

# 2026 CLEARWATER ROAD AND NORTH LYNNDALE AREA UTILITY AND ROADWAY IMPROVEMENTS

## UTILITIES COMMISSION MEETING

JUNE 5, 2024

WIDSETH



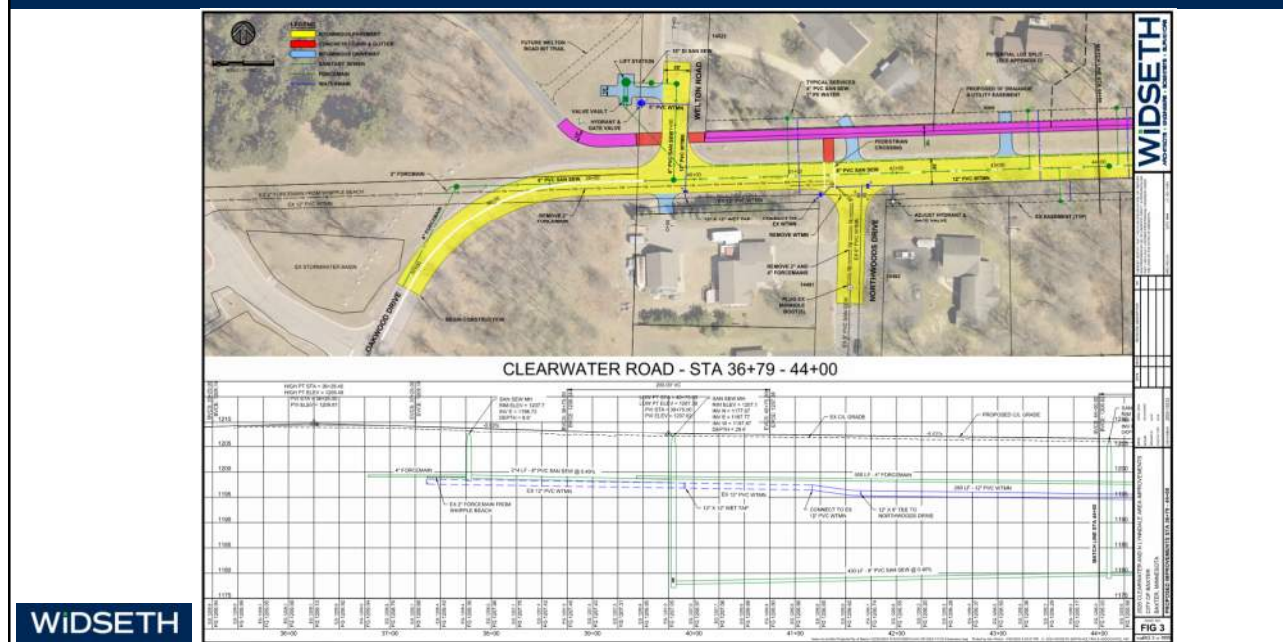
1

### ■ PROJECT AREA



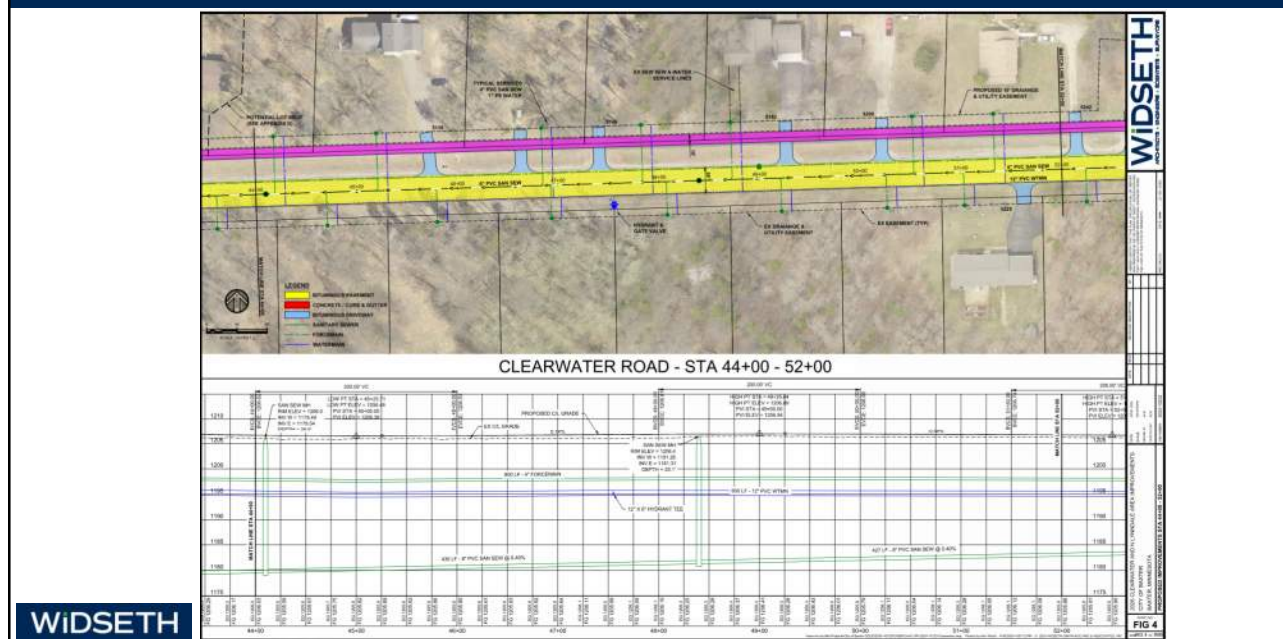
2

## ■ PROPOSED IMPROVEMENTS – CLEARWATER ROAD



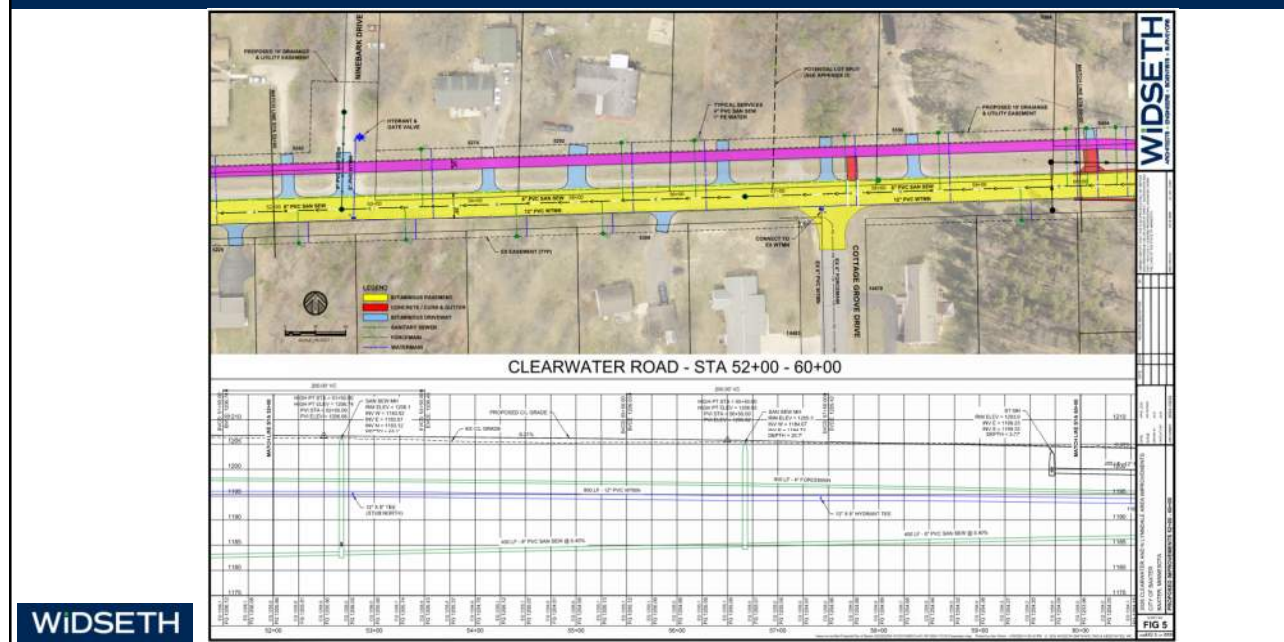
3

## ■ PROPOSED IMPROVEMENTS – CLEARWATER ROAD



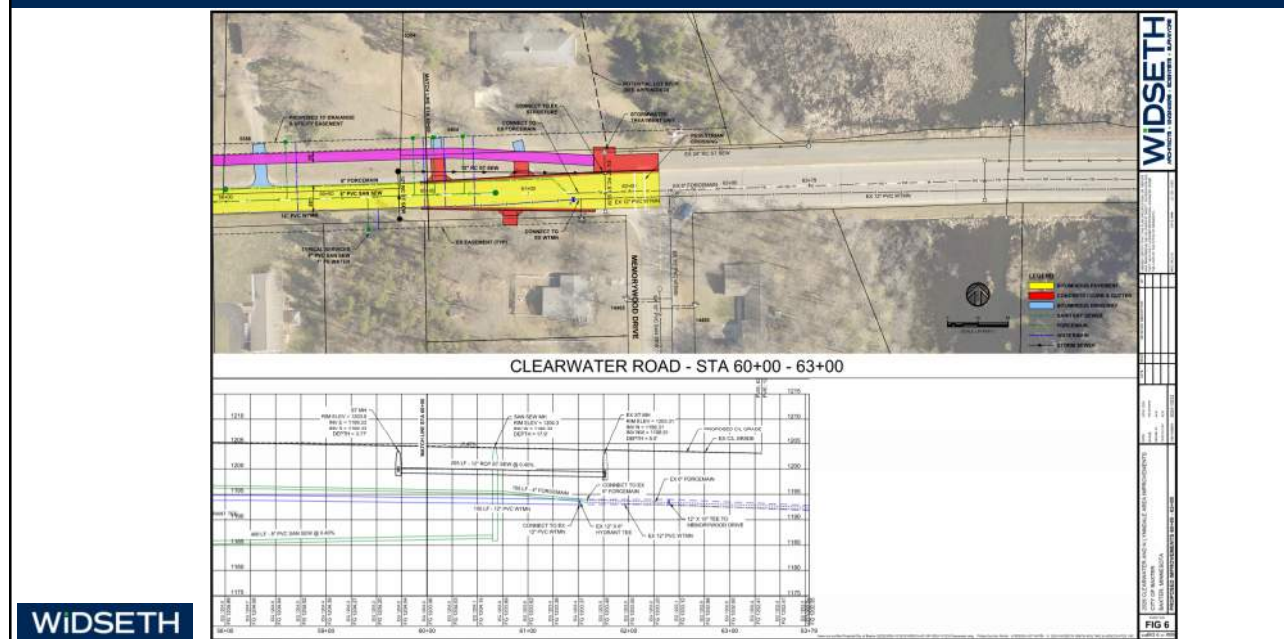
4

## ■ PROPOSED IMPROVEMENTS – CLEARWATER ROAD



5

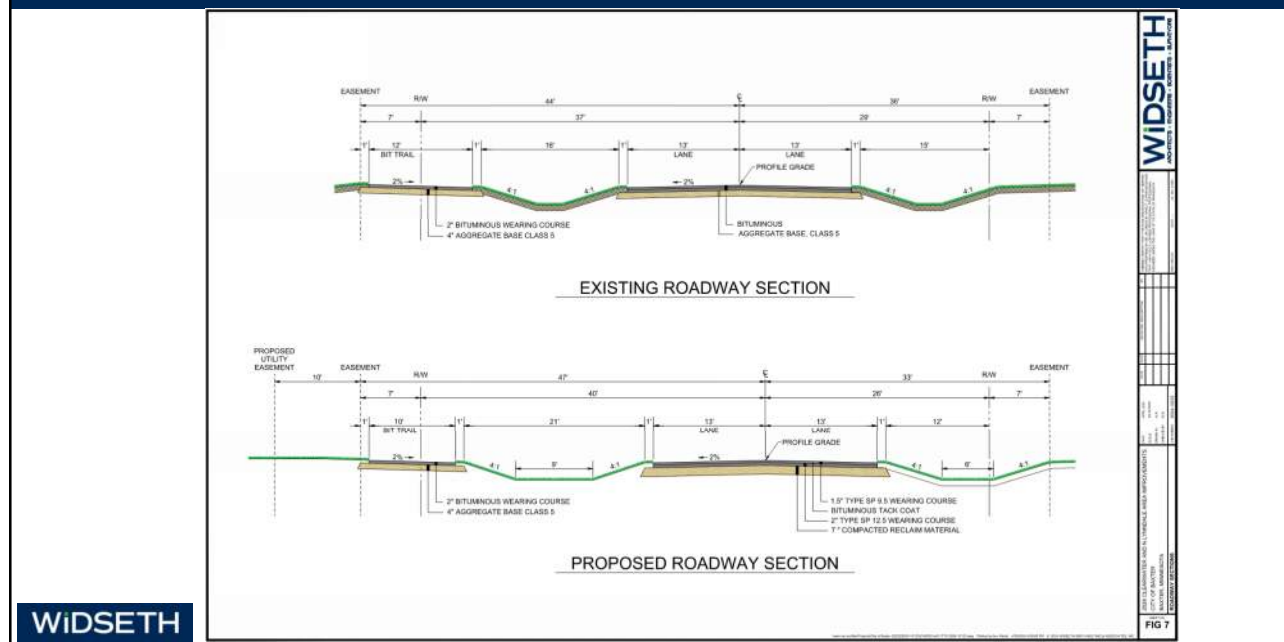
