

2026 Street and Utility Improvements

CITY PROJECT 22604

NOVEMBER 24, 2025

Agenda

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

Project Location

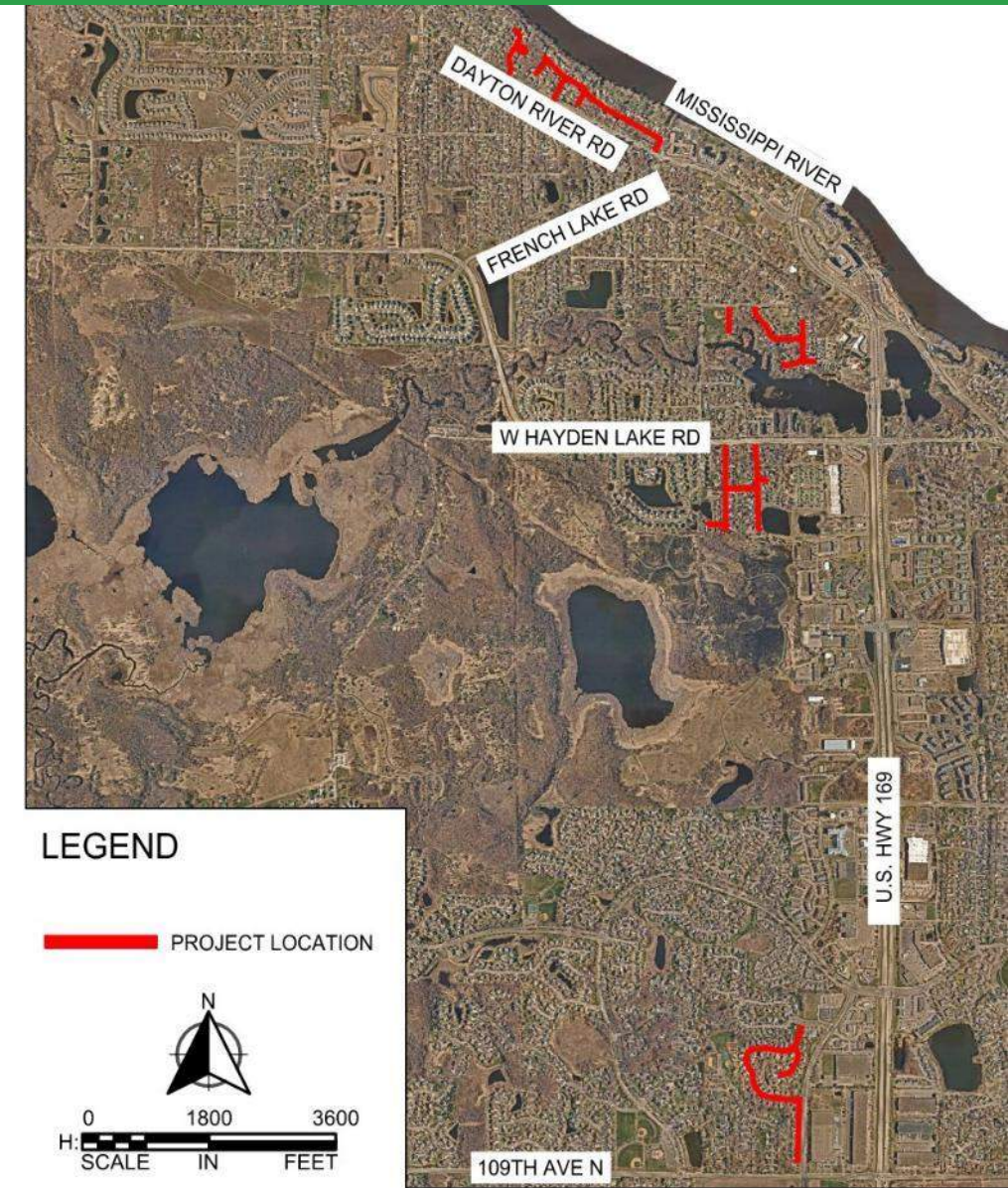
Revere Ln N
Revere Ct N
W River Pkwy
Belle Air Ct N
Sunrise Ln N
Pilgrim Ct N
Mead St
Independence Ave N (North)
Elm Creek Cir N
Ghostley Ln N

Lowell Rd
Independence Ave N (South)
Independence Ct N
Hillsboro Ave N (North)
124th Cir N
124th Ave N
Hillsboro Ave N (South)
Hillsboro Ct N
Jefferson Cir N

