

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

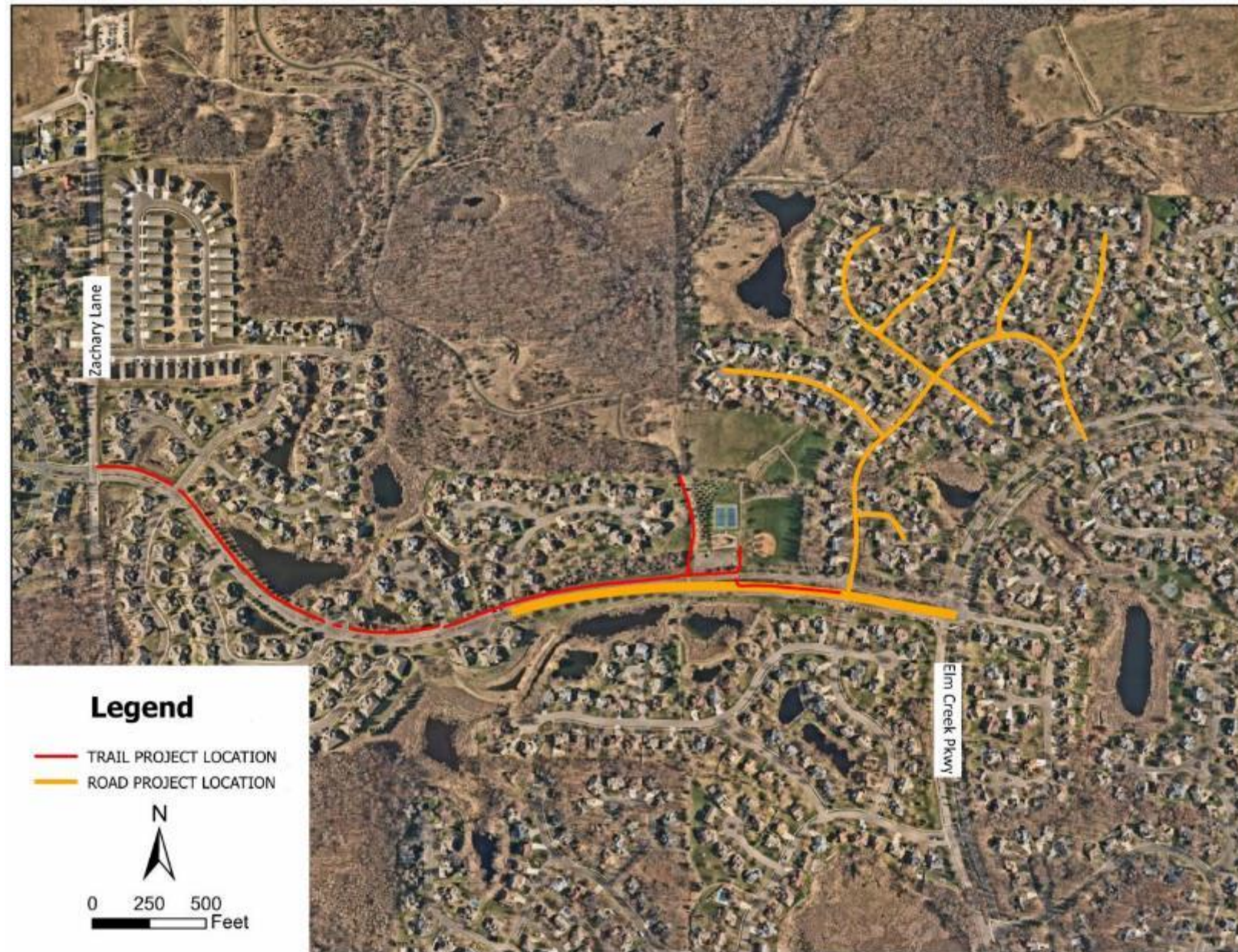
- Goose Lake Parkway
- Highview Court N
- Magnolia Court N
- Oakview Court N
- Pondview Court N
- Elm Creek Trail N
- Hilltop Court N
- Norway Court N
- Pondview Circle N

