

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

CITY PROJECT 22502

April 16, 2025







## Project Location

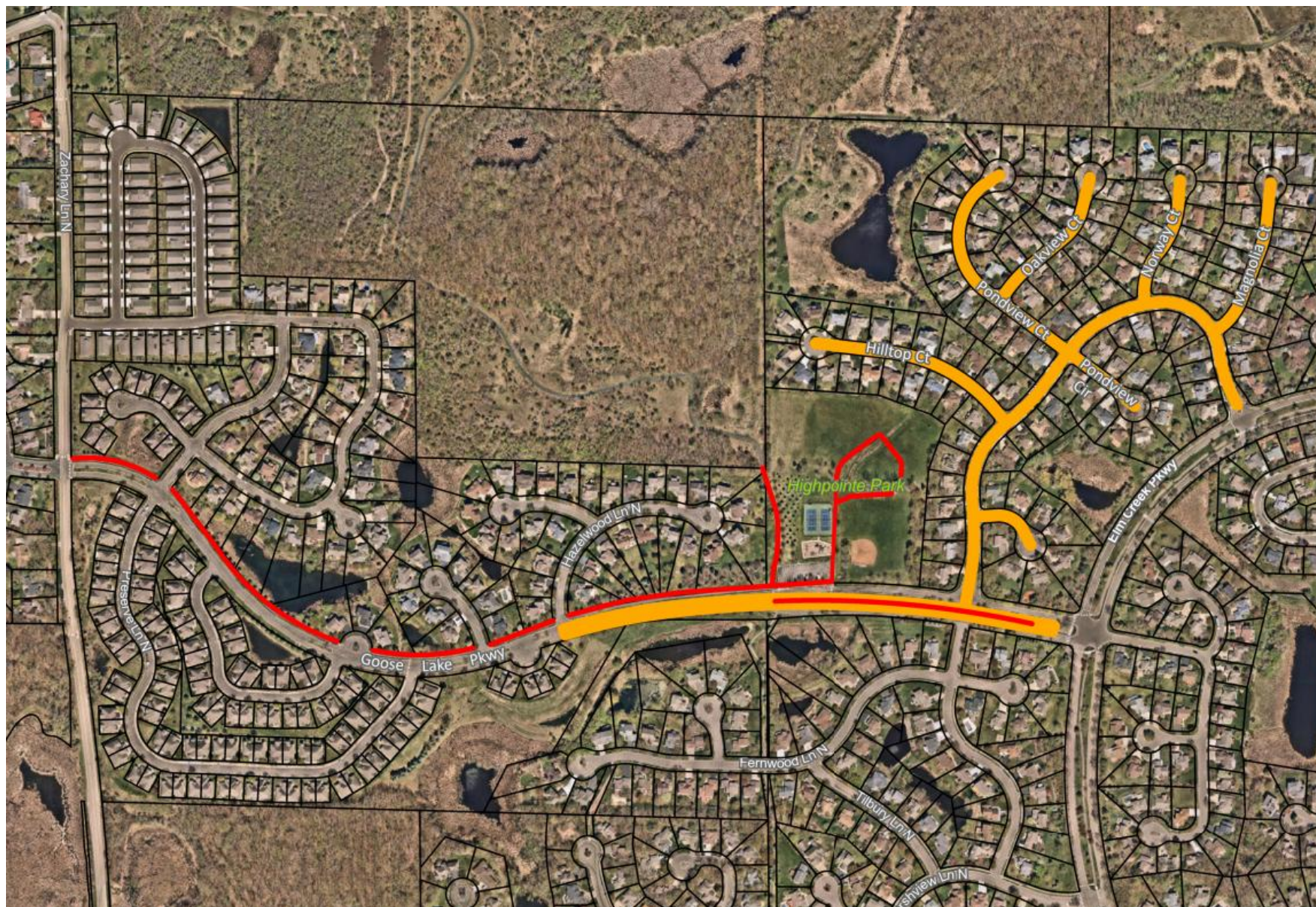
- Goose Lake Parkway
- Highview Court N
- Magnolia Court N
- Oakview Court N
- Pondview Court N
- Elm Creek Trail N
- Hilltop Court N
- Norway Court N
- Pondview Circle N