2.5 miles of roadway

Originally Constructed between 1967 and 1994

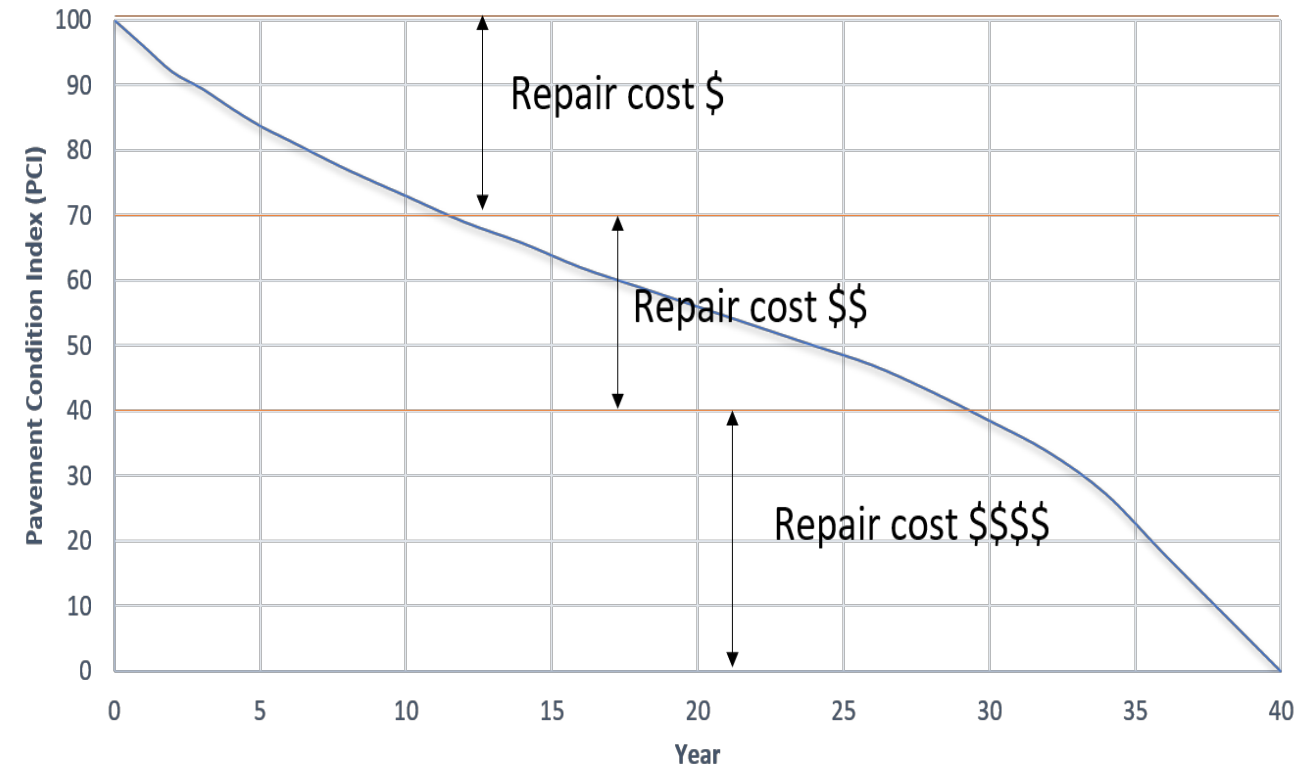
222 benefiting properties



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

Bituminous Pavement Deterioration Curve



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



Revere Ln N: PCI 3-83



Revere Ct N: PCI 61



W River Pkwy: PCI 16



Belle Aire Ct N: PCI 19





Sunrise Ln N: PCI 40



Pilgrim Ct N: PCI 16





Mead St: PCI 16



Independence Ave N (North): PCI 16





Elm Creek Cir N: PCI 14



Ghostley Ln N: PCI 12-16



Lowell Rd: PCI 27-74



Independence Ave N (South): PCI 6-82



Independence Ct N: PCI 88



Hillsboro Ave N (North): PCI 26-82



124th Cir N: PCI 94



124th Ave N: PCI 80



Hillsboro Ave N (South): PCI 55-61



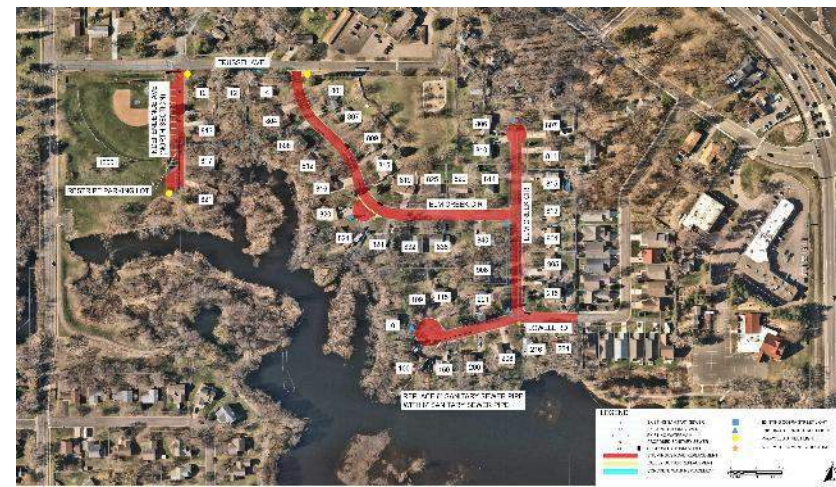
Hillsboro Ct N: PCI 67



Jefferson Cir N: PCI 61

Proposed Improvements

- Street reconstruction / Reclamation
- Spot curb replacement
- ADA improvements to all trail and sidewalk entrances
- Storm sewer improvements
- Sanitary improvements
- Watermain improvements
- New street lighting



Street Improvements

- Street Reconstruction/Reclamation
- Spot Curb Replacement in-kind
- Bituminous paving – 2 lifts
- Maintain Existing Width



Sidewalk/Trail Improvements

- Improve ADA with addition of ped ramps
 - Revere Ln N
 - Belle Aire Ct N
 - Lowell Rd
 - Independence Ave N (South)
 - Hillsboro Ave N (South)
 - Jefferson Cir N



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
- Replace Manhole Castings
- Install Chimney Seals
- Manhole repairs as needed
- Upsizing sanitary sewer pipe on Lowell Rd cul-de-sac



Watermain Improvements

- 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
- Gate valve bolt replacement



Street Lighting Improvements

