



# Valley Forge Reconstruction Project

CITY PROJECT 22603

OCTOBER 29, 2025

# Agenda

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- Project Location
- Existing Conditions
- Proposed Improvements
- Project Costs and Funding
- Assessments
- Project Schedule
- Questions?

# Project Location

Valley Forge  
Dayton Rd to French Lake Road

0.63 miles of roadway

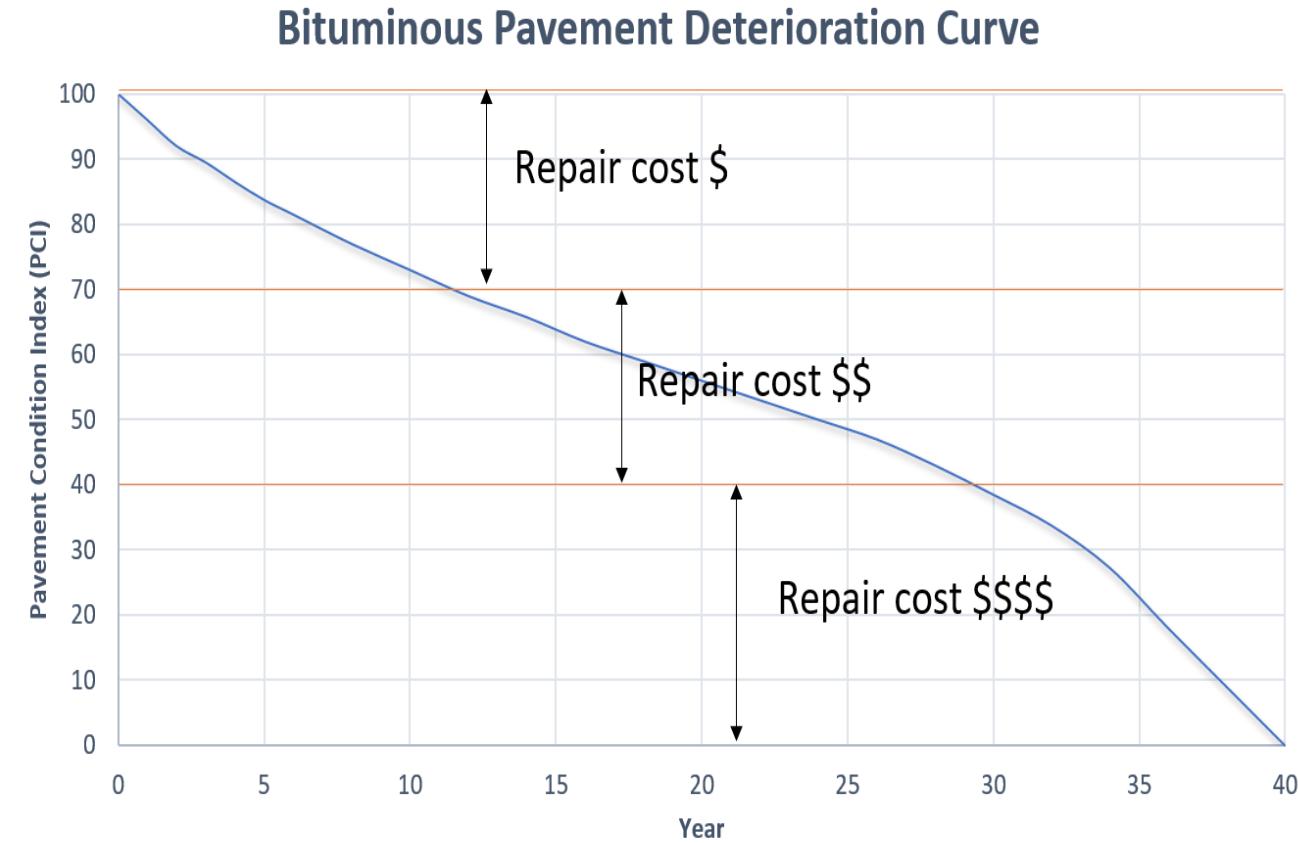
Originally Constructed in 1973

61 benefiting 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 Cores and Soil Borings, in addition to PCI are considered when determining the street improvement