1.5 miles of roadway

1.0 miles of trail

Original construction 1987-1998

131 benefitting properties







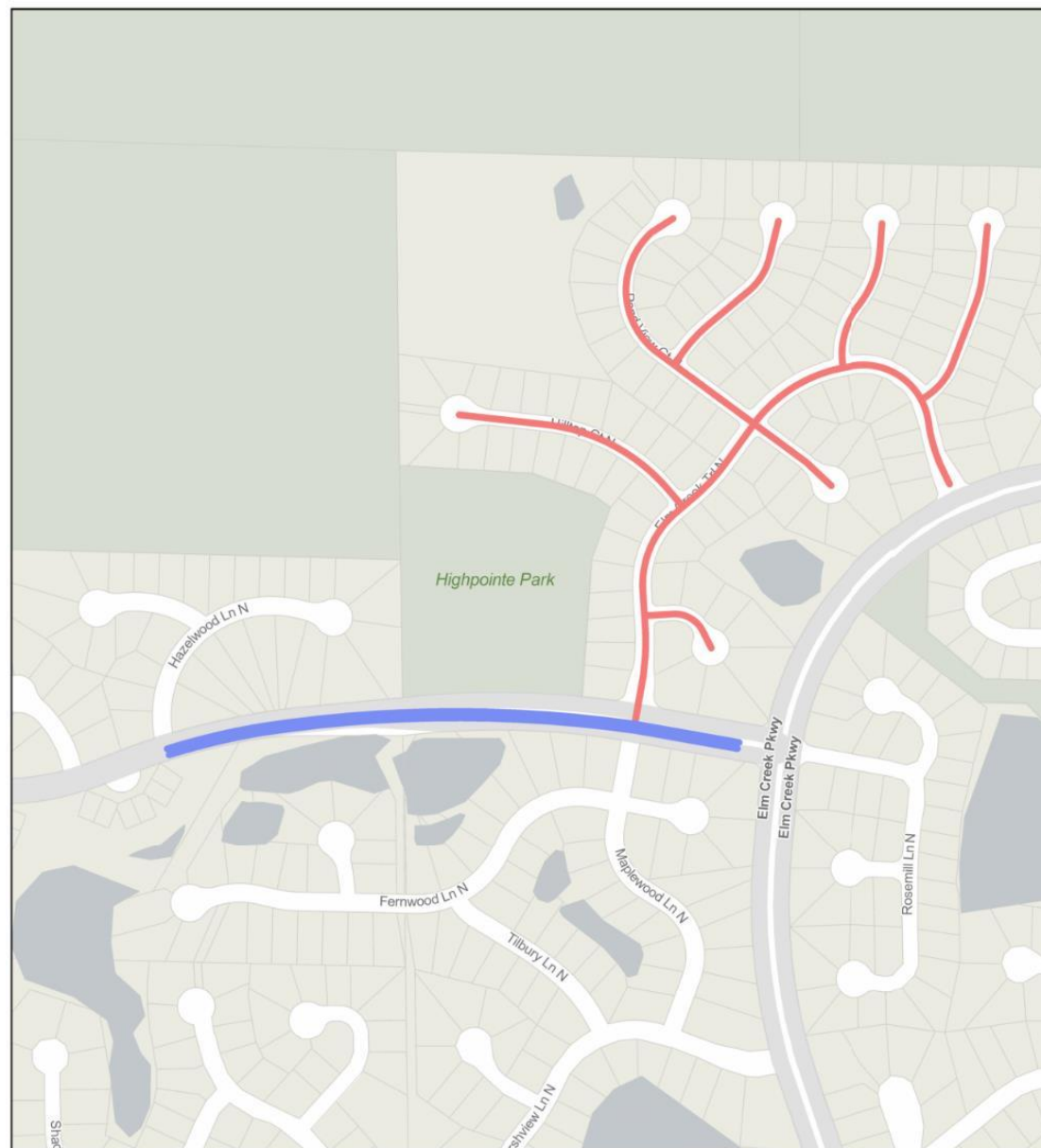
## Project Phasing Schedule:

