



# 2026 Street and Utility Improvements

CITY PROJECT 22604

OCTOBER 30, 2025

# Project Location

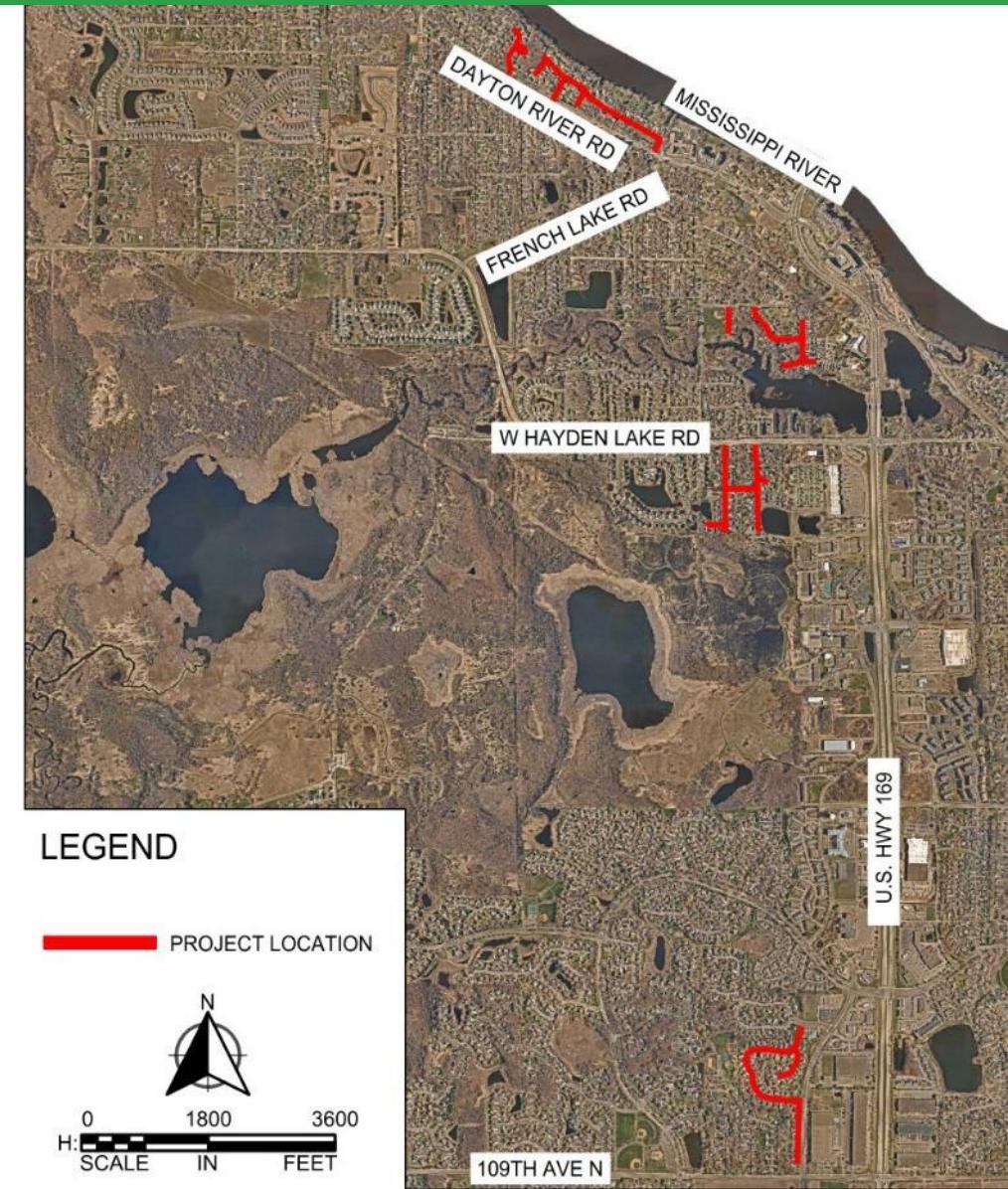
Revere Ln N  
Revere Ct N  
W River Pkwy  
Belle Air Ct N  
Sunrise Ln N  
Pilgrim Ct N  
Mead St  
Independence Ave N (North)  
Elm Creek Cir N  
Ghostley Ln N

Lowell Rd  
Independence Ave N (South)  
Independence Ct N  
Hillsboro Ave N (North)  
124<sup>th</sup> Cir N  
124<sup>th</sup> Ave N  
Hillsboro Ave N (South)  
Hillsboro Ct N  
Jefferson Cir N