## ■ PROPOSED IMPROVEMENTS – CLEARWATER ROAD



6

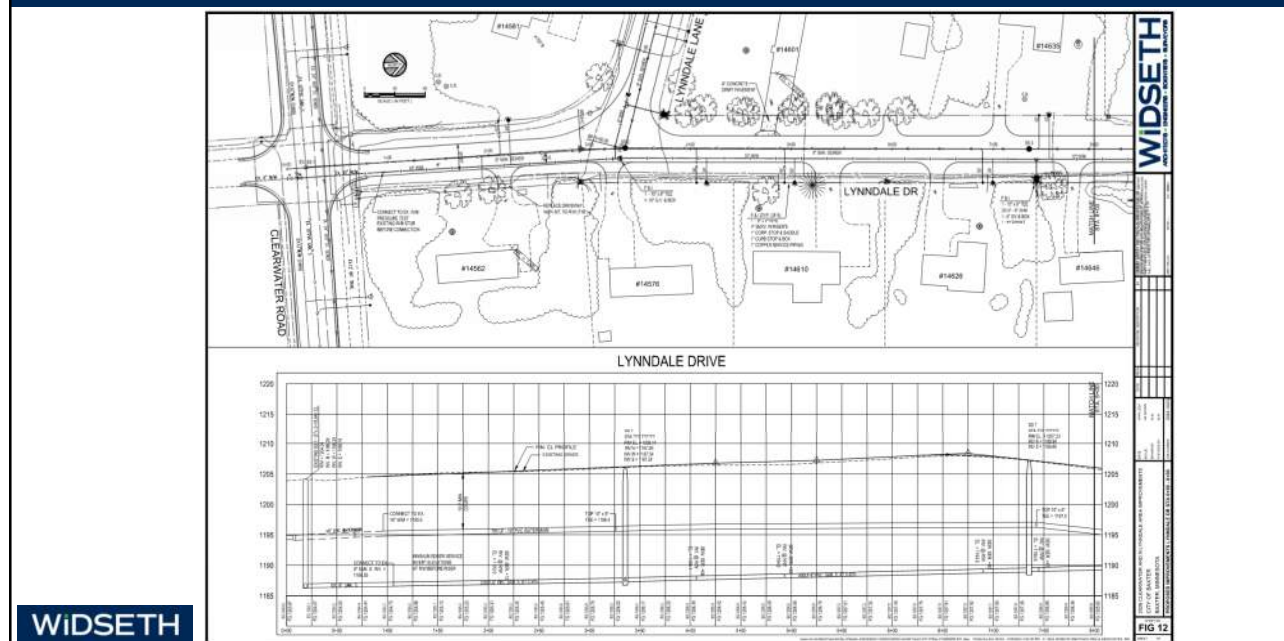


## ■ PROPOSED IMPROVEMENTS – CLEARWATER ROAD



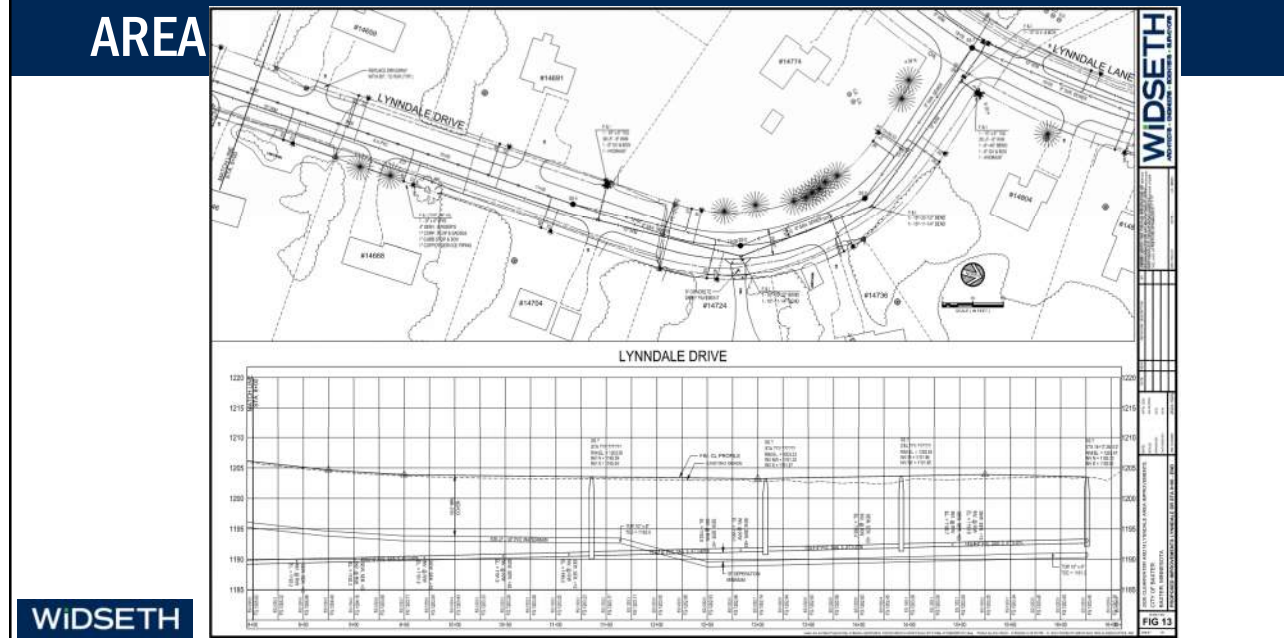
7

## ■ PROPOSED IMPROVEMENTS – NORTH LYNNDALE AREA



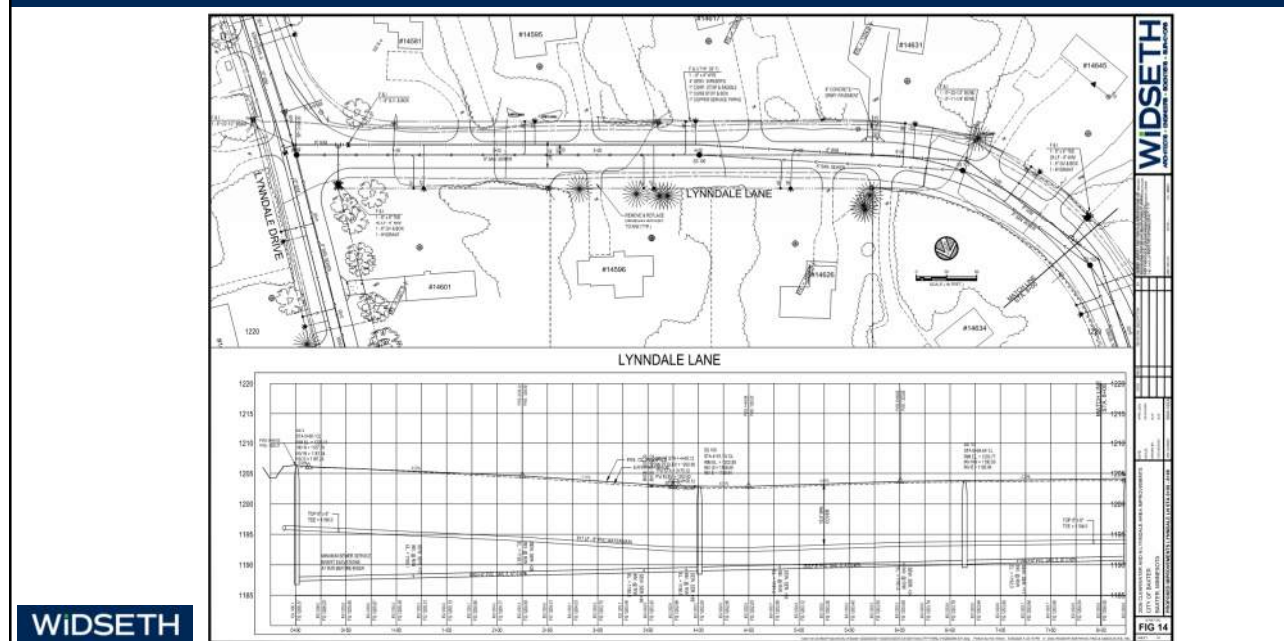
8

## ■ PROPOSED IMPROVEMENTS – NORTH LYNNDALE AREA



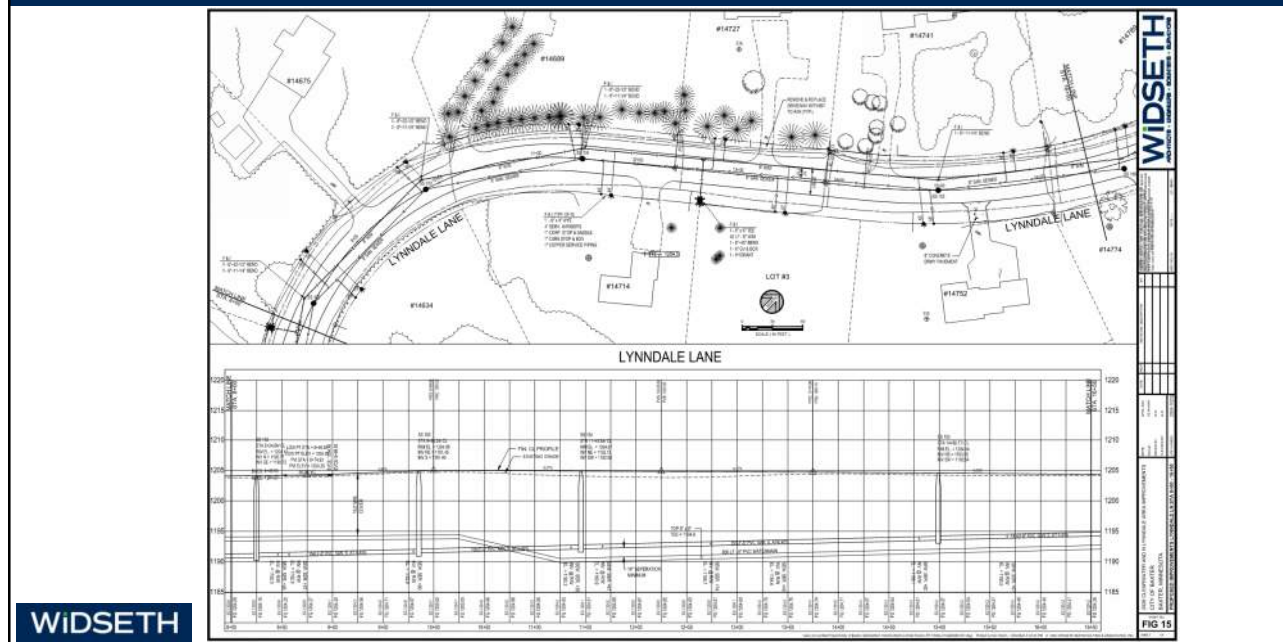
9

## ■ PROPOSED IMPROVEMENTS – NORTH LYNNDALE AREA



10

## ■ PROPOSED IMPROVEMENTS – NORTH LYNNDALE AREA



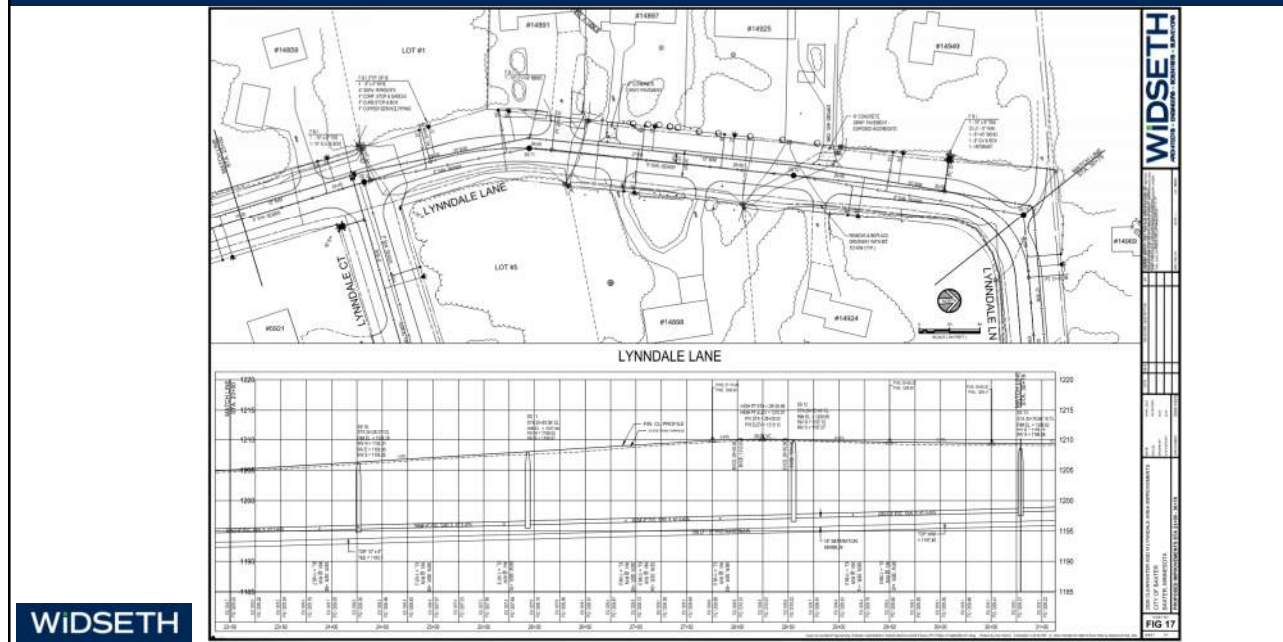