Phase 1: ~May 5<sup>th</sup> – July

Phase 2: ~June - September

Not included in phasing:

Final lift of pavement



## Legend

May 5th — Phase 1  
June 1st — Phase 2



## Proposed Improvements

- Street reclaim and pave
- Street subgrade corrections
- Spot curb replacement
- Trails and ADA improvements
- 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

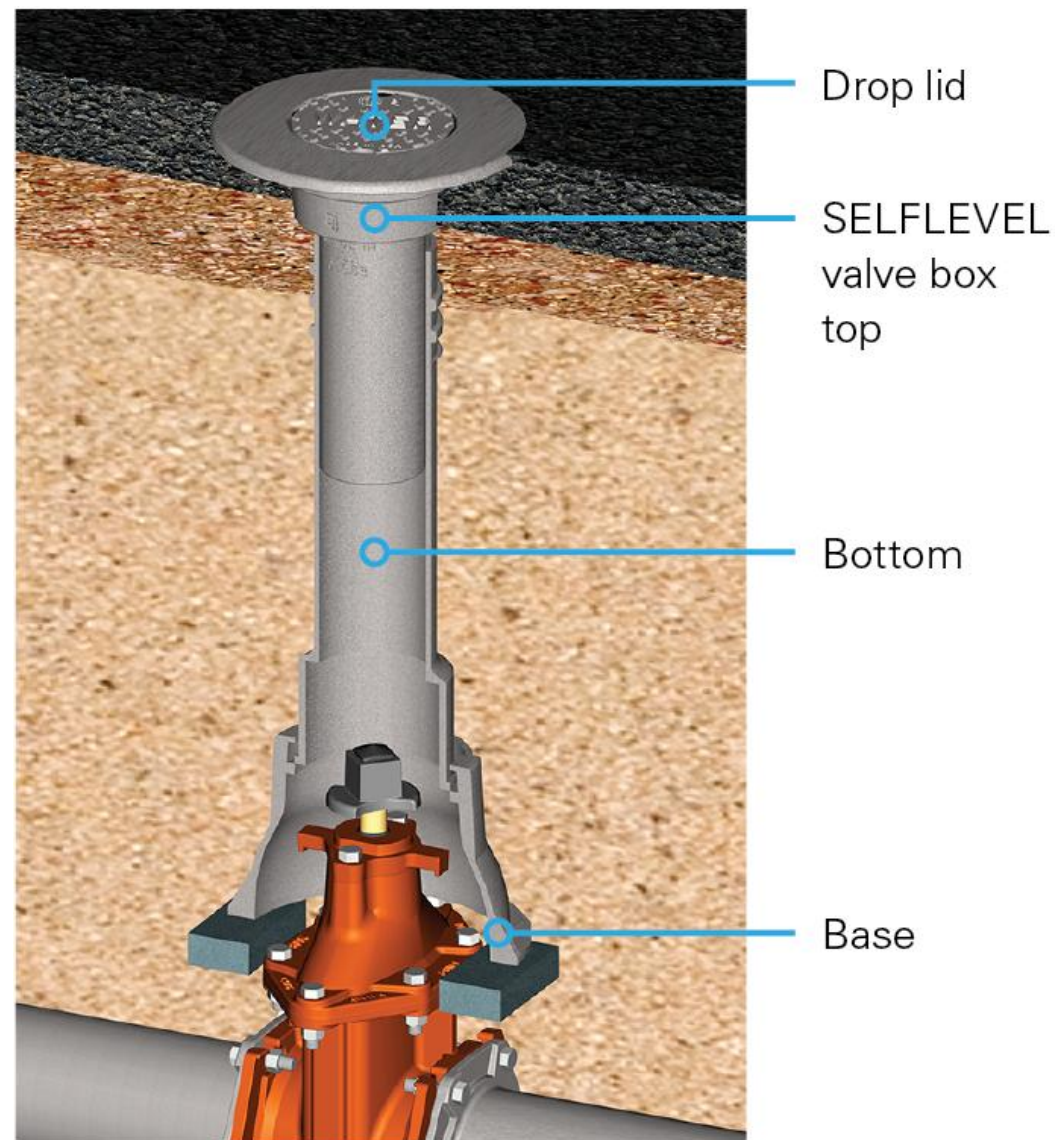


Spot Curb Repair



## Water System Improvements

- Gate Valve Bolt Replacement
- Water Service Valve Improvements where needed:
  - Valve Box and Standpipe Replacement
  - Drop Lid Replacement







