

2025 Improvement Project Goose Lake Parkway / Elm Creek Trail Area

Assessment Hearing Meeting

CITY PROJECT 22502

OCTOBER 14th, 2025



Agenda:

Project Location
Assessment Project Timeline
Project Improvements
Remaining Work
Before and After Pictures
Project Cost and Funding
Assessments
Payment Methods



Project Location

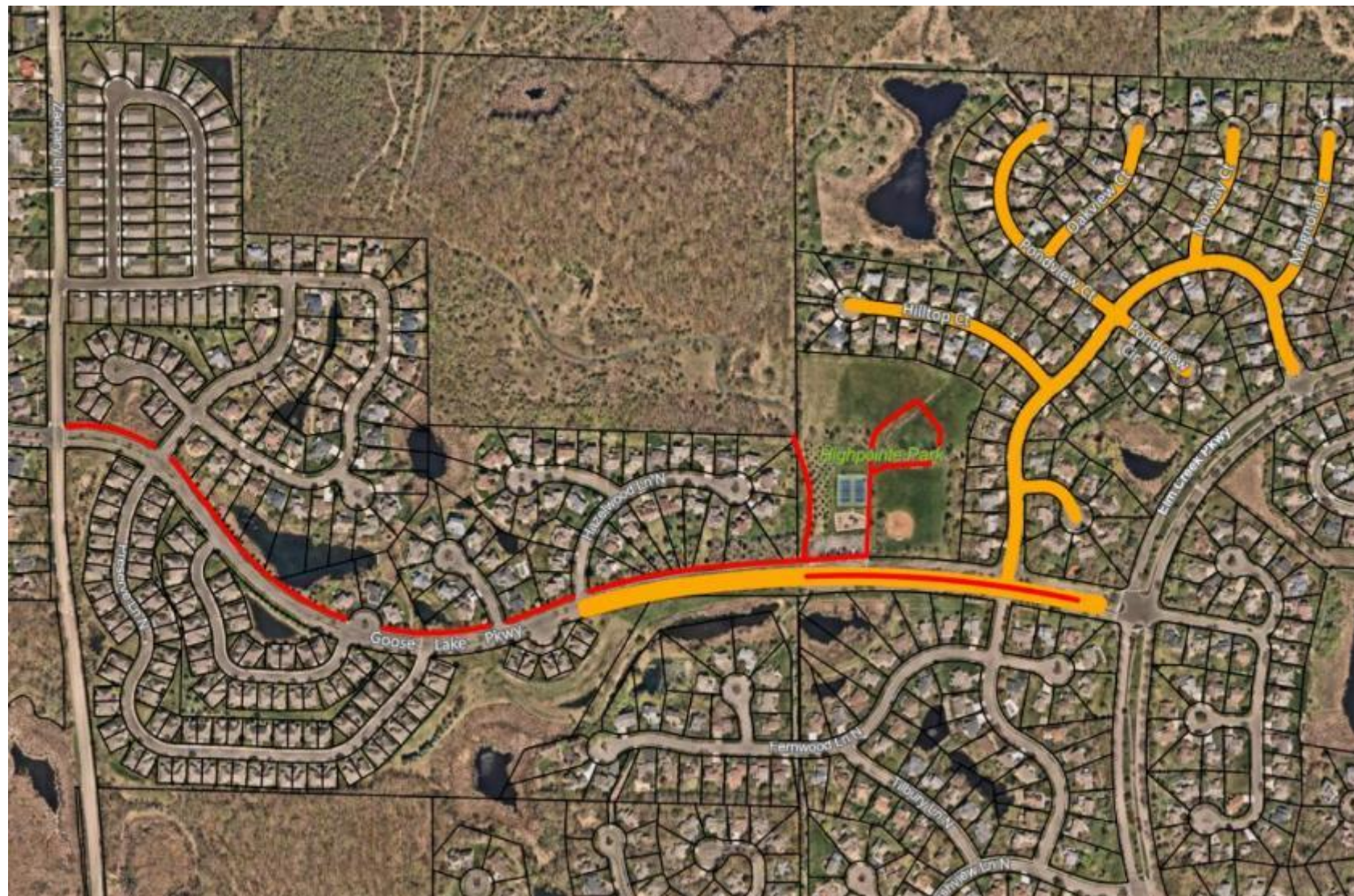
- Goose Lake Parkway
- Highview Court N
- Magnolia Court N
- Oakview Court N
- Pondview Court N
- Elm Creek Trail N
- Hilltop Court N
- Norway Court N
- Pondview Circle N

