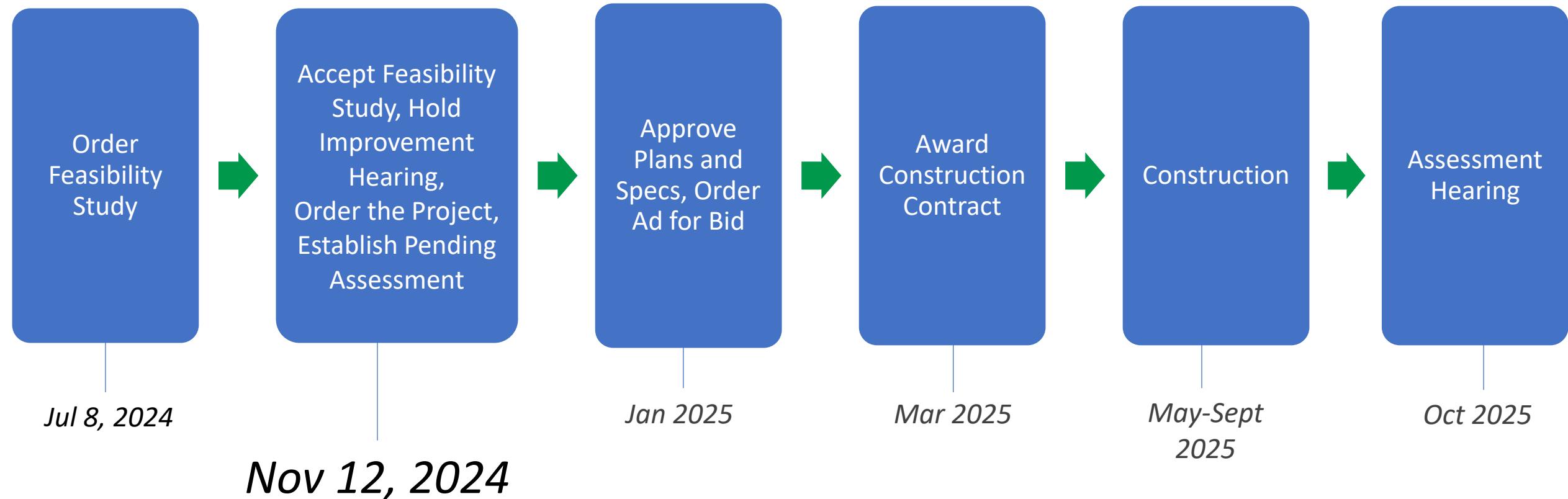
Option 2:

- 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 15th in any subsequent year
- No partial payments allowed

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



Assessment Project Timeline





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 or call City Hall at 763-421-8100.