## Driveway Work

### 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



# Storm Sewer Improvements

## Storm Sewer

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







## Street Improvements

### Restoration

- Yard areas behind curb repairs will be seeded (Typically limited to 2 feet or less behind curb)
- 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



Seeding for Spot Curb Replacement and Non-yard areas







# Sanitary Sewer Improvements

- Replace section of sanitary sewer pipe in Goose Lake Parkway



- Replace Manhole Castings
- Install Chimney Seals





# Street Lighting

## Street Lighting

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



Residential Street Light





## **Mail Delivery**

### **During Construction**

- Limited to no impact to mailboxes

Package delivery continuous during construction (UPS, Fed Ex, Amazon, etc.)

## **School Buses**

### **During Construction**

- The City will coordinate with the bus company to determine if an alternate pick-up location is required, affected residents will be notified



## Garbage and Recycling

- No change to pick up day
- Typically no issues with collection
- Notify the construction representative if you are missed
- General contractor is responsible for assuring garbage pickup





## Irrigation Systems and Pet Fences

- Irrigation systems will be impacted
  - Damaged systems will be repaired during turf restoration
  - Please flag your irrigation system prior to construction. Pet fences will be impacted
  - Contractor will attempt to repair pet fences as work progresses
- Due to the nature of the project work, impacts to irrigation systems and pet fences are unavoidable. Flagging them helps us ensure that they can be repaired.
- Flags can be obtained at City Hall.



## Landscaping Impacts

- Hardscape materials (bricks, fencing, edging, mulch, etc.) will be salvaged and reinstalled or replaced in kind with the project
- Plantings
  - Plants near the curb may be impacted by the curb replacement or utility work.
  - Impacted plants will not be replaced by the project so we recommend that you remove any plants you want to keep.
  - If you are unsure if you need to move your plants, let us know and the inspector will meet with you at your property.





