



STAFF REPORT UTILITIES COMMISSION

Agenda Date: 8/5/2026
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

7/28/2026 Update

Work Completed:

- Right of way acquisitions are nearly complete. A Commissioner's Viewing was held on July 1st, with a site walkthrough. After the site walk, the City Attorney and 3 Commissioners finalized 6 stipulation agreements. Three additional parcels remain to be settled.
- Construction Update:
 - Brentwood Circle:
Utility work (sanitary main, sanitary sewer services and water services) is complete along Brentwood Circle. Roadway grading, placement of aggregate base and paving the base lift of the pavement is completed. Several private service connections were completed on Brentwood Circle in the past month.
 - North Lynndale Area:
Sanitary Sewer main and water main installation is complete along Lynndale Drive, along with installation of all services. Numerous private sewer and water services were stubbed up to the homes along Lynndale Drive, with hookups proposed to be allowed in mid-August, pending road restoration and miscellaneous minor utility work by RL Larson.
Pavement removals on Lynndale Lane were completed. Sanitary Sewer main and water main installation is complete along Lynndale Drive, up to the north intersection of Lynndale Lane and Lynndale Drive. Services are proposed to be completed in this area the week of July 27th.
 - Clearwater Road:
Work has begun on the lift station site at the intersection of Clearwater Road and Welton Road. Clearwater Road is now closed between Welton Road and Memorywood Drive, and utility installation is ongoing on Welton Road.

Upcoming Work and Project Items

- Continued coordination with residents and other project parties related to construction.
- Coordination with City staff, City Attorney, and residents related to proposed easement acquisitions.
- City staff and SEH meet as needed to review project related items. Coordination meetings will be held with various project representatives and City Staff, including private utility companies, the City Attorney, and other interested parties.
- Additional construction phase engineering services from SEH will continue.

RL Larson and its subcontractors will continue work within all three project areas in August.

FINANCIAL IMPLICATIONS

The Project Budget was adopted at the Council Meeting on April 7, 2026.

Project Budget: (April 7, 2026)

Construction	\$6,314,781.98
Additional Street Costs (Lynndale Lane)	\$193,989.50
Contingency (5%)	\$315,629.02
Quality Flow (Lift Station 27 Components)	\$58,650.00
True North Controls (Antenna/Path Study)	\$815.00
Pole for Lift Station 27	\$1,850.50
Prior Engineering	\$81,212.00
Prior Engineering (Feasibility Studies by Widseth in 2024/2025)	\$36,065.00
Engineering- Design, Construction, Geotechnical	\$1,202,152.00
Legal, Financing, Miscellaneous	\$174,803.00
Property Acquisition	\$77,025.00
Property Acquisition (Eminent Domain)	\$10,000.00
SAC/WAC	\$78,600.00
TOTAL	\$8,545,573.00

STAFF RECOMMENDATIONS

COUNCIL ACTION REQUESTED