

# **2025 Improvement Project Goose Lake Parkway / Elm Creek Trail Area**

## **Assessment Hearing Meeting**

CITY PROJECT 22502

OCTOBER 14<sup>th</sup>, 2025



## Agenda:

Project Location

Assessment Project Timeline

Project Improvements

Remaining Work

Before and After Pictures

Project Cost and Funding

Assessments

Payment Methods



## Project Location

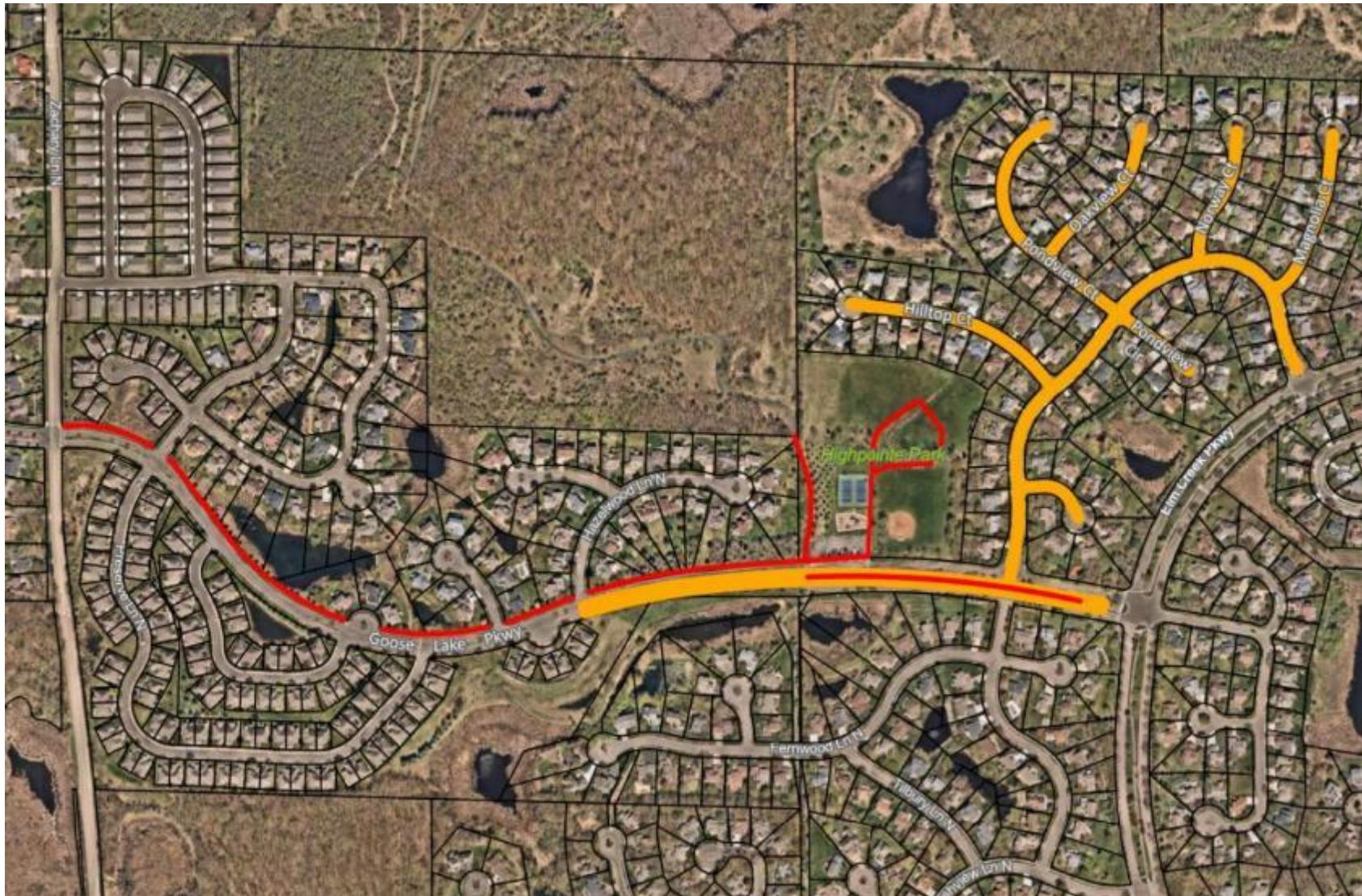
- Goose Lake Parkway
- Highview Court N
- Magnolia Court N
- Oakview Court N
- Pondview Court N
- Elm Creek Trail N
- Hilltop Court N
- Norway Court N
- Pondview Circle N