2.5 miles of roadway

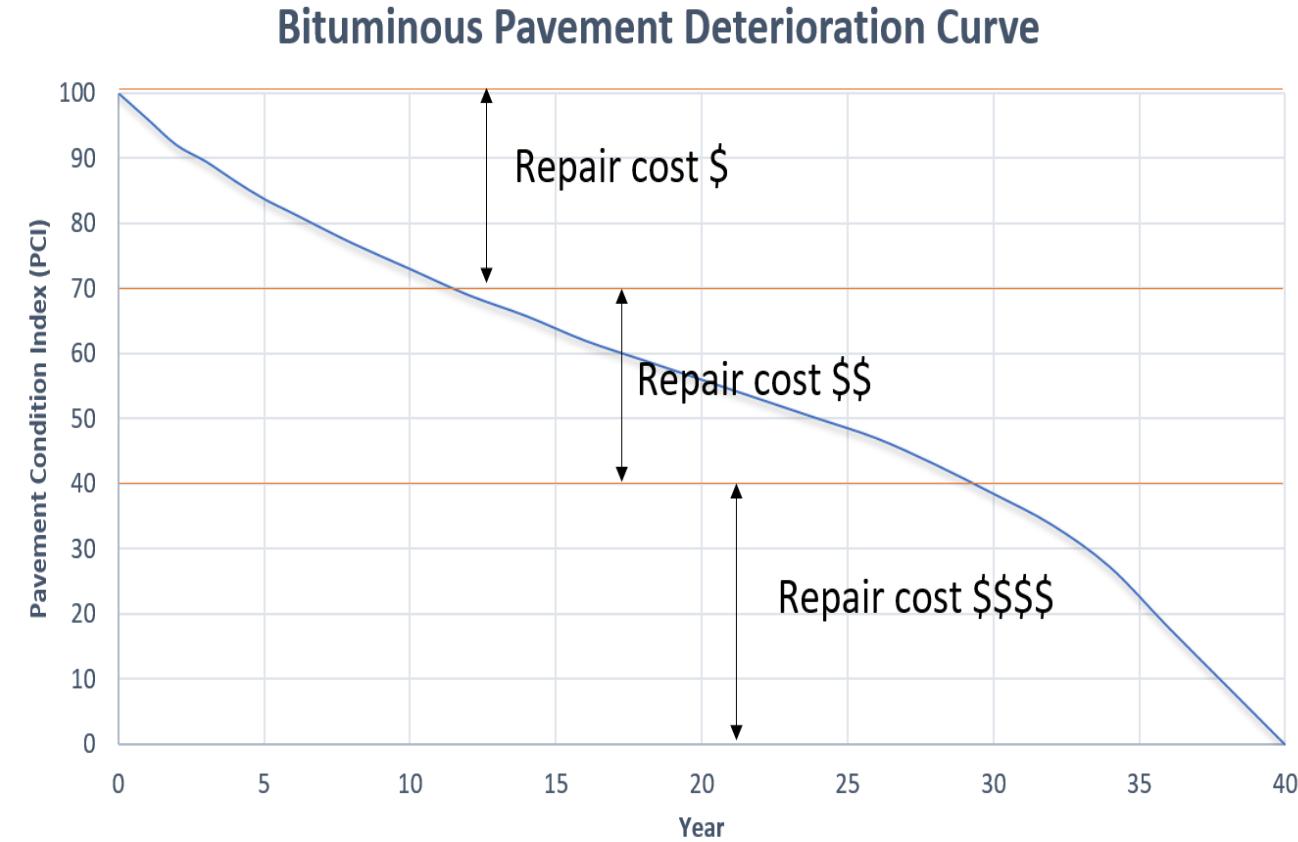
Originally Constructed between 1967 and 1994