1.5 miles of roadway

1.0 miles of trail

Original construction 1987-1998

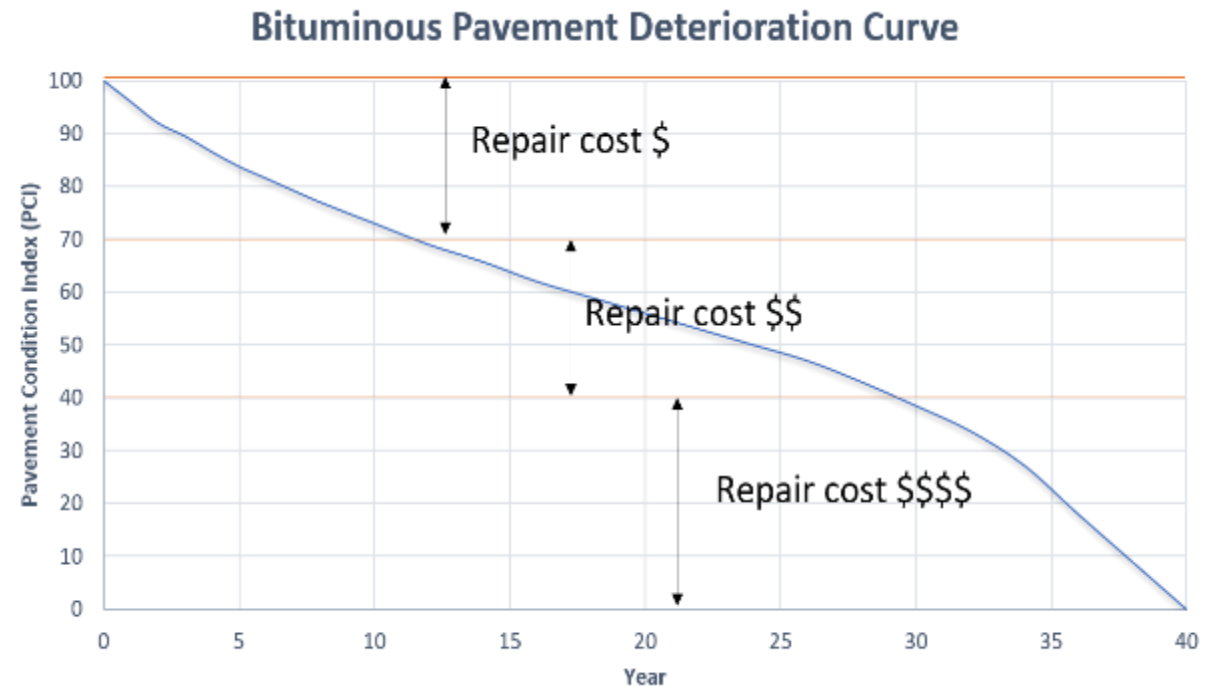
131 benefitting properties





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

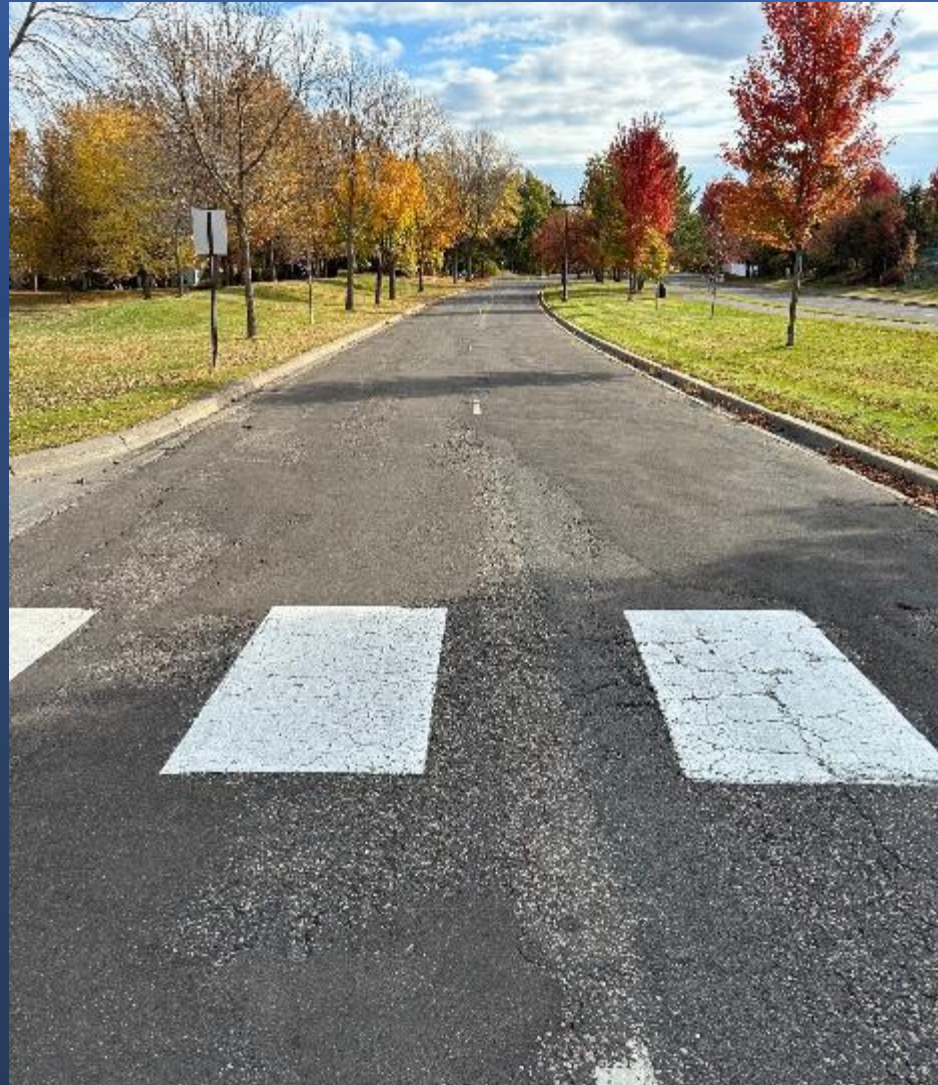
- Pavement cores identify the structural integrity of the existing pavement
- Soil borings determine the materials and soil conditions present beneath the pavement