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



*Pavement cores*



*Soil boring*



Valley Forge Ln (French Lake to 131<sup>st</sup>): PCI 2



Valley Forge Ln (131<sup>st</sup> to Union Terrace): PCI 73



Valley Forge Ln (Union Terrace to Dayton): PCI 36

# Proposed Improvements

- Street reconstruction to narrow roadway
- Full curb replacement
- New sidewalk on west side
- Watermain Replacement
- New street lighting
- ADA improvements to all trail and sidewalk entrances
- Storm sewer improvements
- Sanitary improvements

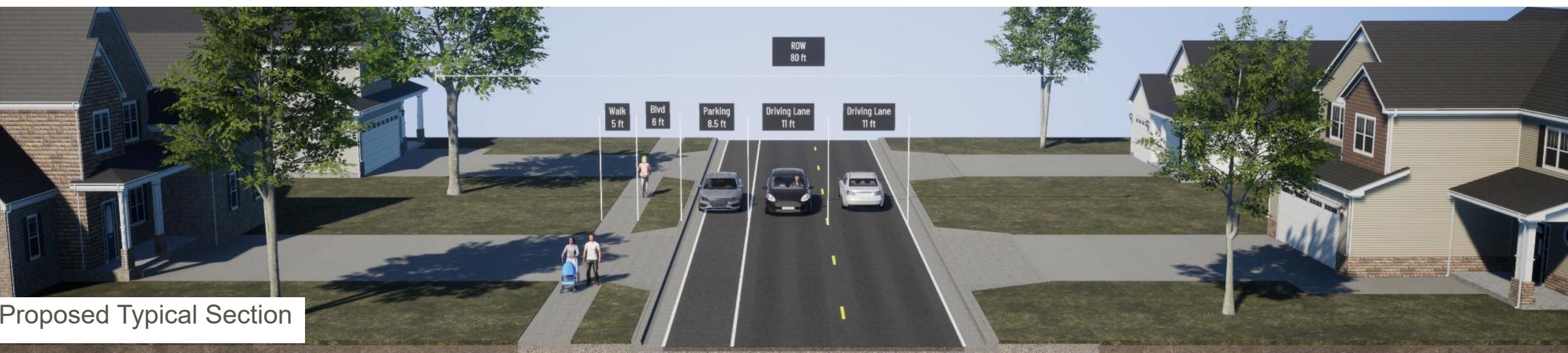
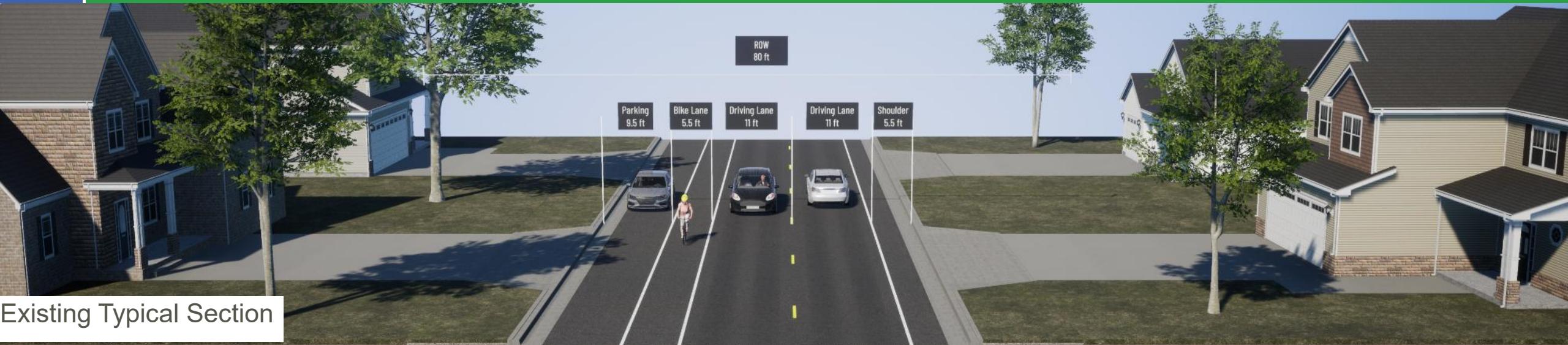