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

Feb 10, 2025



Award
Construction
Contract

Mar 24, 2025



Construction

*May – Oct
2025*

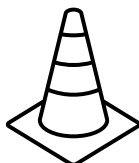
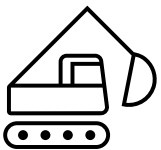


Assessment
Hearing

Oct 14, 2025

Project Improvements

- Street reclamation and reconstruction
- Spot curb replacement
- ADA pedestrian improvements
- Trail improvements
- Storm sewer improvements
- Watermain improvements
- Sanitary Sewer improvements
- Street light wiring
- Site restoration





Remaining Work

- 2nd Lift of Pavement and striping on Goose Lake Parkway
- Trail corrections
- Minor Punchlist Items



Elm Creek Trail Before and After Pictures



Magnolia Ct Before and After Pictures



Oakview Ct Before and After Pictures





Total Project Costs

Improvement	Estimated Final Cost
Street Improvements (local)	\$1,819,980
Street Improvements (state aid - GLP)	\$940,857
Stormwater (local)	\$79,947
Stormwater (state aid - GLP)	\$61,444
Sanitary Sewer	\$141,559
Water	\$112,739
Street Lighting	\$225,323
Trails	\$230,072
TOTAL ESTIMATED PROJECT COST	\$3,611,921



Total Project Funding Sources

Funding Source	Total
Assessments to benefitting properties	\$612,425
Capital Improvement Fund	\$1,207,556
Municipal State Aid (GLP)	\$1,002,301
Storm Sewer Revenue Fund	\$79,947
Sanitary Sewer Revenue Fund	\$141,559
Water Revenue Fund	\$112,739
Street Light Fund	\$225,323
Park Reserve	\$230,072
TOTAL ESTIMATED PROJECT FUNDS	\$3,611,921