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



# 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*



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**Revere Ln N: PCI 3-83**

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Revere Ct N: PCI 61



W River Pkwy: PCI 16



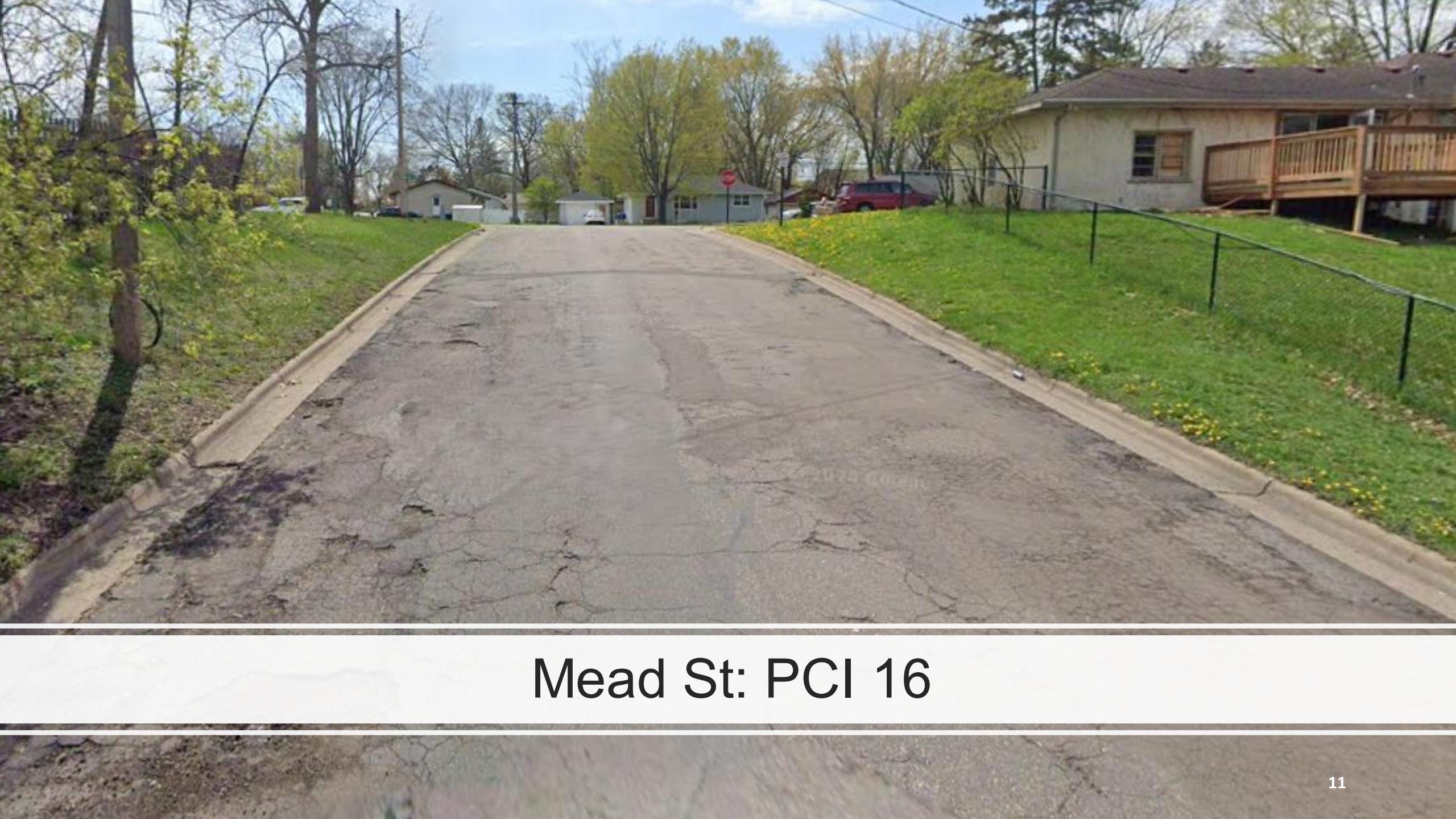
Belle Aire Ct N: PCI 19



Sunrise Ln N: PCI 40



Pilgrim Ct N: PCI 16



Mead St: PCI 16



Independence Ave N (North): PCI 16



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Elm Creek Cir N: PCI 14

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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