# Street Improvements

- Street Reconstruction/Reclamation
- Full Curb Replacement
- Bituminous paving – 2 lifts
- New Driveway Aprons
- New Mailboxes

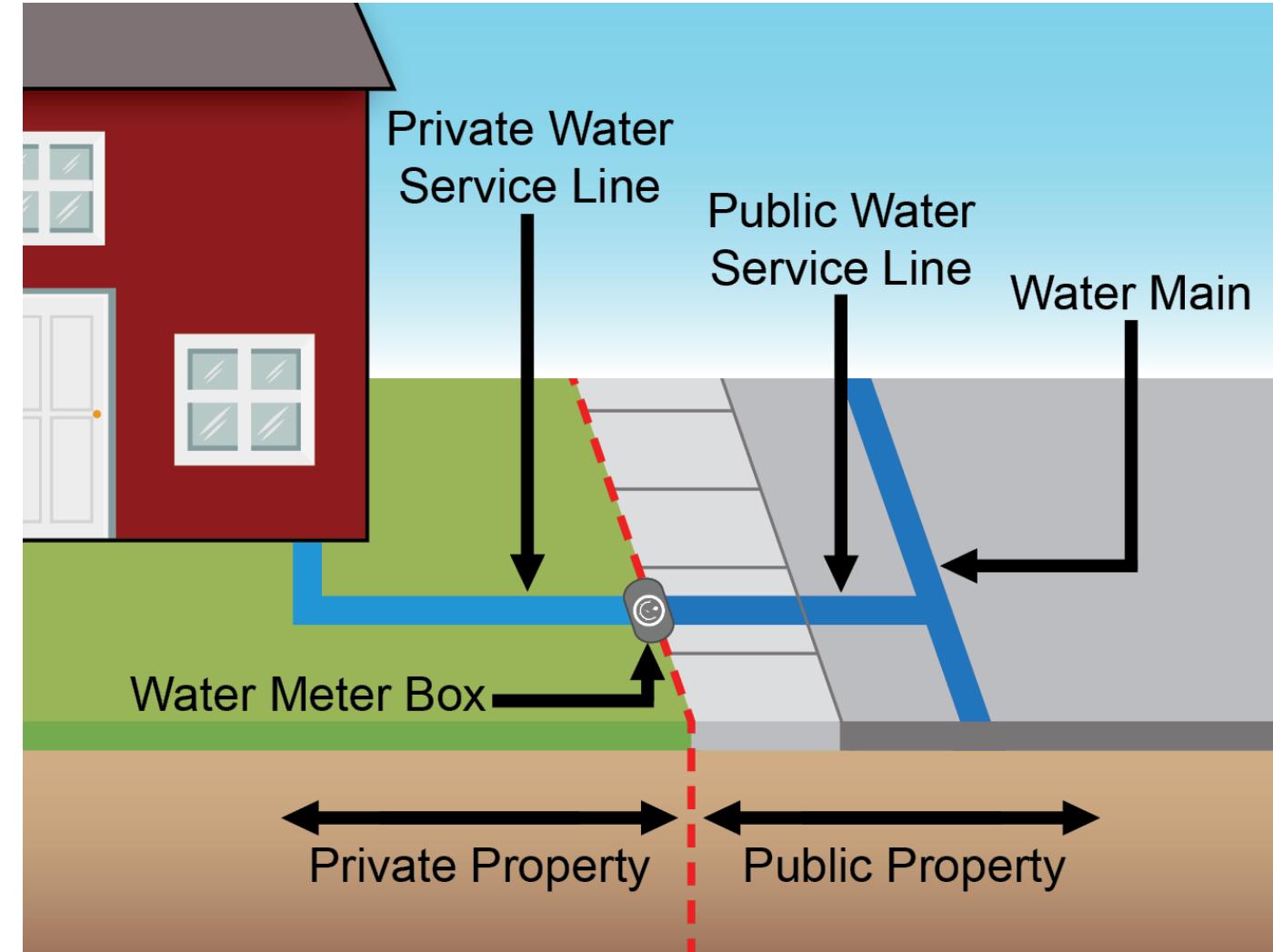


# Sidewalk Improvements



# Watermain Replacement

- Replacement of existing cast-iron watermain
- Replacement of existing water service in the right of way
- Temporary water will be required