- New street light poles will be installed to meet city lighting policy
- Light spacing 350-450 feet alternating sides of the street



Estimated Project Costs

Improvement	Estimated Cost
Roadway Improvements	\$3,064,900
Drainage Improvements	\$332,600
Sanitary Sewer Improvements	\$183,000
Watermain Improvements	\$232,300
Lighting Improvements	\$434,200
TOTAL ESTIMATED PROJECT COST	\$4,247,000

Project Funding Sources

Improvement	Estimated Total
Special Assessments	\$1,227,300
Capital Improvement Fund	\$1,966,400
City Storm Revenue Fund	\$332,600
City Sewer Revenue Fund	\$183,000
City Water Revenue Fund	\$232,300
City Street Lighting Fund	\$305,400
TOTAL ESTIMATED PROJECT FUNDING	\$4,247,000

Assessments

Residential Properties (per dwelling unit)

Reclaim and Pave Street \$4,909 per unit

Street Lights \$1,120 per unit

TOTAL \$6,029 per unit



LEGEND

- RECLAIM AND PAVE + STREET LIGHTS ASSESSMENT
- RECLAIM AND PAVE ASSESSMENT



Street Light assessment applies to areas that will receive new streetlights.

Assessments

Residential Properties (per dwelling unit method)

Reclaim and Pave Street \$4,909 per unit

TOTAL \$4,909 per unit



Assessments

Non-Residential Properties (front footage method)

commercial and industrial zoned properties, apartment buildings (consisting of more than 3 dwelling units per building), and tax-exempt properties

Assessed per unit based on front footage

Reclaim and Pave Street	\$118 per foot
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Street Lights	\$29 per foot
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\$147 per foot

115 ft x \$147 = \$16,905



Assessment Payment Methods

Option 1:

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

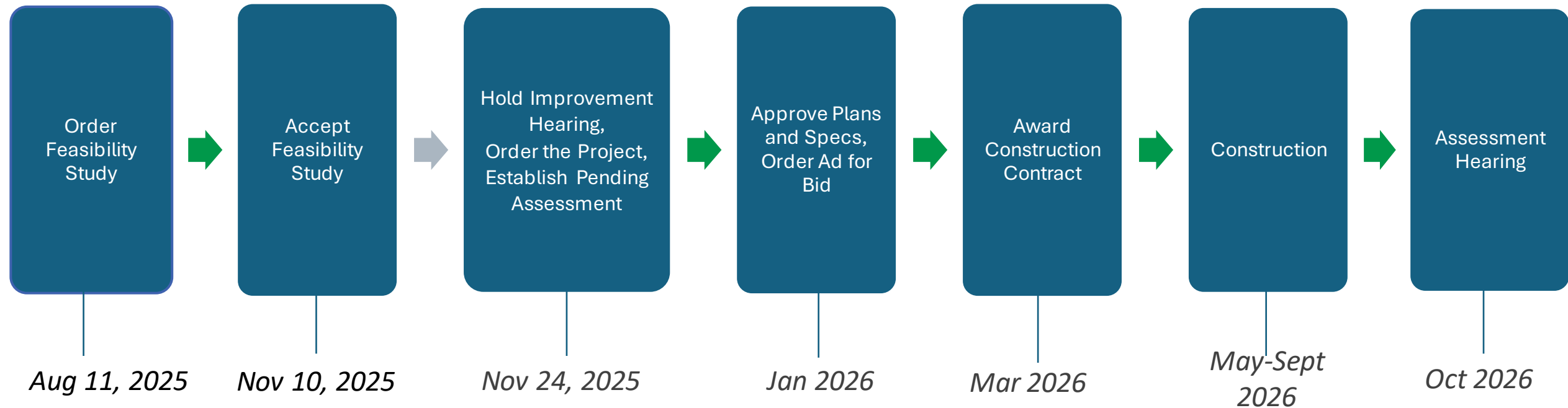
Option 2:

- 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 15th 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.

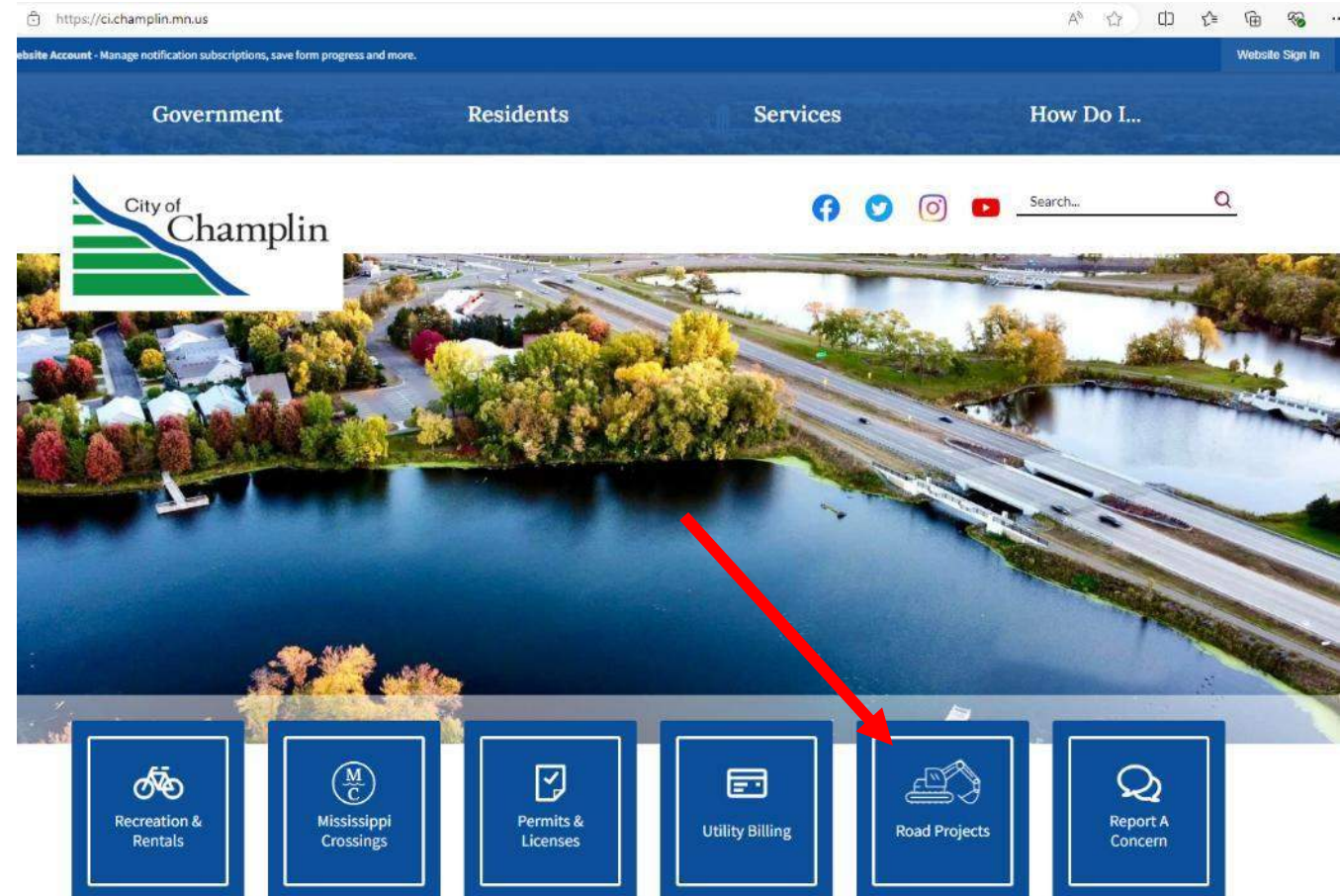
Assessment Process Schedule



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 or call City Hall at 763-421-8100.



Questions