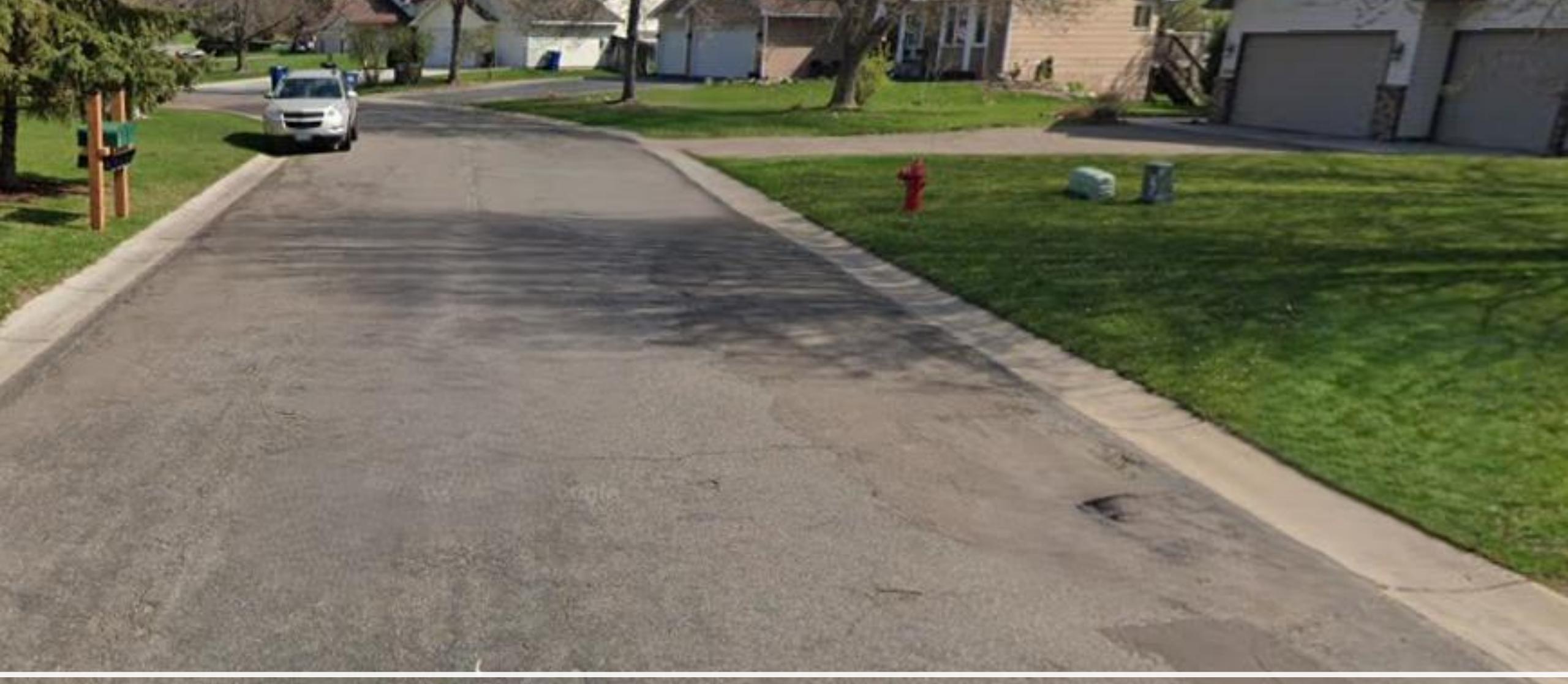
124<sup>th</sup> Cir N: PCI 94



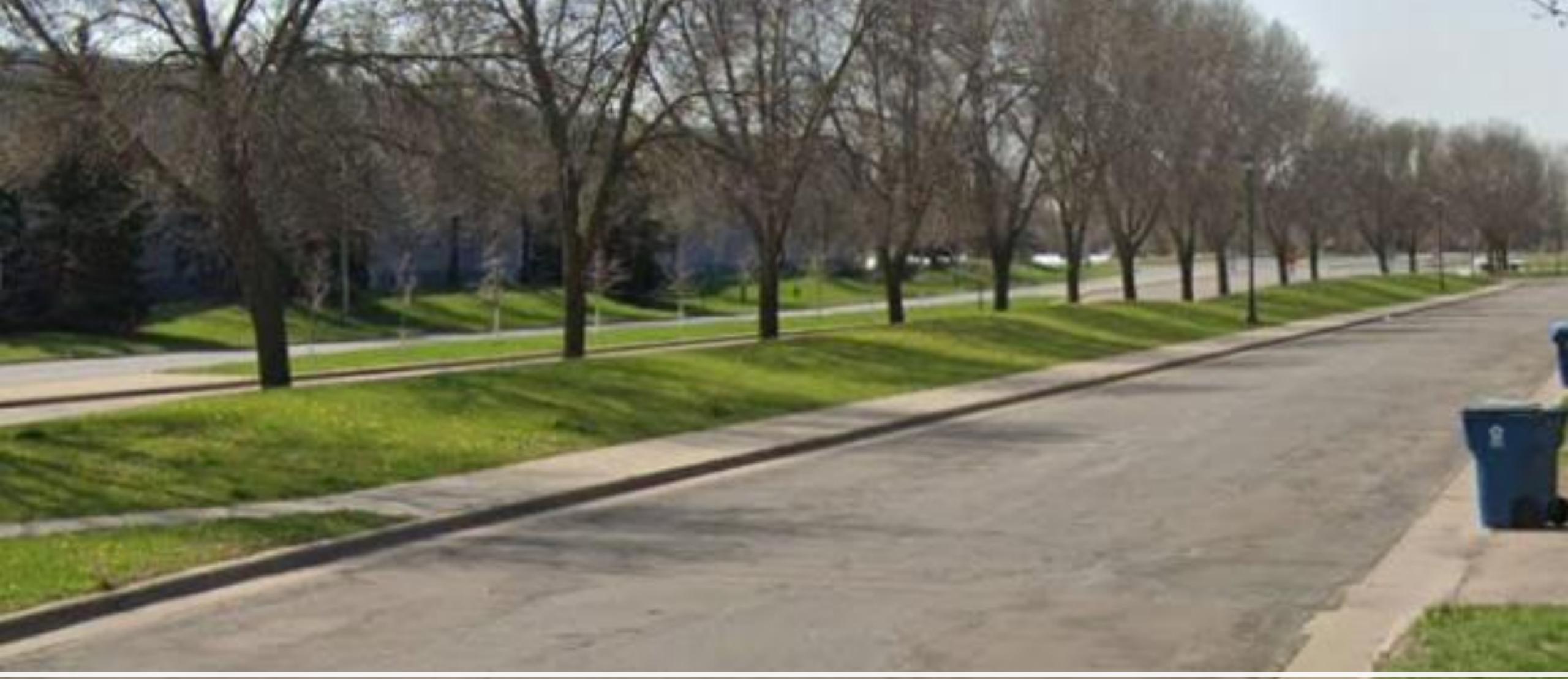
124<sup>th</sup> Ave N: PCI 80



**Hillsboro Ave N (South): PCI 55-61**



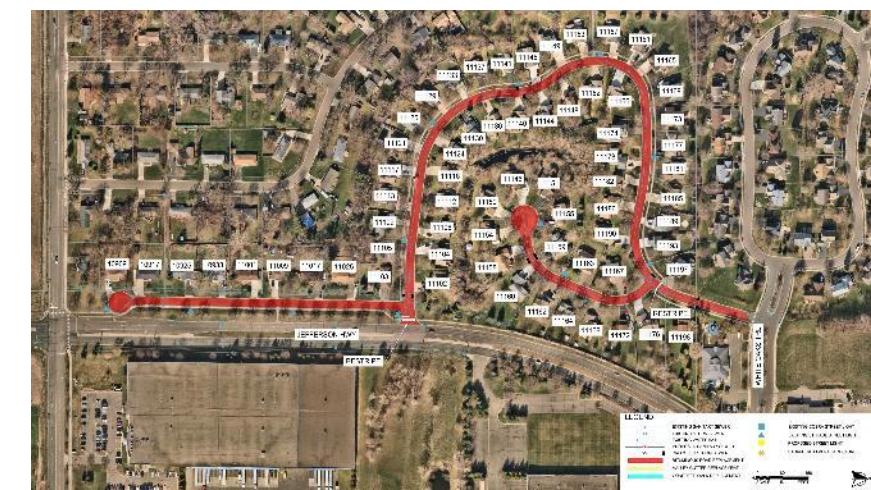
