

HDR



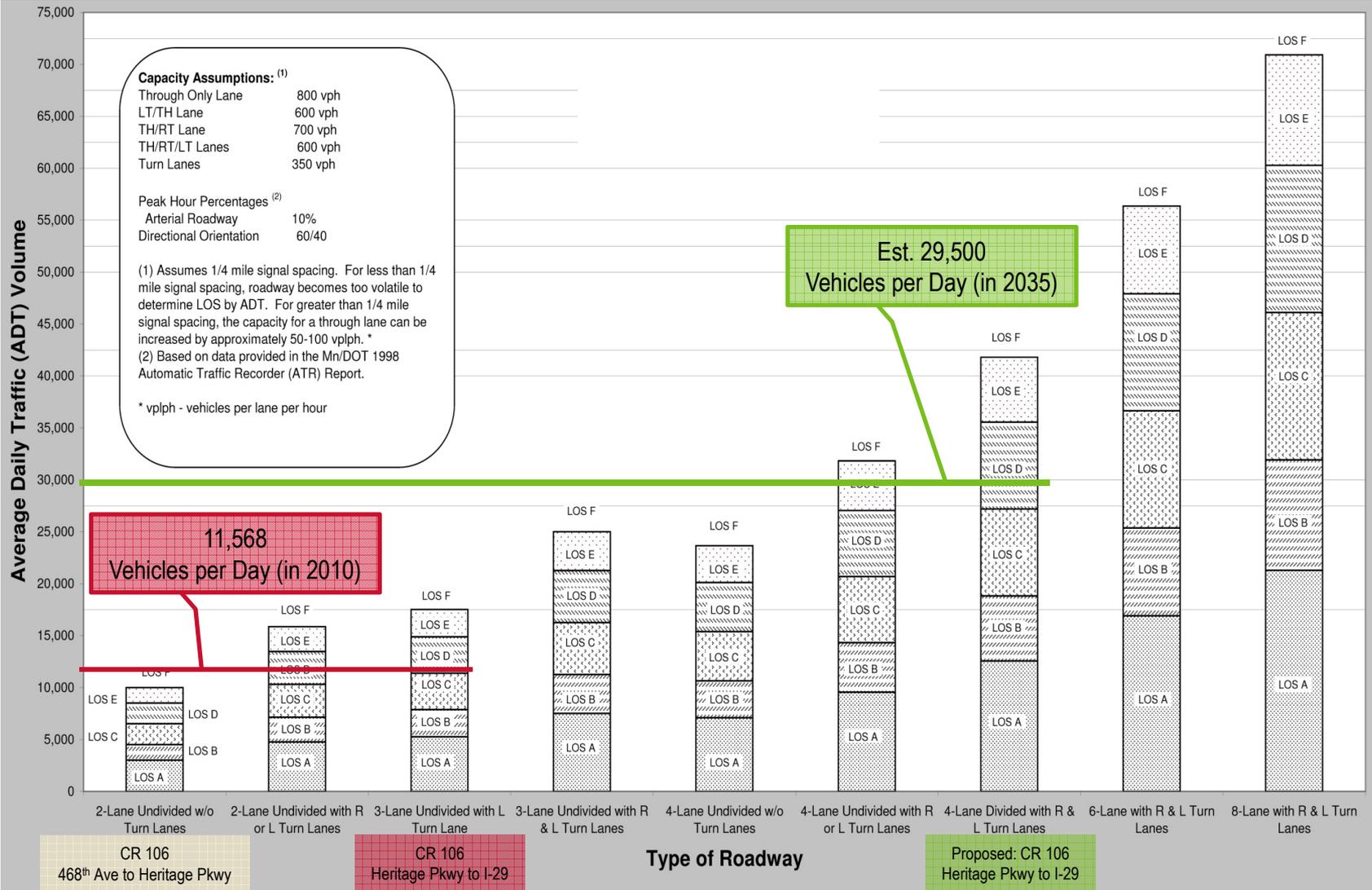
County Road 106 (271st Street)