1.5 miles of roadway

1.0 miles of trail

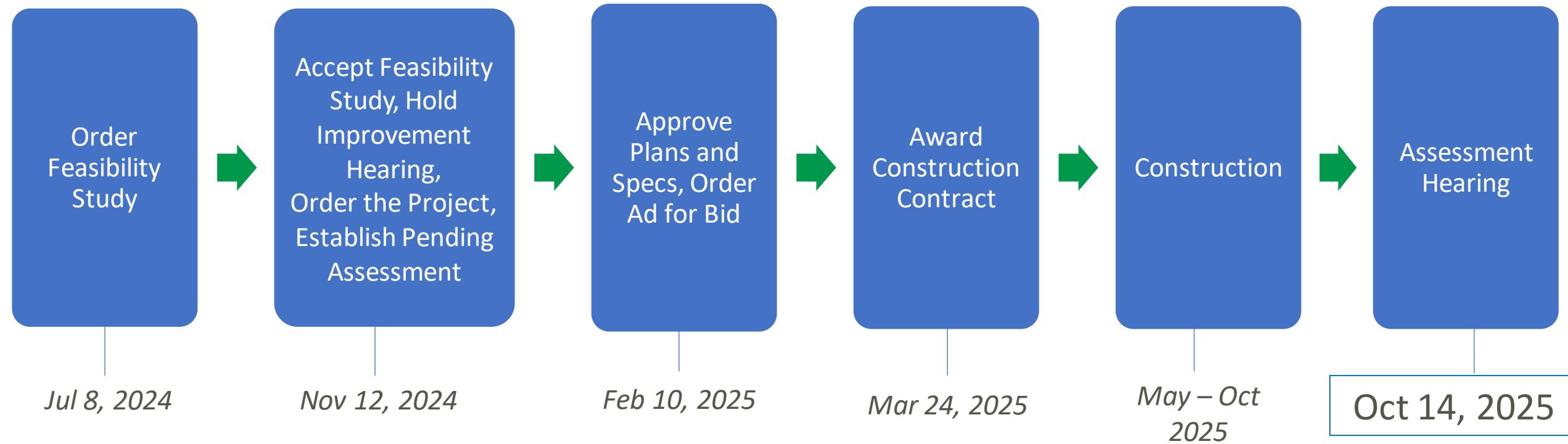
Original construction 1987-1998

131 benefitting properties





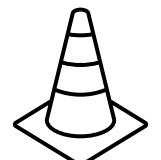
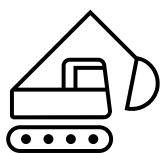
## Assessment Project timeline