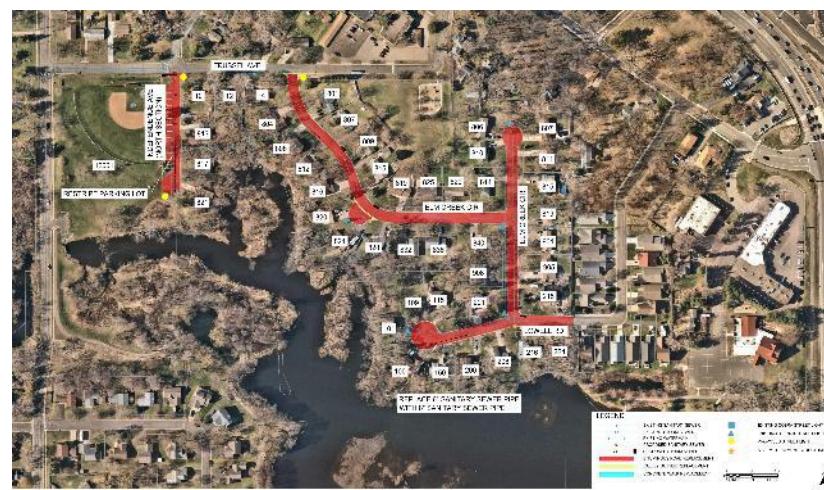
Hillsboro Ct N: PCI 67



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
<b>TOTAL ESTIMATED PROJECT COST</b>	<b>\$4,247,000</b>