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

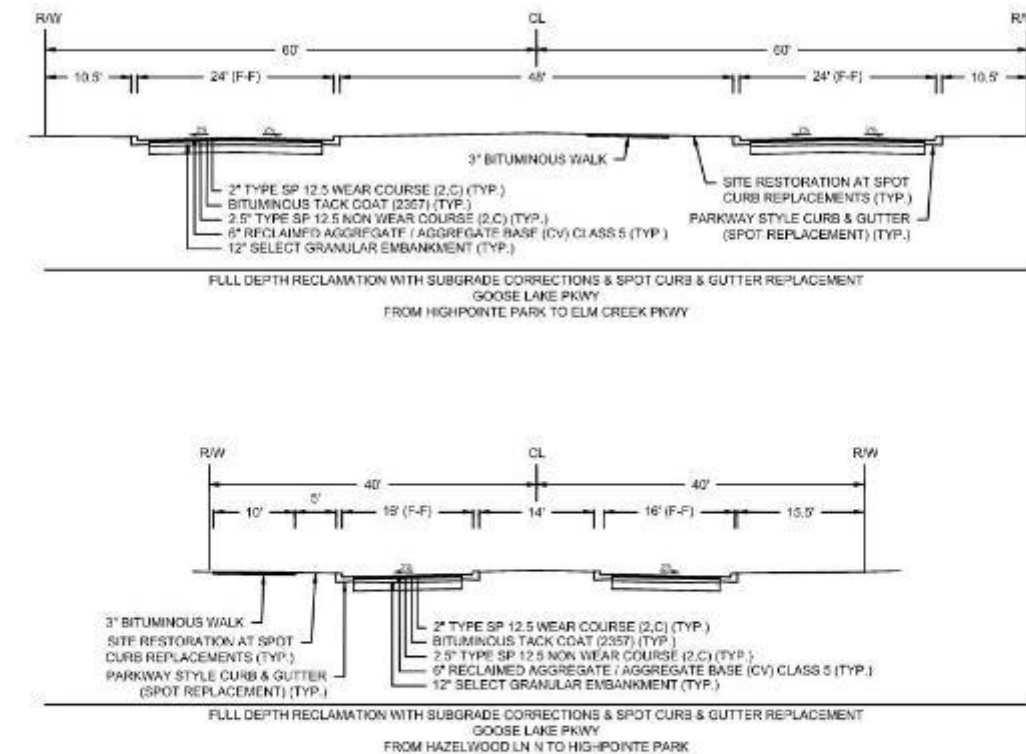


Spot Curb Repair



Goose Lake Pkwy Section

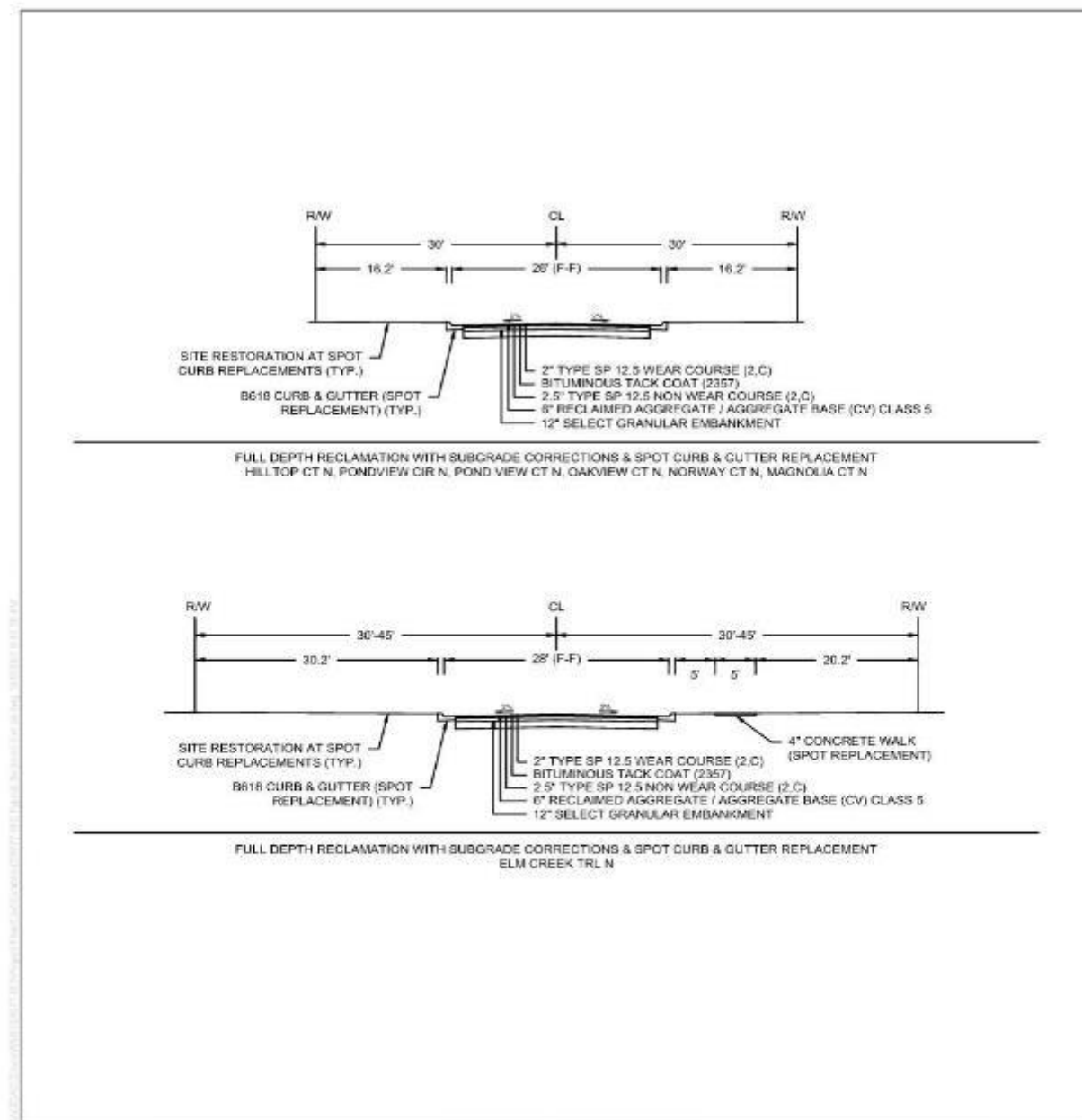
- 4.5" of new Asphalt, placed in tow lifts.
- 6" class 5 aggregate section
- 12" granular sand section
- Shape and compact existing subgrade
- Curb will be spot removed, and replaced in-kind





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.