# Watermain Curbstops

- City reviews:
  - Valve box operation and function
  - Valve box condition
- Curb stops or cover lids are replaced if non-functioning
  - Property owners will be notified
- If the curb stop is located in the driveway, driveway pavement will be removed and replaced in kind



# Storm Sewer Improvements

- Install additional catch basins
- Improve storm water collection and conveyance
- Add underground water quality treatment structures



# Sanitary Sewer Improvements

- Sewer mains have been televised
- No repairs to mains are needed
- Replace Manhole Castings
- Install Chimney Seals
- Manhole repairs as needed



# Street Lighting Improvements

- New street light poles will be installed to meet city lighting policy
- Light spacing 350-400 feet alternating sides of the street





# Estimated Project Costs

Improvement	Estimated Cost
Roadway Improvements	\$1,660,000
Drainage Improvements	\$456,100
Sanitary Sewer Improvements	\$34,900
Watermain Improvements	\$883,200
Lighting Improvements	\$114,700
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$3,157,900</b>



# Project Funding Sources

Improvement	Estimated Cost
Special Assessments	\$672,400
City Sewer Revenue Fund	\$34,900
City Water Revenue Fund	\$883,200
City Street Lighting Fund	\$41,900
Municipal State Aid Fund	\$1,525,500
<b>TOTAL ESTIMATED PROJECT FUNDING</b>	<b>\$3,157,900</b>

# Assessments

## Residential Properties (61 total)

Reconstruct Street (Residential) \$9,225.00 per unit

Street Lights \$1,120.00 per unit

**TOTAL \$10,345.00 per unit**

## Oversized-residential properties (1 total)

- Assessed per unit based on front footage

Improvement Hearing Nov. 24, 2025 will finalize a *pending* assessment amount



# Assessment Payment Methods

## **Option 1:**

- Pre-pay partial or full assessment amount without interest will be due November 2026

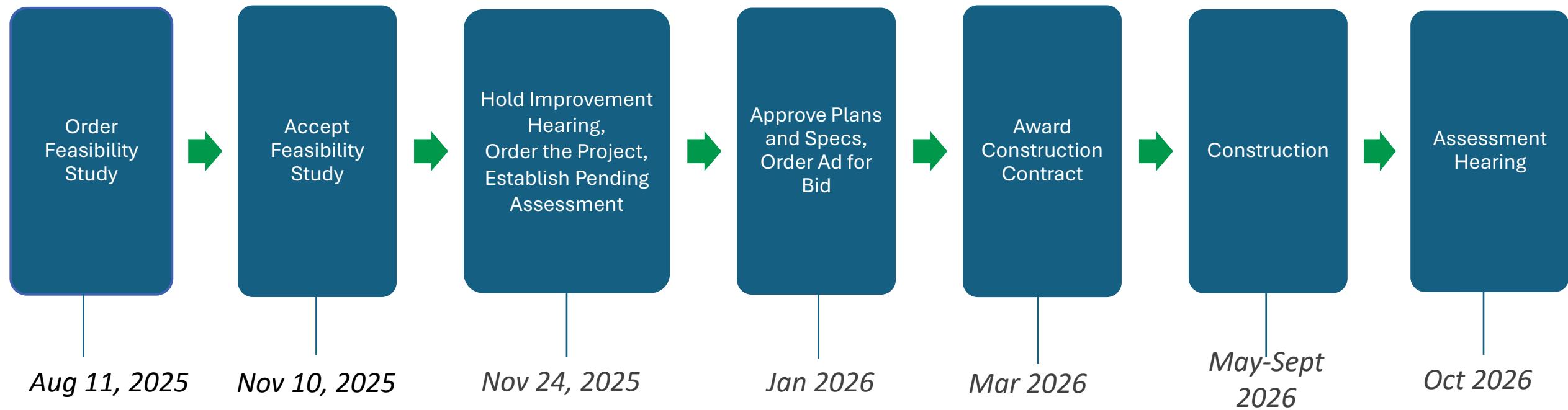
## **Option 2:**

- Pay assessment with property taxes over the 10-year payment term period with interest starting in 2027
- Interest rate is determined based on the US Treasury 10-year Note + 2% on August 1, 2026.
- First year's interest is from November 1, 2026 thru December 31, 2027
- Pay remaining entire balance by November 15<sup>th</sup> in any subsequent year
- No partial payments allowed