# 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
<b>TOTAL ESTIMATED PROJECT FUNDING</b>	<b>\$4,247,000</b>

# Assessments

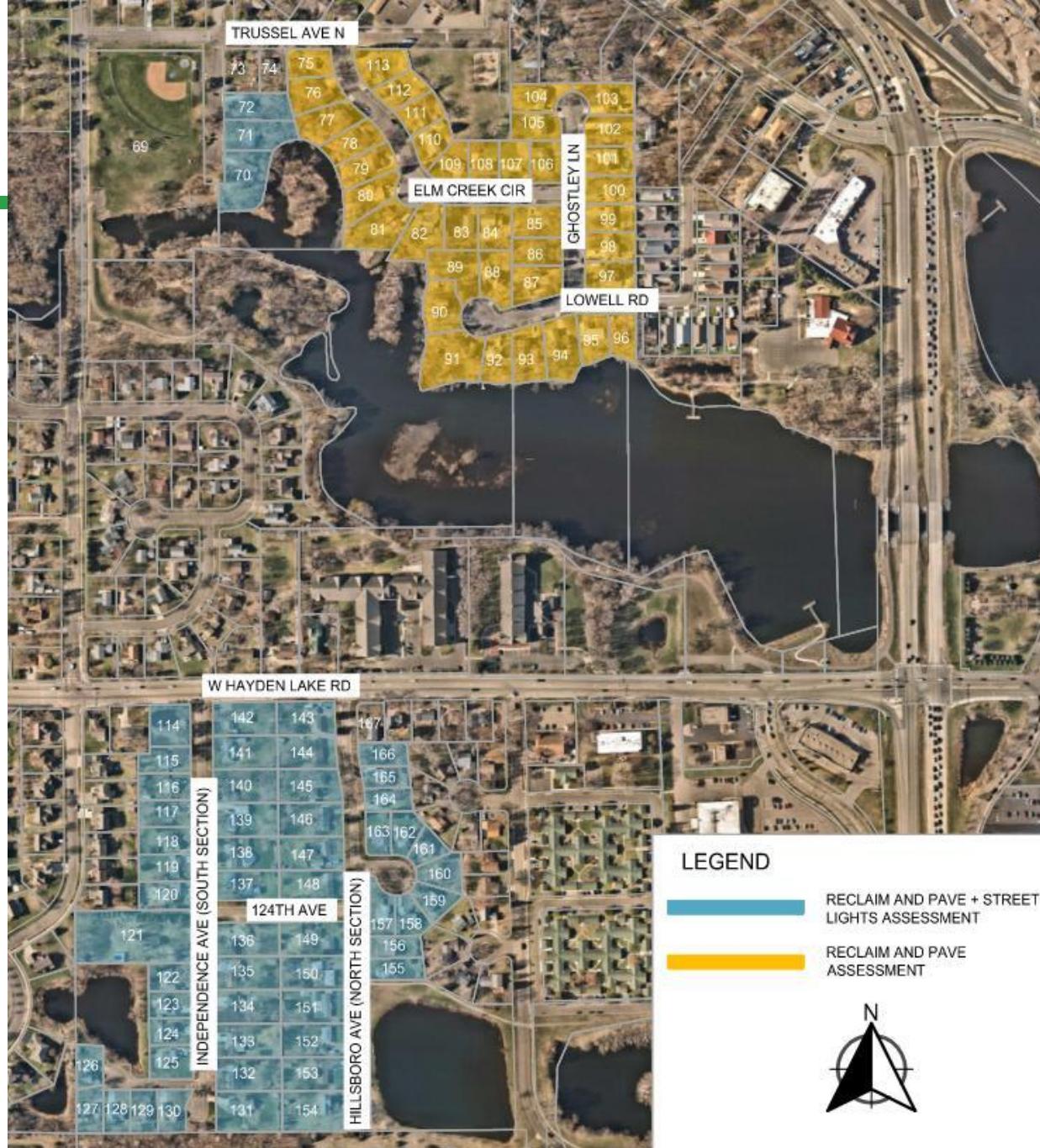
## Residential Properties (per dwelling unit)