Road & Utility Improvements



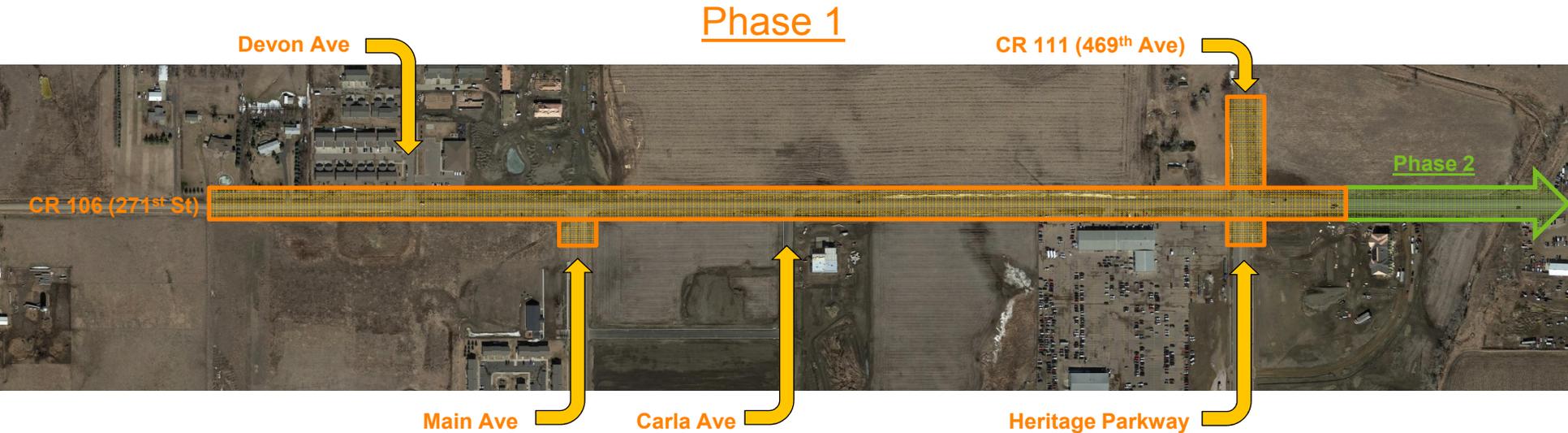
Project Overview

Traffic Volumes



Project Overview

Phase 1 - Limits & Content

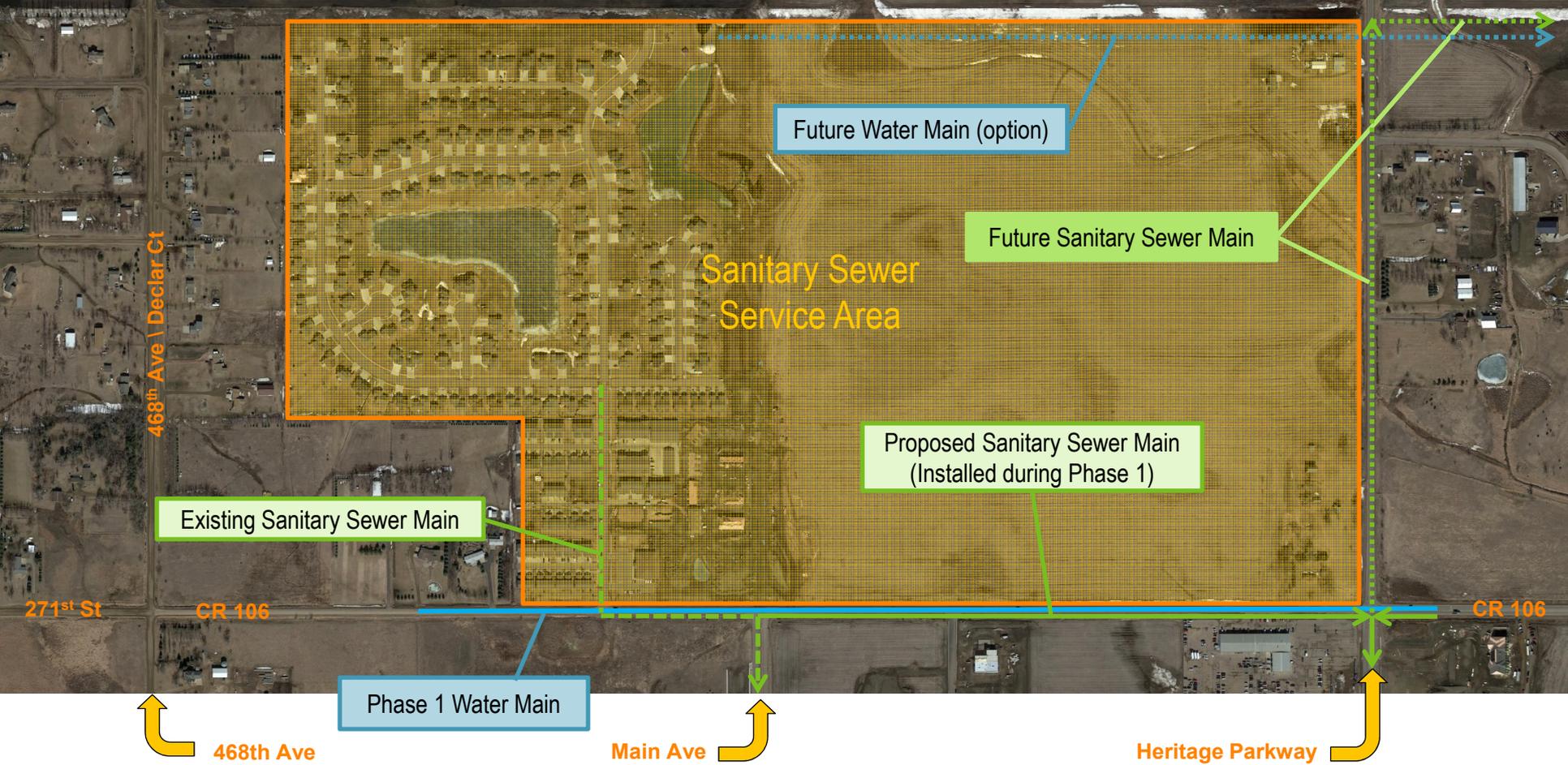


- Phase 1a (Devon Ave to Heritage Parkway):
 - Road Widening (3-lanes with R/L center turn lane)
 - Addition of Sidewalks & Bike Path
 - Utility Installation
 - Water Main, Storm Sewer, and Sanitary Sewer
 - Traffic Signals at Intersections
 - Main Avenue & Heritage Parkway
 - Street Lights

- Phase 1b (Heritage Parkway Intersection):
 - Full-build intersection
 - Includes dedicated R & L turn lanes in all directions
 - Dual Left Turn lanes
 - U-Turn movements
 - Raised medians
 - Lane tapers for transition to CR 111 (469th Ave)