## **Deferred Assessment Program**

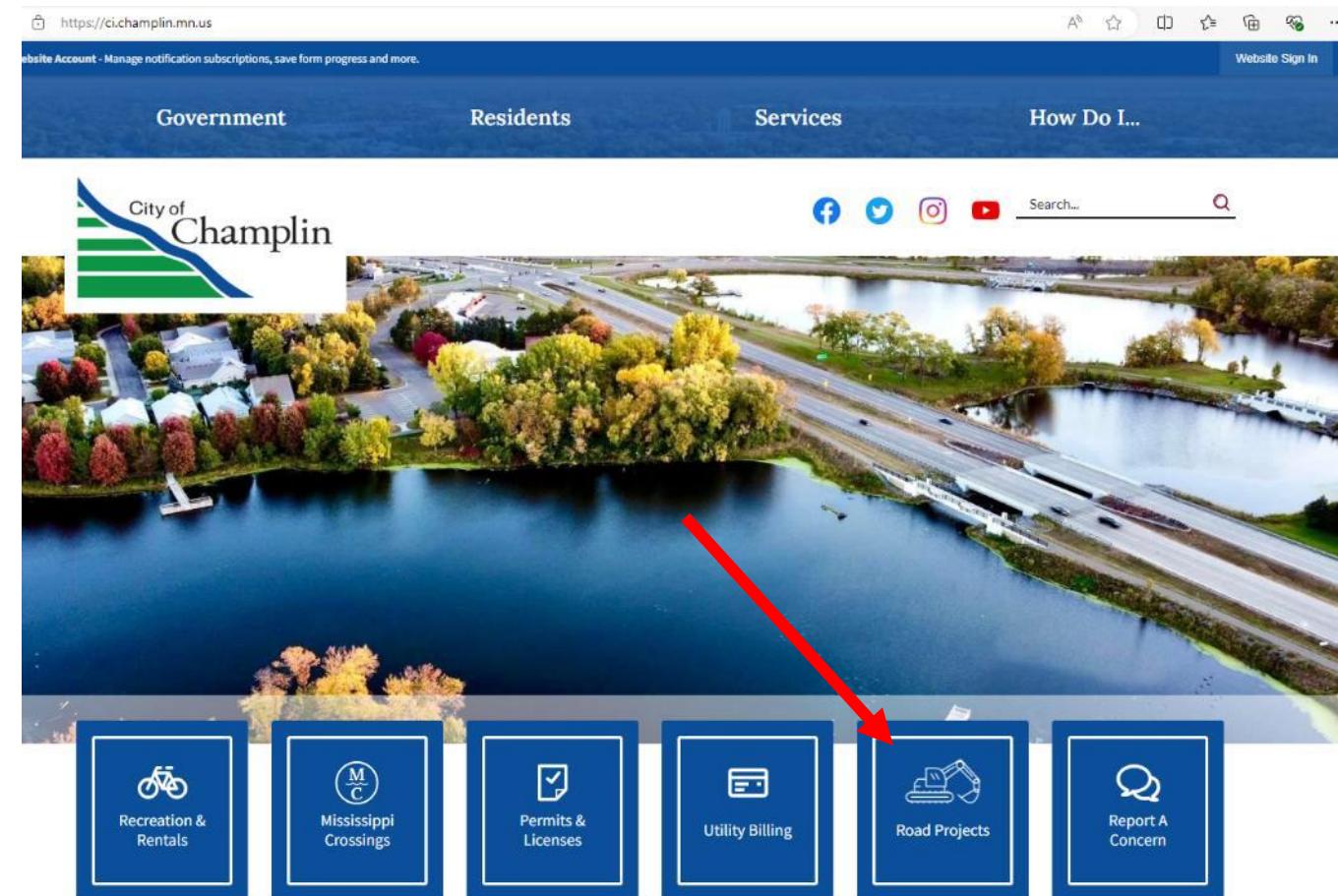
- Ages 65+ or permanently disabled.
- Must meet income and eligibility requirements and submit application.

# Assessment Process Schedule



# 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](mailto:cityengineering@ci.champlin.mn.us) or call City Hall at 763-421-8100.



# Questions