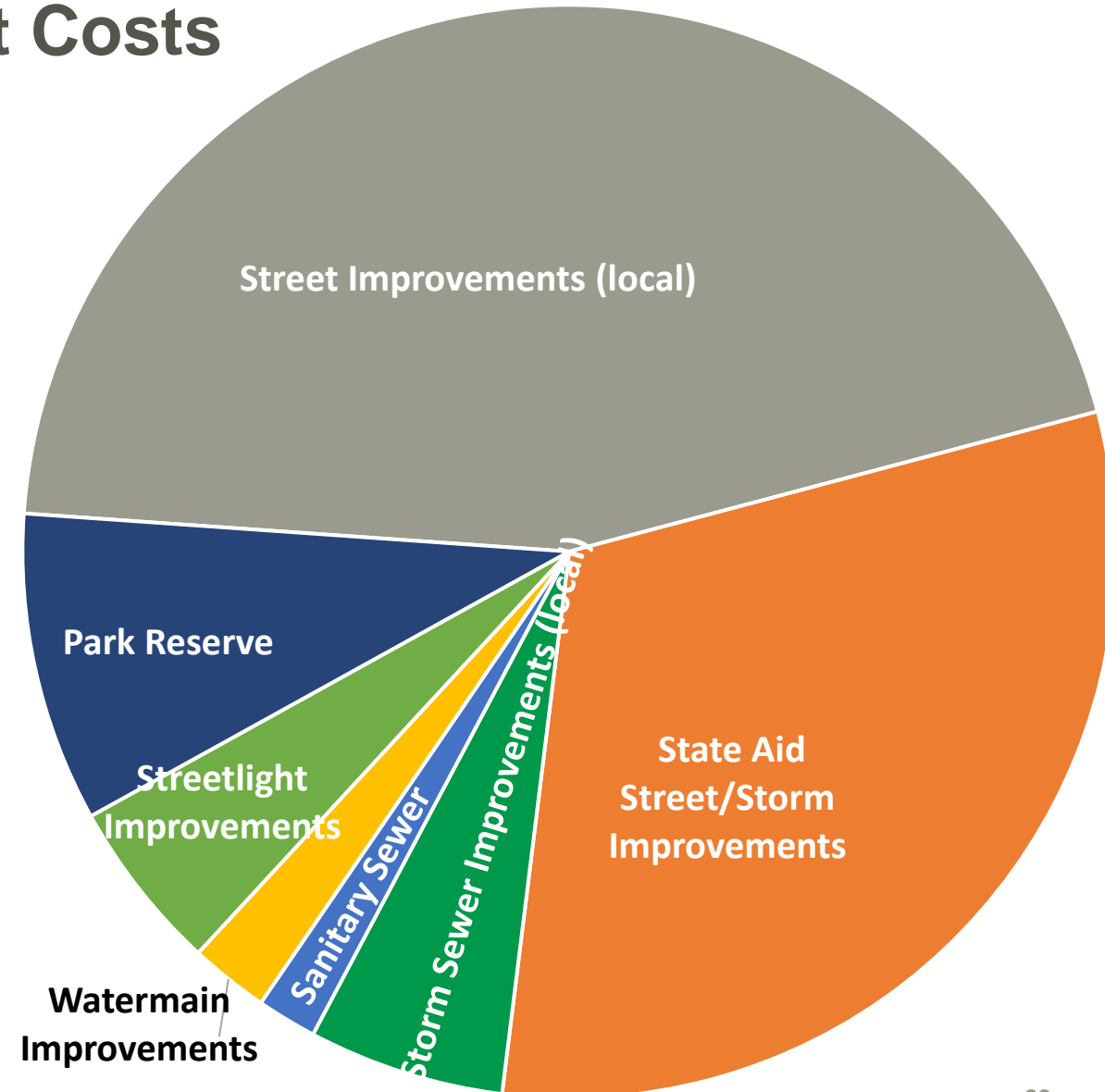


Residential Street Light



Estimated Project Costs

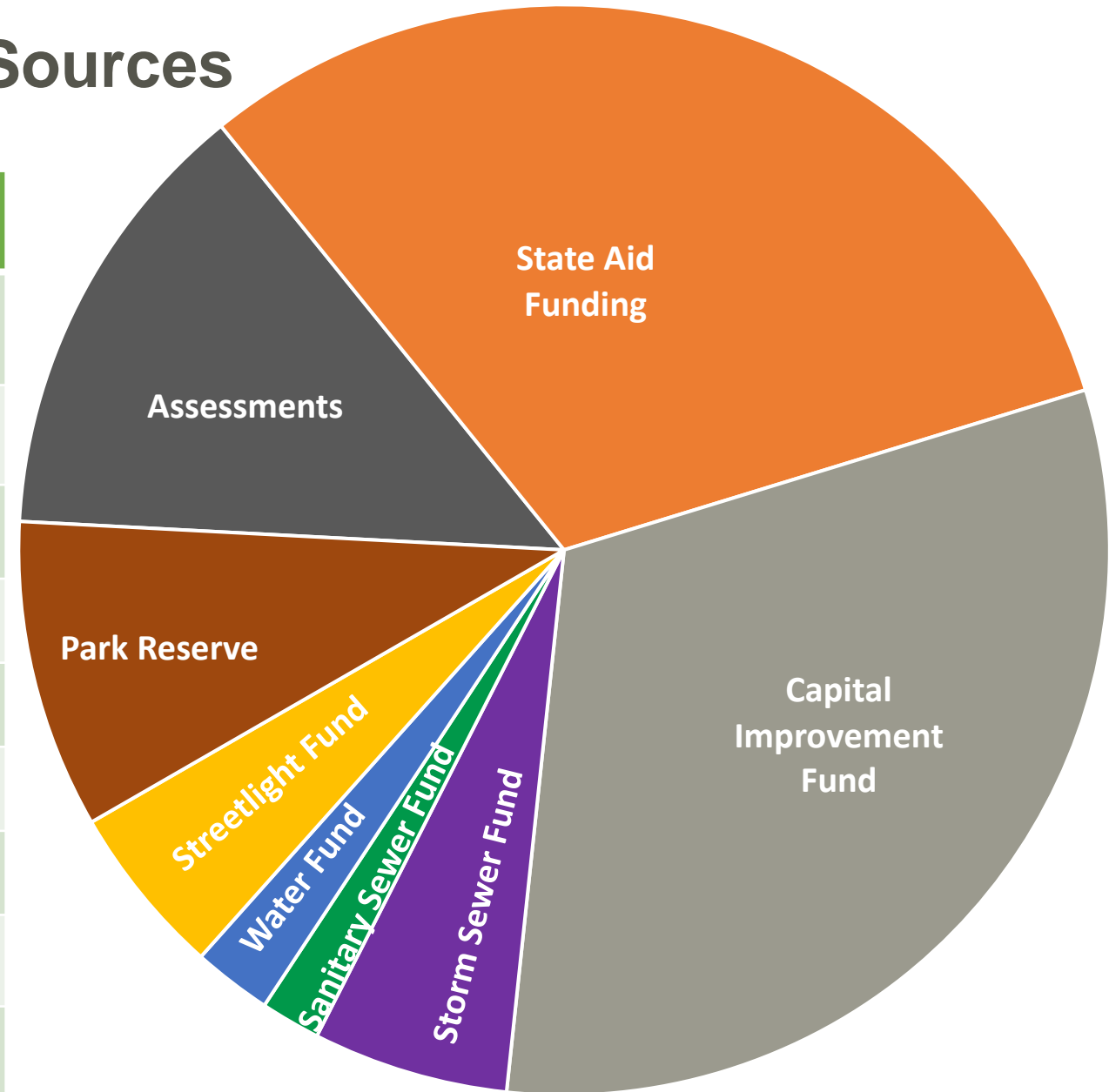
Improvement	Estimated Cost
Street Improvements (local)	\$2,054,976
State Aid Street/Storm Improvements (Goose Lake Pkwy)	\$1,427,077
Storm Sewer Improvements (local)	\$266,375
Sanitary Sewer Improvements	\$81,473
Watermain Improvements	\$107,209
Streetlight Improvements	\$233,414
Park Reserve	\$420,185
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
<u>per unit</u>	

TOTAL	\$4,675.00 per unit
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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

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



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.