11

## ■ PROPOSED IMPROVEMENTS – NORTH LYNNDALE AREA



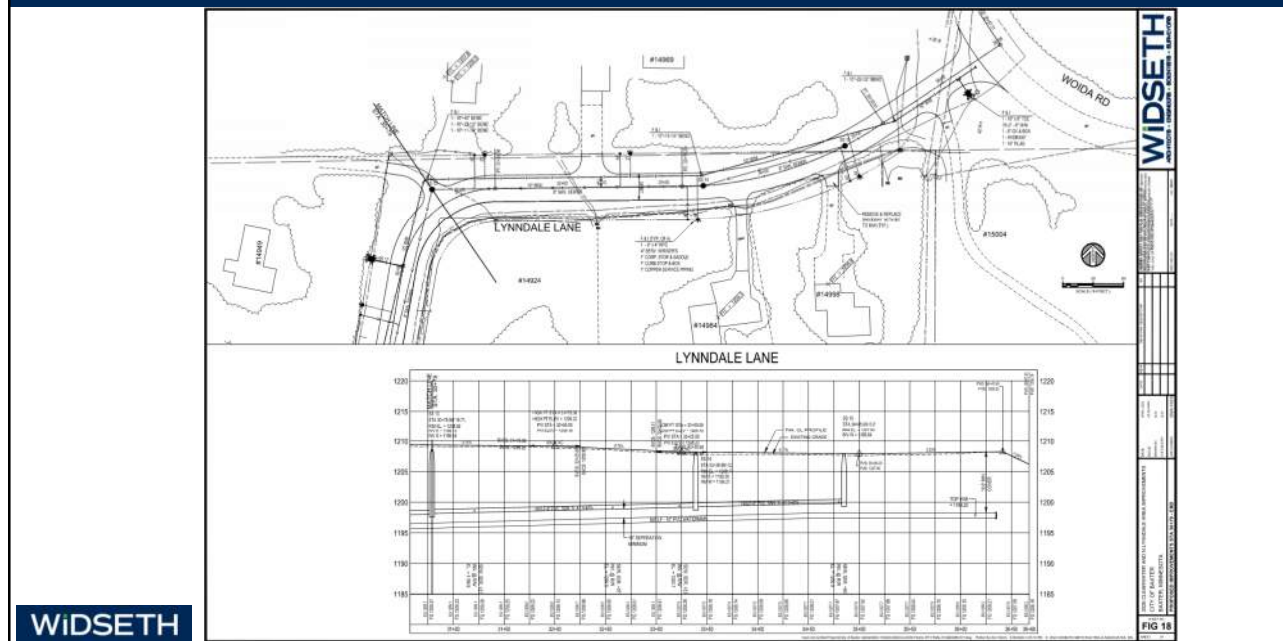
12

## ■ PROPOSED IMPROVEMENTS – NORTH LYNNDALE AREA



13

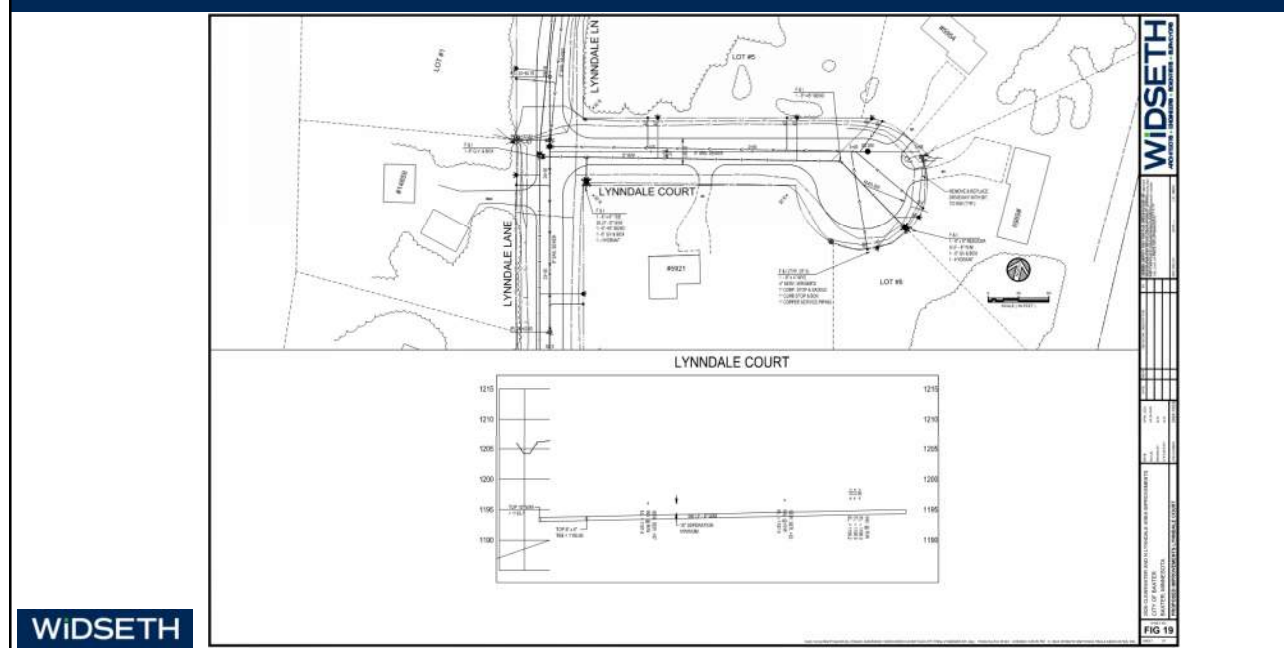
## ■ PROPOSED IMPROVEMENTS – NORTH LYNNDALE AREA



14

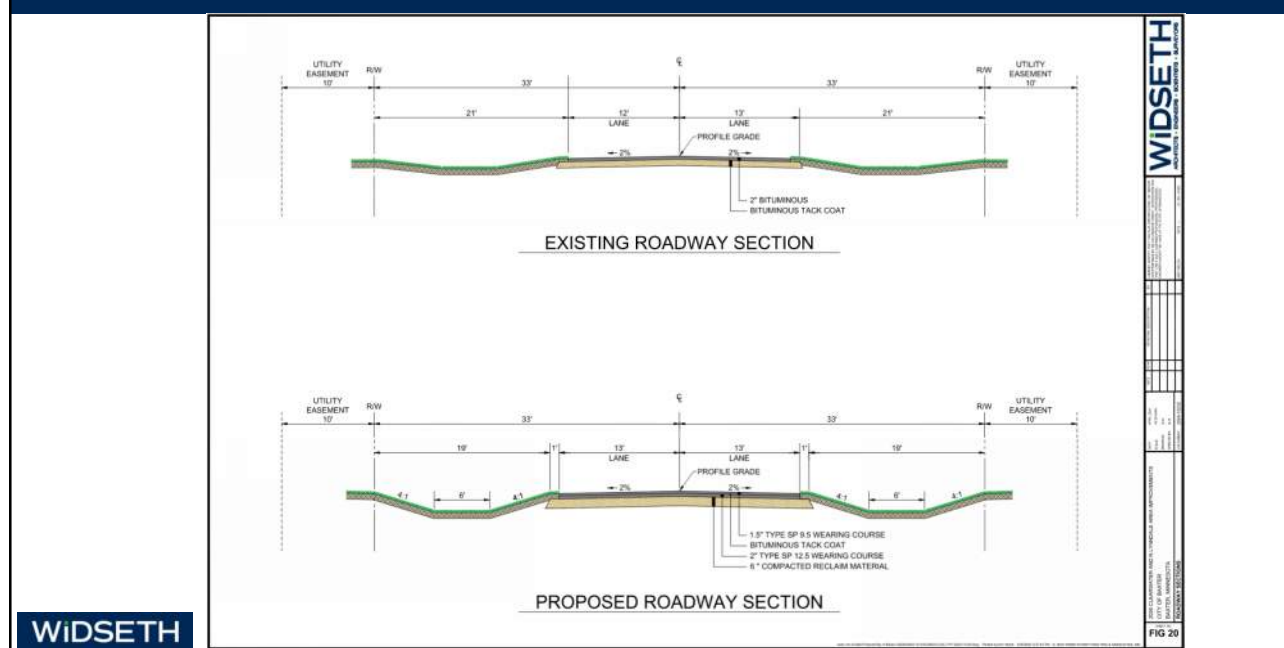


## ■ PROPOSED IMPROVEMENTS – NORTH LYNNDALE AREA



15

## ■ PROPOSED IMPROVEMENTS – NORTH LYNNDALE AREA



16



## ■ ESTIMATED PROJECT COSTS

• SANITARY SEWER:	\$2,487,825
• WATER DISTRIBUTION:	\$1,742,855
• STORM SEWER:	\$134,175
