



STAFF REPORT UTILITIES COMMISSION

Agenda Date: 4/2/2025
Agenda Section: Information Only

Department Origination: Public Works

Agenda Item: 2026 Clearwater Road, North Lynndale Area, & Brentwood Circle Street & Utility Improvements Monthly Update

Approval Required: No Action Required

BACKGROUND

SEH was awarded a contract at the March 18th Council meeting to combine previous reports for these projects under one report for the Chapter 429 assessment process.

The next step includes facilitating a kickoff meeting with City staff to formalize the schedule and deliverables for the project.

A stand-alone Business Item is included on the April 2nd Utility Commission Agenda, which includes adopting a Resolution to Order the Preparation of a Report for the project. This item will be presented and discussed at the meeting on April 2nd.

General Project Background for reference:

The City is considering extending sanitary sewer and water utilities to serve properties along Clearwater Road between Whipple Beach and Memorywood Drive, and in the North Lynndale Area neighborhood between Clearwater Road and Wolda Road, as well as extending sanitary sewer only to Brentwood Circle north of Brentwood Drive. The combined project consists of approximately 72 parcels (and 97 equivalent residential units) adjacent to the following road segments: Clearwater Road between Whipple Beach and Memorywood Drive, Lynndale Drive, Lynndale Lane, Lynndale Court, and Brentwood Circle. The sanitary and water mains are planned to be constructed within the public road right of way and the impacted streets would be reconstructed. The existing bituminous surfaced trail along the Clearwater Road segment would be constructed with the project. The project scope also includes construction of one (1) sewage lift station planned to be located on City property in the northwest quadrant of the intersection of Clearwater Road and Welton Road.

Homes on the Clearwater Road segment and North Lynndale Area neighborhood are currently served by private wells and subsurface sewage treatment systems. Brentwood Circle properties have City water service combined with private subsurface sewage treatment systems. Adding neighborhoods like this to the City's sewer and water system increases users to fund maintenance of the system and treatment expenses. Phasing out individual septic systems will also help to improve water quality in this area.

The City intends to levy special assessments for a portion of the project costs to benefiting property owners following Minnesota Statutes Chapter 429. The statute requires preparation of a feasibility report and subsequent formal public hearings as the project moves forward.

The contract includes a task to help facilitate a street width and cul-de-sac City Policy Review with the City Council.

FINANCIAL IMPLICATIONS

STAFF RECOMMENDATIONS

COUNCIL ACTION REQUESTED