## 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

*Feb 10, 2025*



Award  
Construction  
Contract

*Mar 24, 2025*



Construction

***May-Sept  
2025***



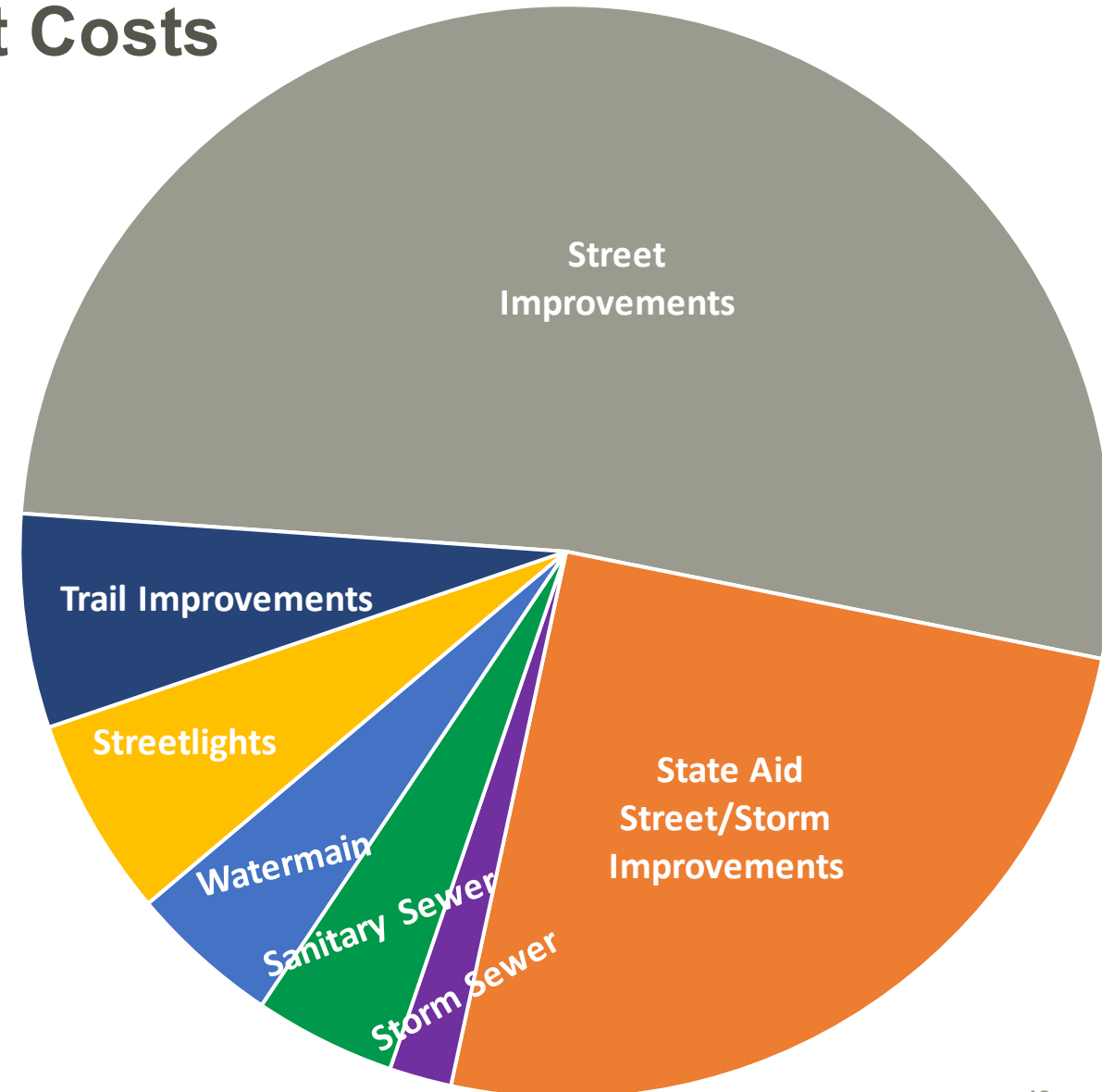
Assessment  
Hearing

*Oct 2025*



## Estimated Project Costs

Improvement	Estimated Cost
Street Improvements	\$2,095,048
State Aid Street/Storm Improvements (Goose Lake Pkwy)	\$1,016,235
Storm Sewer Improvements	\$74,138
Sanitary Sewer Improvements	\$168,576
Watermain Improvements	\$179,245
Streetlight Improvements	\$238,467
Trail Improvements	\$254,505
<b>TOTAL ESTIMATED COST</b>	<b>\$4,026,214</b>