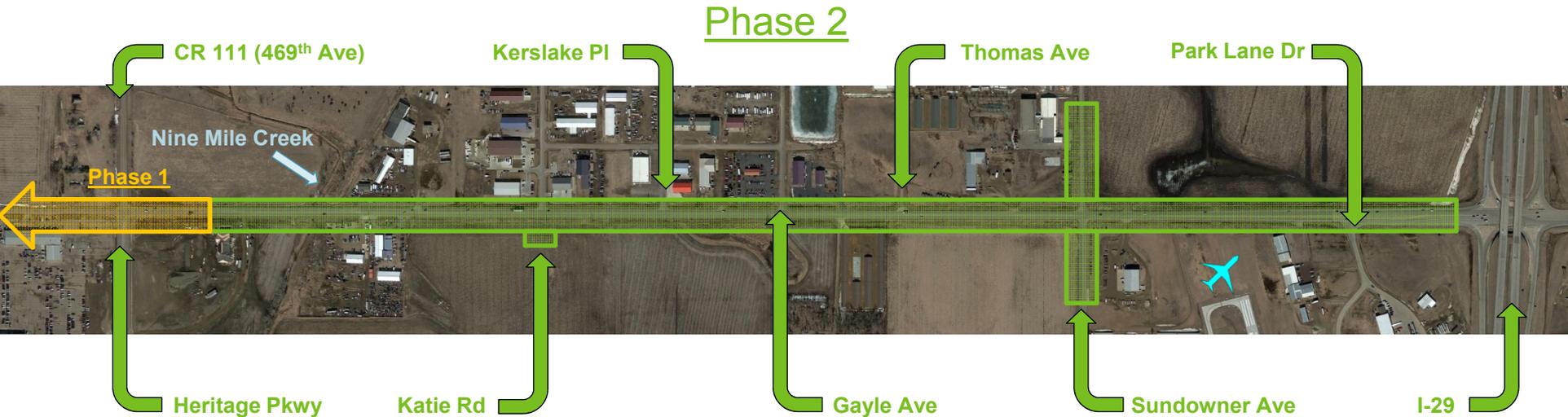
Project Overview

- Phase 1 - Utilities



Project Overview

Phase 2 - Limits & Content



Phase 2 (Heritage Parkway to I-29):

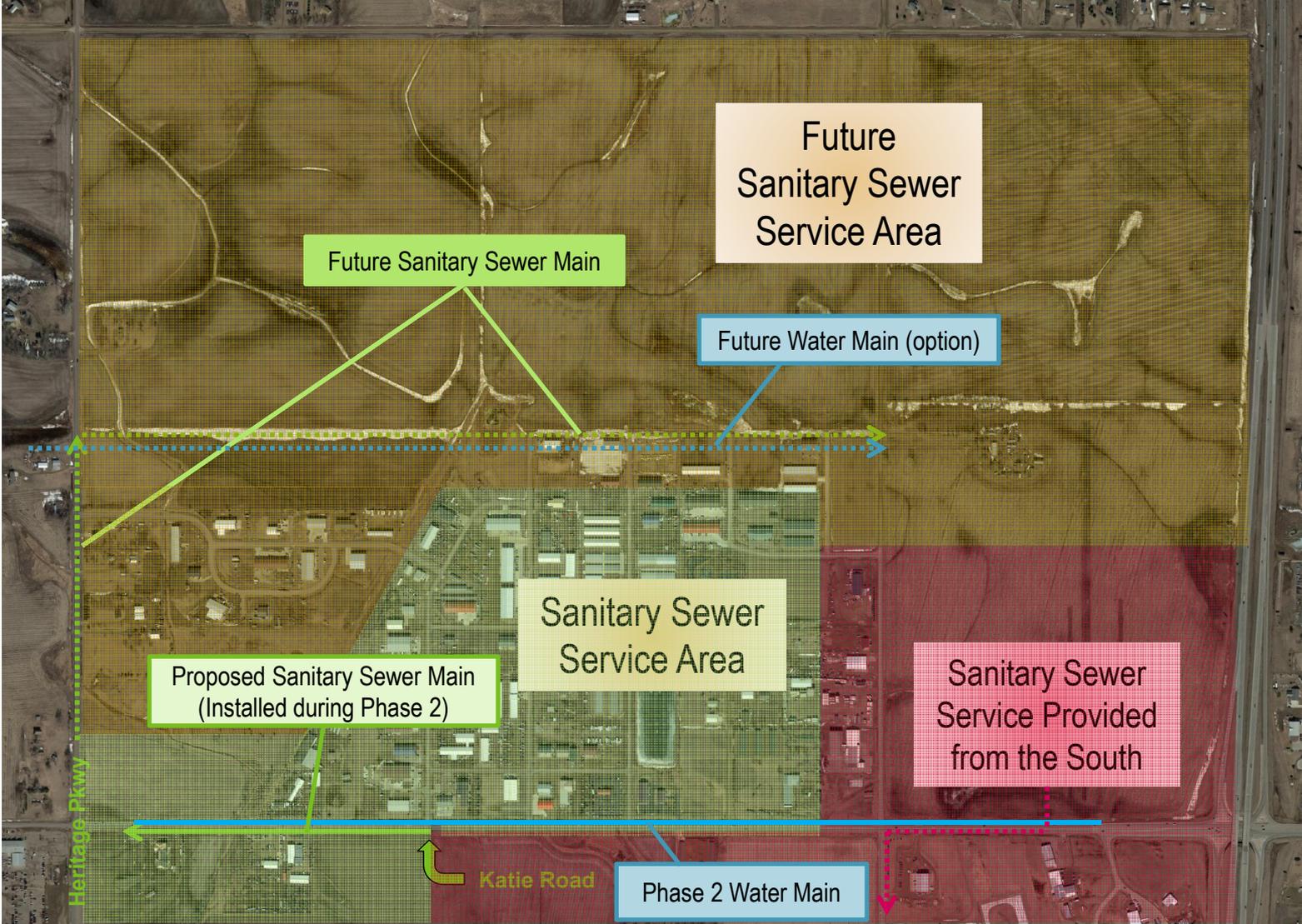
- Road Widening (4-lanes w/ raised median)
- Addition of Sidewalks & Bike Path
- Utility Installation
 - Water Main, Storm Sewer, and Sanitary Sewer
- Traffic Signals at Intersections
 - Katie Road & Sundowner Avenue
- Street Lights