• ROADWAY:	\$1,886,740
• TRAIL:	<u>\$257,285</u>
• ESTIMATED TOTAL PROJECT COST:	\$6,508,880

WIDSETH

17

## ■ PROJECT IMPLEMENTATION

- Assessments Based on Equivalent Residential Units (ERU).
- ERU Assessment Rates Set by City Council.
- ERU Assessment Rates Increase by 3% each year or the Consumer Price Index (CPI), Whichever is Greater.
- Current and Estimated Future ERU Assessment Rates:
 

	<u>2024</u>	<u>2026</u>
– Sanitary Sewer	\$5,556	\$5,894
– Water	\$5,556	\$5,894
– Roadway	\$7,408	\$7,859
- City Costs:
  - Remaining Sanitary Sewer, Water and Roadway Costs
  - 100% of Storm Sewer Costs
  - 100% of Trail Costs

WIDSETH

18

## ■ PROJECT IMPLEMENTATION

### Sanitary Sewer Improvements

• Estimated Project Cost:	\$2,451,825
• Estimated Number of ERU's:	86
• ERU Assessment Rate:	\$5,894
• <b>Estimated Assessment Total:</b>	<b><u>\$506,885</u></b>
• <b>Estimated Remaining City Costs:</b>	<b>\$1,944,940</b>
• Total Number of Existing Homes:	60
• SAC Fee:	\$600
• <b>Estimated SAC Collection:</b>	<b>\$36,000</b>
