



AGENDA MEMORANDUM

Future Item for the City Council Meeting of October 11, 2016
Action Item for the City Council Meeting of October 18, 2016

DATE: September 9, 2016

TO: Margie C. Rose, City Manager

FROM: Dan McGinn, AICP CFM, Interim Director, Development Services
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Approval of a Developer Participation Agreement to reimburse developer for the City's cost to extend Lipes Boulevard
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CAPTION:

Resolution authorizing the City Manager or designee to execute a developer participation agreement with Staples Development, LLC., ("Developer"), to reimburse the Developer up to \$143,661.75 for the City's share of the cost to extend Lipes Boulevard, in accordance with the Unified Development Code.

PURPOSE:

Staples Development, LLC., will extend Lipes Boulevard. The subdivision is located north along Lipes Boulevard, east of Cimarron and west of Airline Road.

BACKGROUND AND FINDINGS:

The developer, Staples Development, LLC., is developing the final phase of a multi-phased single-family residential subdivision named Manhattan Estates Unit 7 Subdivision. The subdivision is located north along Lipes Boulevard, east of Cimarron and west of Airline Road. Manhattan Estates Unit 7 will contain 33 single-family residential lots. The Planning Commission approved the plat for Parkview Unit 5 on June 3, 2015. The participation agreement is for half-street construction along Lipes Boulevard and for the required extra thickness of the asphalt on North Oso Parkway.

ALTERNATIVES:

Denial of the Participation Agreement.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The developer will be extending and expanding Lipes Boulevard for new subdivision as provided in the Unified Development Code and Urban Transportation Plan.

EMERGENCY / NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

Legal
Finance

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☒ Capital ☐ Not Applicable

Fiscal Year: 2016-2017	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget	\$750,000.00	\$1,500,000.00	\$750,000.00	\$3,000,000.00
Encumbered / Expended Amount	211,249.65	1,391,965.52	723,964.69	2,327,179.86
This item	143,661.75			143,661.75
BALANCE	\$395,088.60	\$108,034.48	\$ 26,035.31	\$529,158.39

Fund(s): Bond 2012

Comments:

RECOMMENDATION:

Staff recommends approval of the resolution.

LIST OF SUPPORTING DOCUMENTS:

Resolution with Agreement
Maps