Phase 2 (additional notes):

- No median at Gayle Ave (allowing Left & U-Turn)
- Bike path along south side of road to I-29
- Sanitary Sewer will end at Katie Rd
- Katie Rd will be a 4-way intersection
- Kerslake Pl, Gayle Ave, Thomas Ave, and Parklane Dr will be 3-way “T” intersections
- Sundowner Ave will be full-build intersection

Project Overview

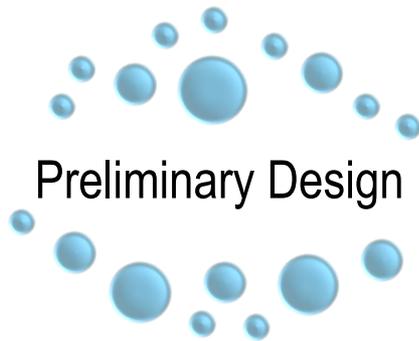
- Phase 2 - Utilities



Project Overview
VIDEO

Project Schedule

- Design & Project Coordination



Through March 2016

- Conceptual Road Design
- Conceptual Utility Layout (Storm, Sanitary, Water)
- Coordinate with private utilities (telecom, gas, power, etc.)
- Initial Landowner Coordination
- Traffic routing assessment for construction routing and detours
- Account for connecting, adjacent, and future planning projects

April 2016 – December 2016

- Finalize Road Design
- Finalize Utility Design (Storm, Sanitary, Water)
- Coordinate Right-of-Way with Landowners
 - Est. June – August 2016
- Determine Project Staging & Construction Phasing
- Determine Traffic routing and detours
- Develop project cost estimate for Construction Bids
- Determine Construction Funding

Summer 2017 – 2018+

- Phase 1, est. 2017
- Phase 2, est. 2018+

Project Finance

- Project Owner:

- City of Tea



- Engineering Design Costs:

- City of Tea (Preliminary Design)
- Lincoln County (Final Design)



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- Construction Funding:

- City of Tea to apply for TIGER grant (from the Federal Government via the DOT)
- Bonds / Loans
- Assessments

- Estimated Construction Cost:

- To be determined during Final Design work

Impacts to Property Owners

Right-of-Way

- Project owner (City of Tea) to discuss comprehensive planning stages and negotiate the dedication or acquisition of property
- Permanent Easement needs for the Right-of-Way (road)
- Temporary Easements needs to perform construction work

Utilities

- Utility connections (water & sanitary sewer) may require temporary connections during construction.
- Additional temporary impacts for other private utility services may also occur
- Construction phasing is reviewed to minimize these impacts as much as possible

Traffic

- Temporary traffic impacts are expected during construction activities
- Temporary access to various properties and roads will be accommodated
- Traffic detours and alternative routes to various locations will also be incorporated