• <b>Estimated Total Project Costs with SAC:</b>	<b>\$2,487,825</b>

**WIDSETH**

19

## ■ PROJECT IMPLEMENTATION

### Water Improvements

• Estimated Project Cost:	\$1,706,855
• Estimated Number of ERU's:	86
• ERU Assessment Rate:	\$5,894
• <b>Estimated Assessment Total:</b>	<b><u>\$506,885</u></b>
• <b>Estimated Remaining City Costs:</b>	<b>\$1,199,970</b>
• Total Number of Existing Homes:	60
• WAC Fee:	\$600
• <b>Estimated WAC Collection:</b>	<b>\$36,000</b>
• <b>Estimated Total Project Costs with WAC:</b>	<b>\$1,742,855</b>

**WIDSETH**

20

■ PROJECT IMPLEMENTATION

Roadway Improvements

• Estimated Project Cost:

\$1,886,740

• Estimated Number of ERU's:

86

• ERU Assessment Rate:

\$7,859

• Estimated Assessment Total:

\$675,875

• Estimated Remaining City Costs:

\$1,210,865

Storm Sewer Improvements

• Estimated Project Cost:

\$134,175

• Assessable Cost:

\$0

• Estimated City Costs:

\$134,175

WIDSETH

21

■ PROJECT IMPLEMENTATION

Trail Improvements

• Estimated Project Cost:

\$257,285

• Assessable Cost:

\$0

• Estimated City Costs:

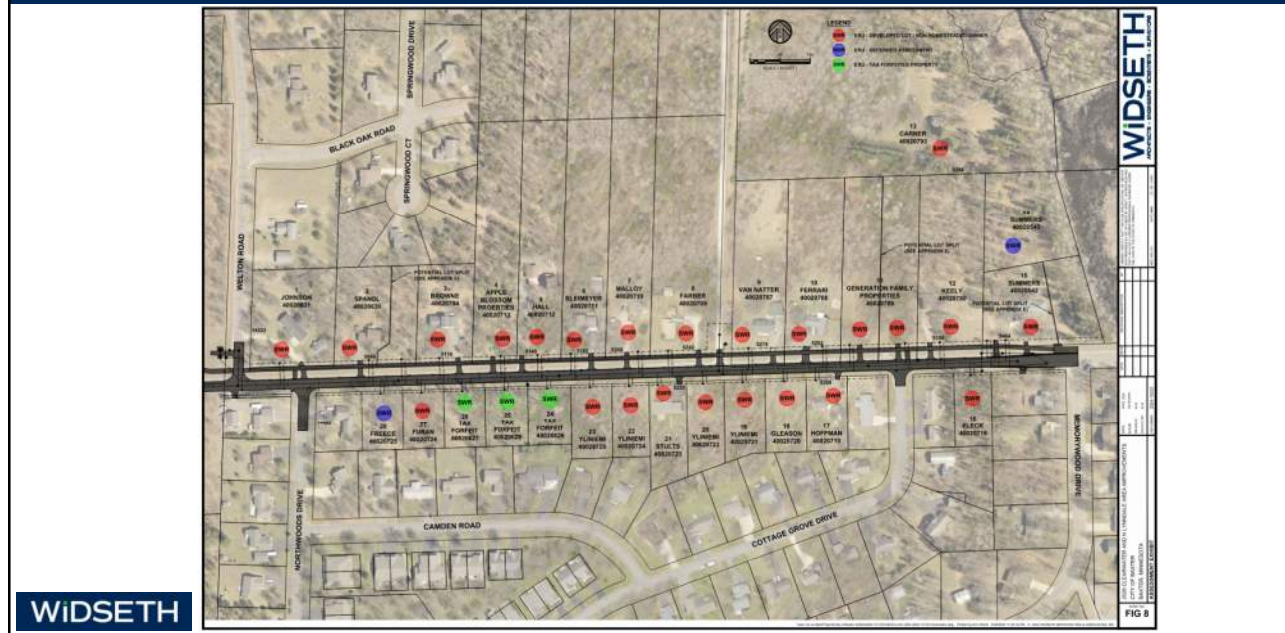
\$257,285

WIDSETH

22

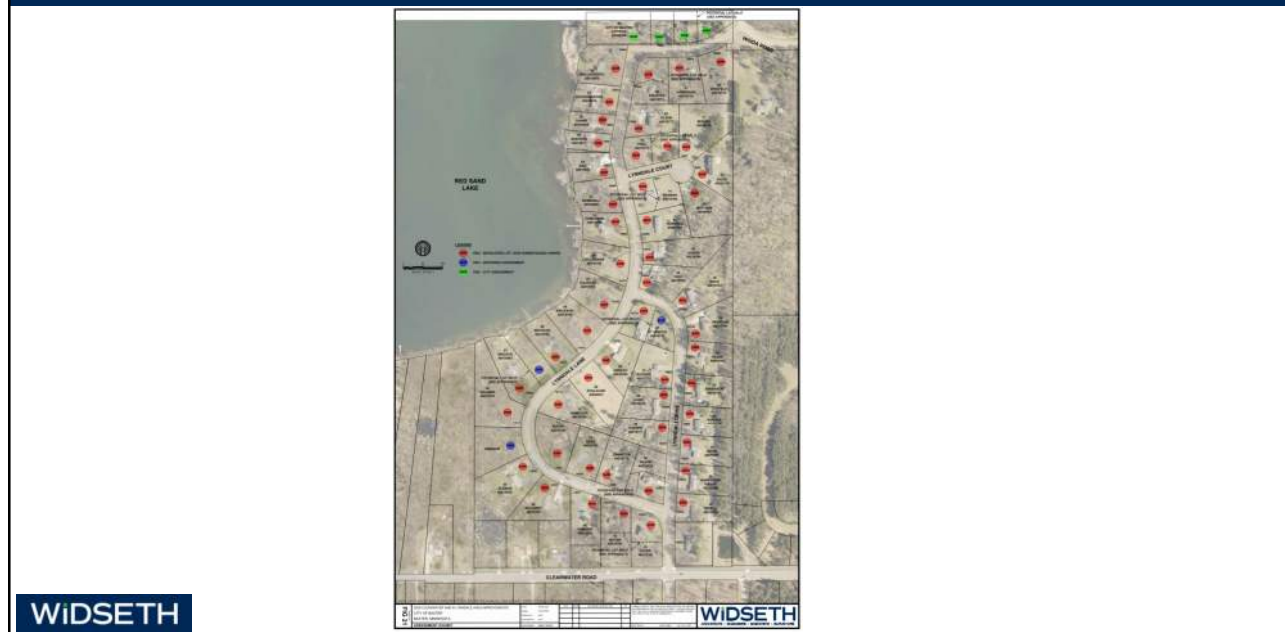


## ■ ASSESSMENT EXHIBIT – CLEARWATER ROAD



23

## ■ ASSESSMENT EXHIBIT – NORTH LYNNDALE AREA



24



## POTENTIAL LOT SPLITS – NORTH LYNNDALE AREA



27

## POTENTIAL LOT SPLITS – NORTH LYNNDALE AREA



28



## POTENTIAL LOT SPLITS – NORTH LYNNDALE AREA



29

## POTENTIAL LOT SPLITS – NORTH LYNNDALE AREA



30