Reclaim and Pave Street \$4,909 per unit

Street Lights \$1,120 per unit

**TOTAL**

**\$6,029 per unit**



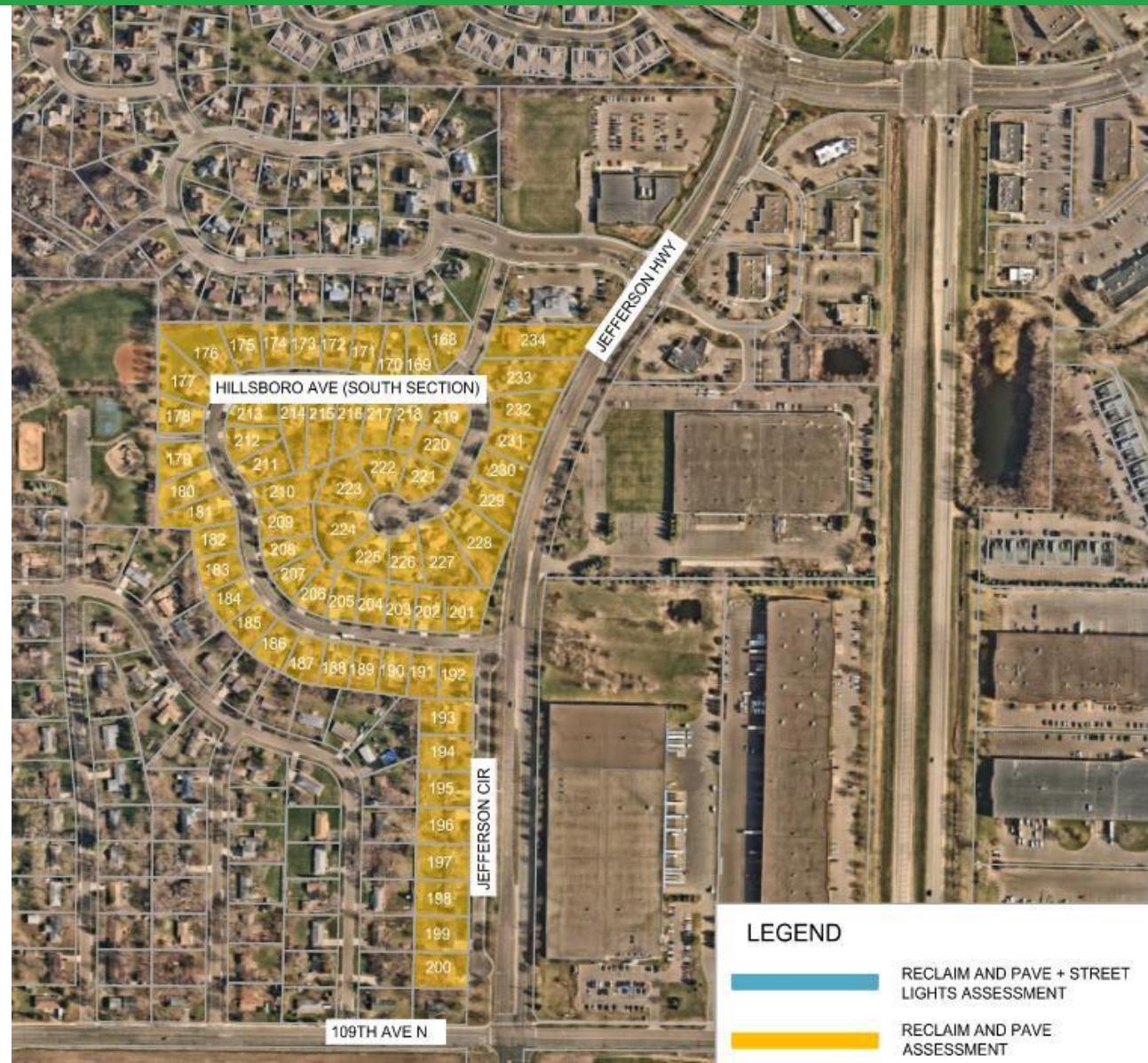
Street Light assessment applies to areas that will receive new streetlights.

# Assessments



## Residential Properties (per dwelling unit method)

Reclaim and Pave Street	\$4,909 per unit
<b>TOTAL</b>	<b>\$4,909 per unit</b>



# Assessments

## Non-Residential Property (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

Street Lights                                \$29 per foot

**\$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

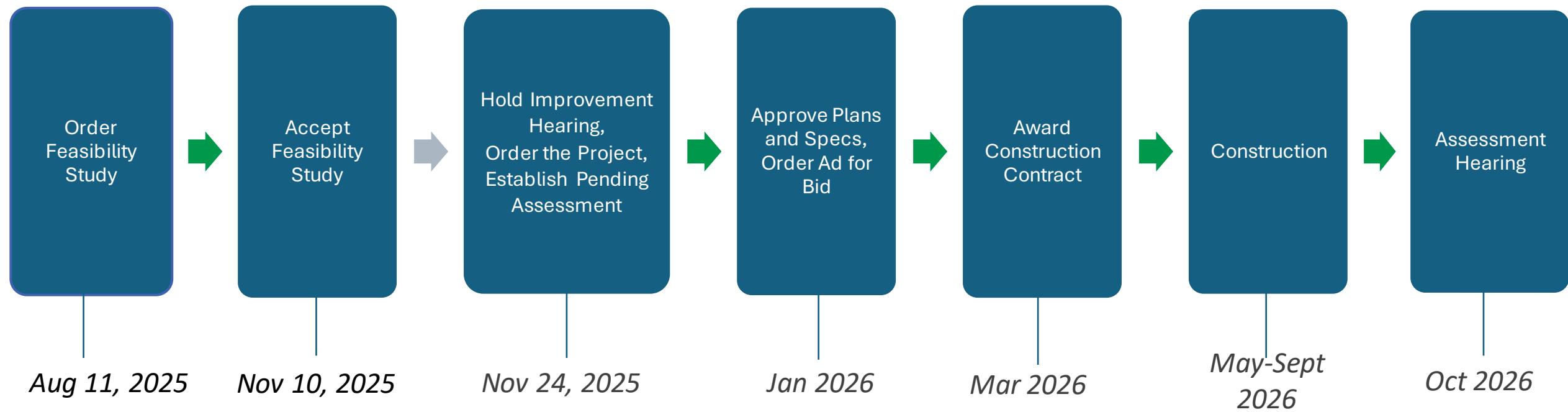
## Option 2:

- 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 15<sup>th</sup> in any subsequent year
- No partial payments allowed

## Deferred Assessment Program

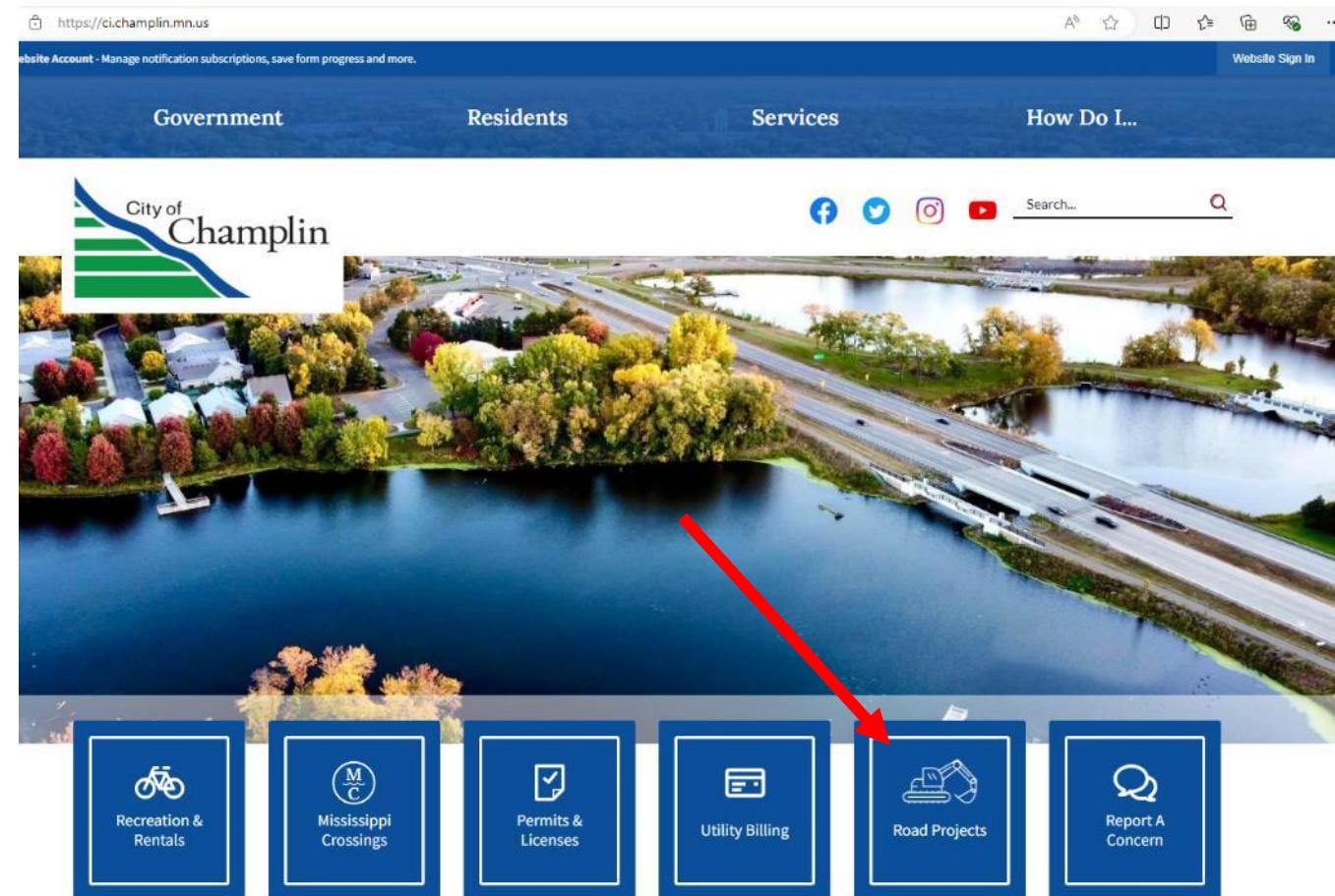
- Ages 65+ or permanently disabled.
- Must meet income and eligibility requirements and submit application.

# 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