Assessments

Residential Properties

Reclaim and Pave Street \$4,675.00 per unit

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

Assessment Hearing on October 14, 2025 will finalize the assessment amount





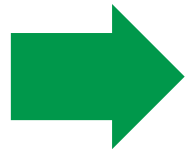
Assessments vs. Project Costs

Reclaim & Pave Cost
\$1,819,980

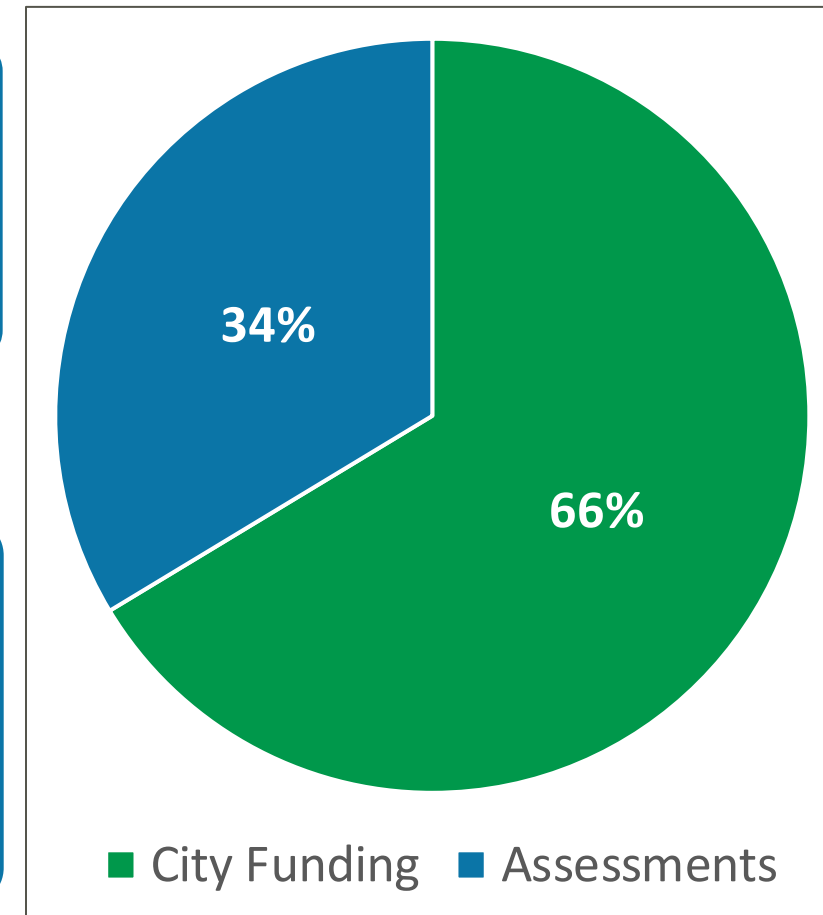


Assessment Amount
\$612,425

Utility Costs
(storm, sanitary, water,
street lighting)
\$559,568



Funded through Utility
Revenue Accounts
(monthly utility bills)





Assessment Payment Methods

Option 1

- The City will start accepting payments on October 15th
- Pre-pay partial or full assessment amount to the City by 4:30 pm on November 14th, 2025.
- No interest shall be charged if the entire balance is paid.
- Return the payment section provided in your letter with your check.

Option 2

- Pay assessment with property taxes over a 5-year period with 8.5% interest
- Payments start in 2026
- First year's interest is from November 1st, 2025, thru December 31st, 2026.
- Pay remaining entire balance by November 15th in any subsequent year
- No partial payments allowed in future years

Senior Citizen and Disabled Deferred Assessment Program Available
Must meet income and eligibility requirements and submit application by October 20



Amortization Tables

Available on City website on the project page:

<https://ci.champlin.mn.us/259/City-Improvement-Projects>

Assessments		Amount		
Streets	Street Reclaim & Pave	<u>\$4,675.00</u>		
		\$4,675.00		
Interest Start Date:		11/1/2025		
Months Interest First Year		14 Months Interest 1st Year		
Repayment Period:		5 Years		
Interest Rate:		8.50%		
SCHEDULE OF ACTIVE ASSESSMENTS				
YEAR	PRINCIPAL PAYMENT	INTEREST PAYMENT	TOTAL ANNUAL PAYMENT	PRINCIPAL REMAINING
				\$4,675.00
2026	\$935.00	\$463.60	\$1,398.60	\$3,740.00
2027	\$935.00	\$317.90	\$1,252.90	\$2,805.00
2028	\$935.00	\$238.43	\$1,173.43	\$1,870.00
2029	\$935.00	\$158.95	\$1,093.95	\$935.00
2030	\$935.00	\$79.48	\$1,014.48	\$0.00



Assessment Objections and Appeals

- Assessment process follows Minnesota Statute Chapter 429 – Public Improvements
- Notice of objection must be presented in writing and signed by the property owner prior to or at the Assessment Hearing on October 14th, 2025
- Serve notice of appeal to Mayor or City Clerk within 30 days after adoption of assessments
- File notice of appeal with Hennepin County District Court within 10 days after serving notice to the City



Next Steps



Assessment Hearing October 14th, 2025, at 6:00 pm City Council Meeting



A final payment mailing will be sent to property owners following the Assessment Hearing
City will be accepting payment from October 15th – November 14th, 2025



After the assessment roll is adopted, assessment amounts are certified, filed with
Hennepin County by November 30th, 2025, unpaid portions will be applied to your
property tax payment starting in 2026.



Council Action

Open the Public Hearing

Close the Public Hearing

Motion to Approve the Resolution Adopting the Assessment Roll for the Goose Lake Parkway & Elm Creek Trail Area, Improvement Project No. 22502