

City of Star Improvements and Cost Analysis



PREPARED FOR CITY OF STAR
AUGUST 2025



CLEARWATER
— FINANCIAL —

Project Title	Associated park	Associated Program	Summary	Service Area	Project Type	Improvement Type
New Land Acquisition (West, NW, S)	None - would be for new parks	Parks	Acquire ~51 acres to close current deficit (target 5 ac/1,000 pop); sites include Boot Hill, Roselands, Terramore, Quail Ridge	West, NW & South of River	Capital	New
Freedom Park Event Barn	Freedom Park	Parks	Multipurpose event barn, warming kitchen, concessions, paddleboard/tube rentals, Police substation 1-SRO in site	South Riverfront	Capital	New
Indoor Recreation Center	None	Rec	Bball Courts, soccer/multi-use turf field, pool, running track, multi-use classrooms (fitness/community ed) Kitchen	Citywide	Capital	New
Boot Hill Clubhouse Completion	Boot Hill	Parks	Restrooms	NE quadrant	Capital	New
River House Upgrades	River House	Parks	Add Veteran’s garden and RH irrigation	Downtown	Capital	New/Expansion
Foothills Trail & Archery Site	All	Parks	Natural trails & archery range	North of town (BLM)	Capital	New
Maintenance Yards & Sheds		Parks	Build storage at major parks	Citywide	Capital	Ongoing
Expand park maintenance fleet	All	Parks	(vehicles, tractors, mowers, utility carts) for daily operations.		Capital	New
Shuttle Bus #2 for Youth Programs	None	Rec	Expand transport for after-school/summer programs	Citywide	Capital	New
Monitor Acquisition	Boot Hill (future)	Parks	MOU based access with cemetary	North	Capital	New
Monitor Acquisition	Roselands (future)	Parks	pending agreement with SD	North	Capital	New
Monitor Acquisition	Terramor (future)	Parks	10- acre future dedication by developer?	Northwest	Capital	New
Monitor Acquisition	Quail Ridge /Point Park (future)	Parks	59 acres- conceptual	North	Capital	New

Est. Cost**	Timeline	Priority	Funding Sources	Impact Fee Applicability	Land Acquisition Status	Easement Dependencies	Grant Deadlines
TBD: \$326K - \$340/acre	0–10 yrs	Ongoing	Park fees; dedications; bonds		In negotiation	N/A	TBD
\$4.5 Million	0–5 yrs	Short-term	Park fees; grants; partnerships		N/A	N/A	Mar 2026
\$20–25 M	6–10 yrs	Mid-term	Park fees; bonds; PPP		TBD	N/A	TBD
\$300 K	0–5 yrs	Short-term	Park fees; developer MOU		N/A	N/A	N/A
\$600 K	0–5 yrs	Short-term	Park fees; event rev.; grants		N/A	N/A	Jun 2026
\$2 M	6–10 yrs	Mid-term	Park fees; grants; user fees		Tasked to parks dept	Yes (BLM permit)	Sep 2026
\$500 K	0–10 yrs	Ongoing	Park fees; fleet fund		N/A	N/A	N/A
\$500 K	0–5 yrs	Short-term	Park fees, general fund		NA	NA	NA
\$200 K	0–5 yrs	Short-term	Park fees; grants		N/A	N/A	N/A
\$575 K	0–5 yrs	Short-term	Park fees; PPP MOU		In Progress	N/A	N/A
\$1.5 M	0–5 yrs	Short-term	Park fees; PPP MOU		In Progress	N/A	N/A
\$2 M	0–5 yrs	Short-term	Park fees; developer MOU		In Progress	N/A	N/A
\$1 M	0–5 yrs	Short-term	Park fees; developer MOU		In Progress	N/A	N/A