## 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

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





## Elm Creek Trail Before and After Pictures



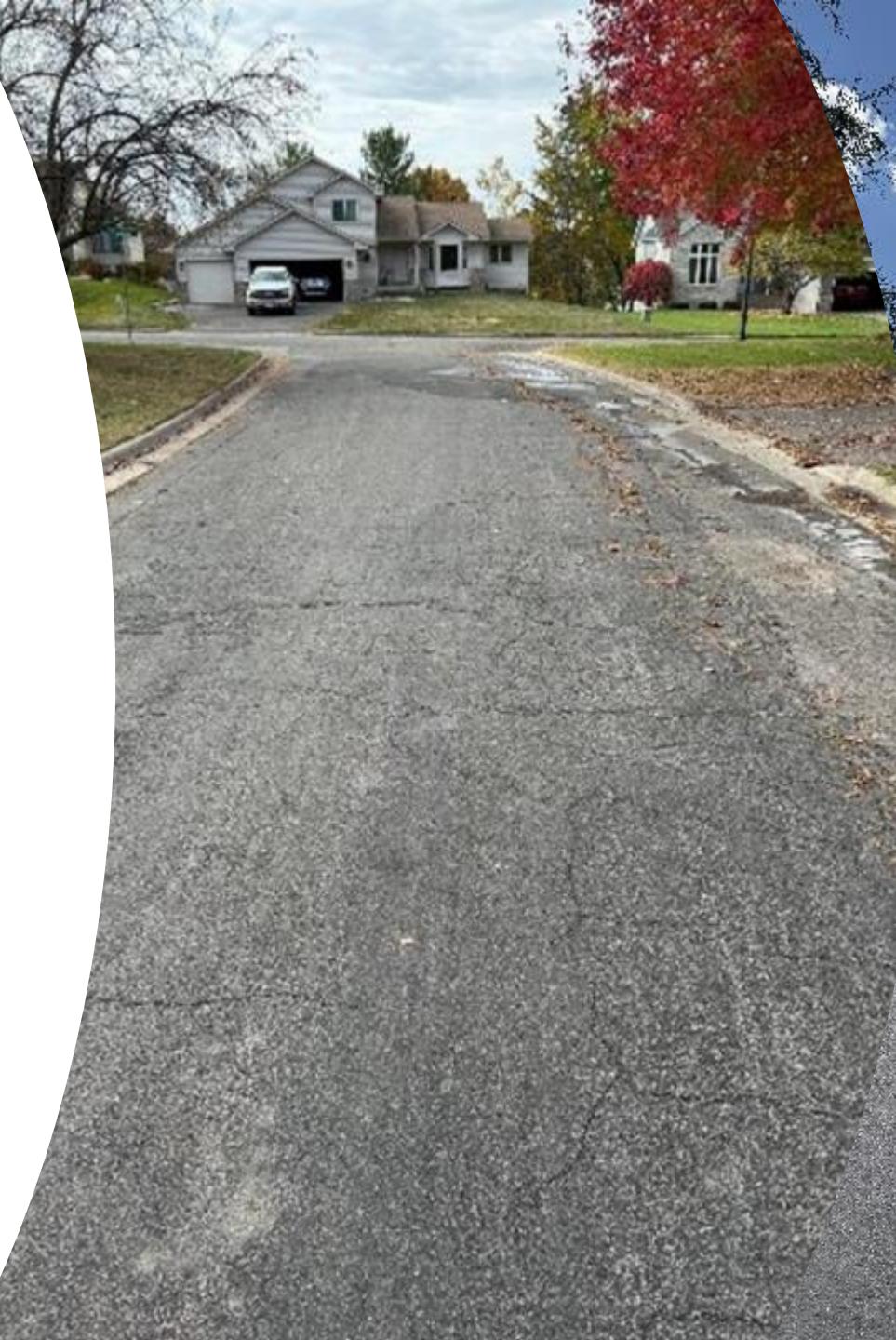


## Magnolia Ct Before and After Pictures





## **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
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$3,611,921</b>



## 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
<b>TOTAL ESTIMATED PROJECT FUNDS</b>	<b>\$3,611,921</b>



# Assessments

## Residential Properties

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

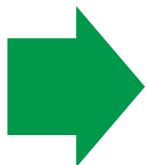
Assessment Hearing on October 14, 2025 will finalize the assessment amount





## Assessments vs. Project Costs

Reclaim & Pave Cost  
\$1,819,980

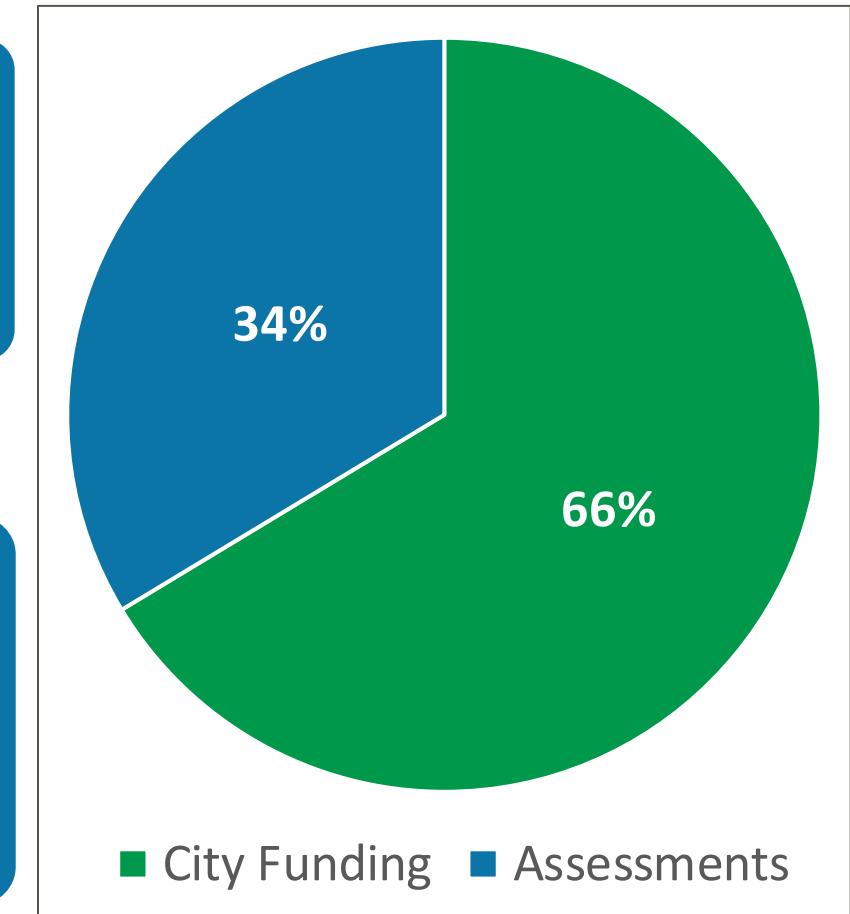


Assessment Amount  
\$612,425

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 15<sup>th</sup>
- 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 15<sup>th</sup> 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>

Sample

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	ANNUAL PAYMENT	PRINCIPAL REMAINING
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 14<sup>th</sup>, 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 14<sup>th</sup>, 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 15<sup>th</sup> – November 14<sup>th</sup>, 2025



After the assessment roll is adopted, assessment amounts are certified, filed with  
Hennepin County by November 30<sup>th</sup>, 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