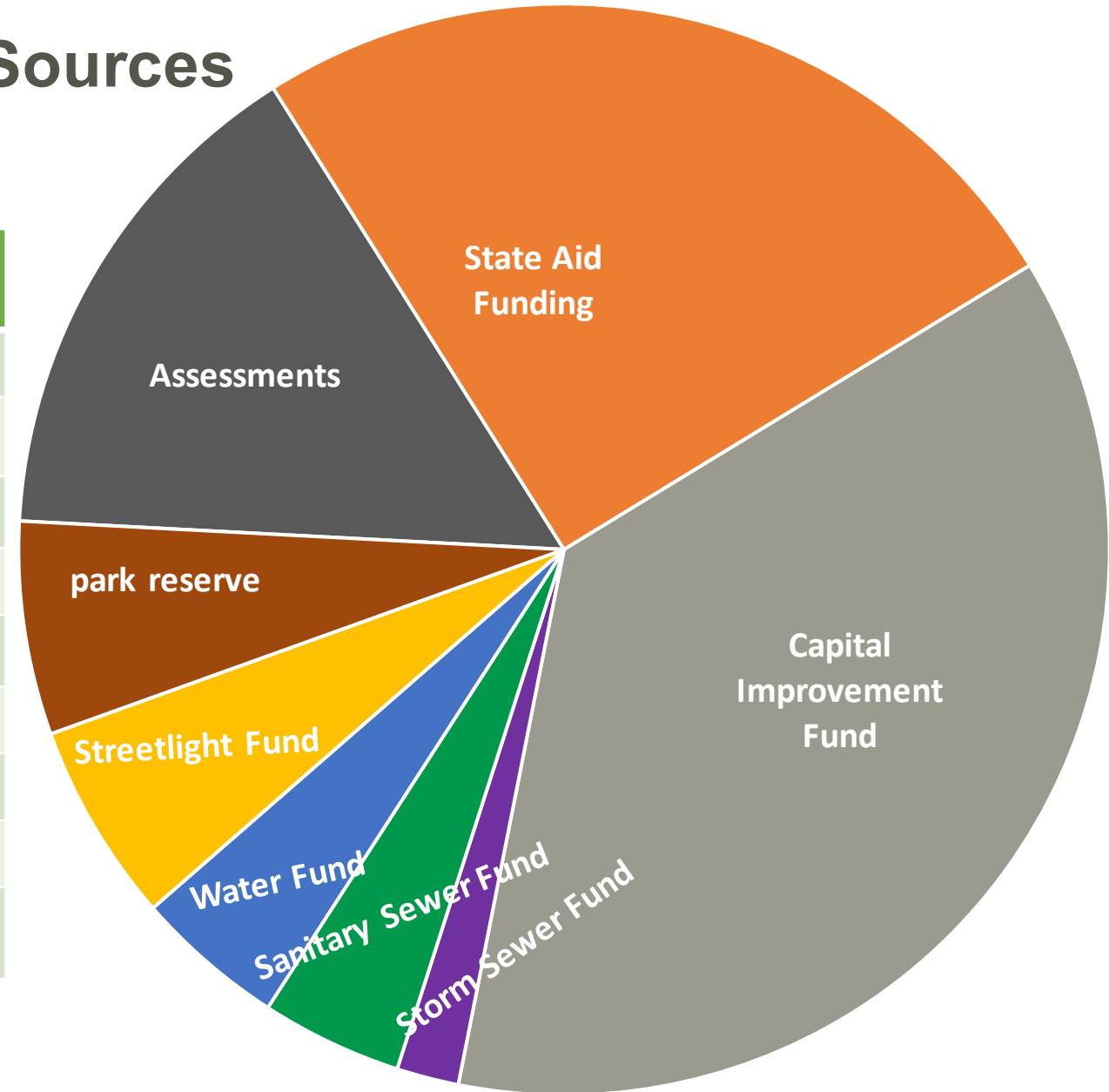


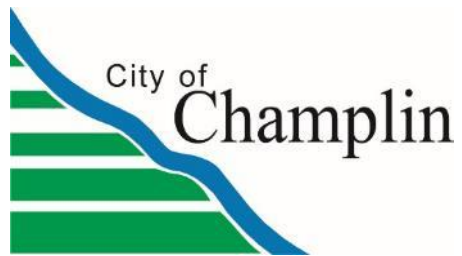




## Project Funding Sources

Funding Source	Total
Assessments to benefitting properties	\$612,425
State Aid Funding (Goose Lake Pkwy)	\$1,016,235
Capital Improvement Fund	\$1,482,623
Storm Revenue Fund	\$74,138
Sewer Revenue Fund	\$168,576
Water Revenue Fund	\$179,245
Street Lighting Fund	\$238,467
Park Reserve	\$254,505
<b>TOTAL</b>	<b>\$4,026,214</b>





# Pending Assessments

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







## 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.



# Additional Information



- This presentation and future postings will be placed on the City of Champlin website click Road Projects
- For questions and concerns during the project please contact the **Project Hotline**
- Sign up for project updates by emailing the hotline address below indicating your property address in the subject line.

Project Hotline: 763-270-3468

Project Hotline Email:  
[ChamplinProjects2025@wsbeng.com](mailto:ChamplinProjects2025@wsbeng.com)