Impacts to Property Owners

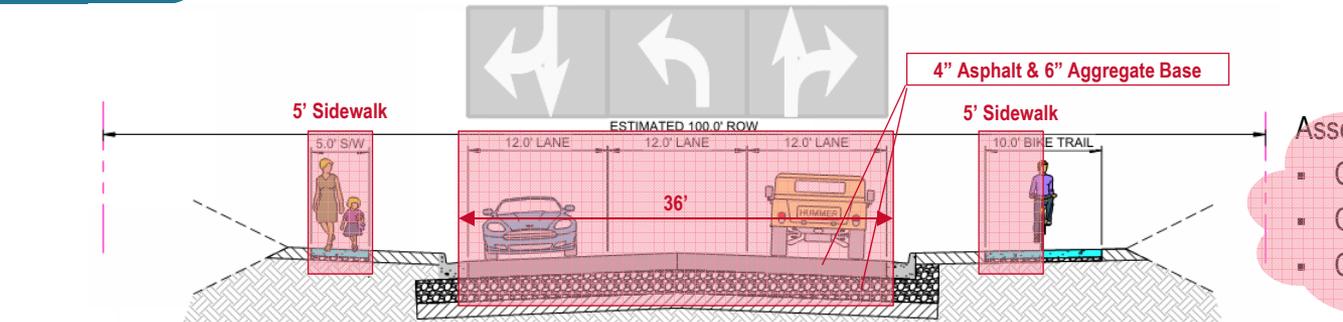
Annexation

- Annexation of adjacent and contiguous properties is anticipated following the completion of this project.
- Annexation onto the City of Tea will be discussed in further detail during individual landowner meetings.

Assessments

- Assessments for road and utility improvements will be applied to various properties following the completion of the project phases and annexation
- Assessment costs will be based on applicable benefits to each property owner and will vary individually
- A payment schedule for assessments will be determined by the City and coordinated with effected land owners.
- These details will be further outlined during individual landowner discussions.

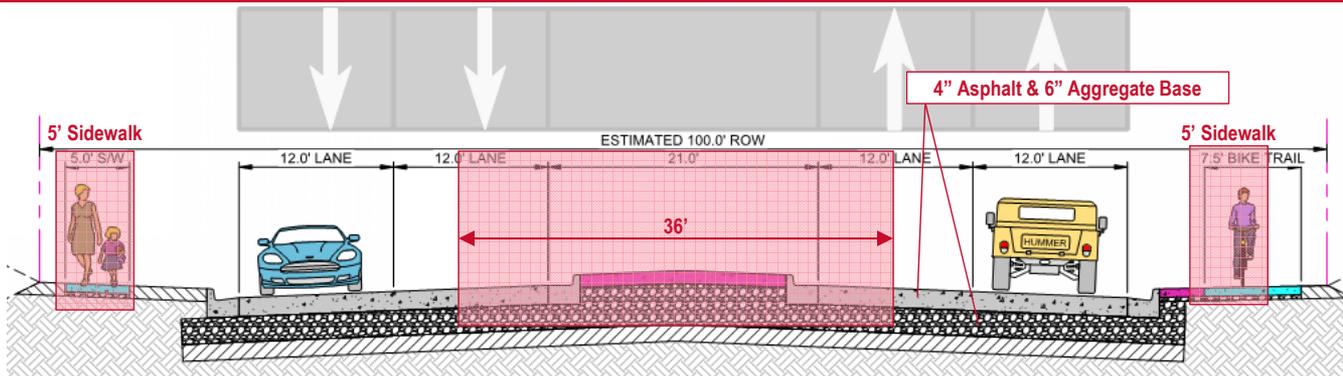
3-Lane Section
w/ 5' Sidewalk
& Bike Trail



Assessment also includes:

- Cost for 8" Water Main
- Cost for 8" Sanitary Sewer
- Cost for Storm Sewer

4-Lane Section
w/ Raised Median
5' Sidewalk
& Bike Trail



Assessment includes same utility costs as described above

Other Topics:

- How does the CR 106 Project correlate with the SD 100 Project
 - Is there a relationship between the City, County, and State on these Projects?
 - Are there any funding agreements between these entities for the CR 106 Project (either Phase)?
- If a property is adjacent to CR 106, but does not have direct access to that road, does the land owner pay the same for the road improvements vs. similar properties that do have direct access to CR 106?
- How does this project and its costs effect nearby land owners that aren't directly adjacent to the road but depend on CR 106 for access? e.g. Kerslake Industrial Park
- How will Annexation effect my business and/or my property?
- How does the Assessment Process Work?
 - If a land owner can't afford the Assessments, what options do they have?
- How will this project effect the value of my property?
- How will this effect the platting of properties?

Engineering Contacts:

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