



## **AGENDA MEMORANDUM**

Resolution for the City Council Meeting 2/25/2020

**DATE:** January 16, 2020  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, Director Development Services  
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### **Participation Agreement with MPM Development, LP**

#### **CAPTION:**

Resolution authorizing a developer participation agreement with MPM Development, LP to reimburse the developer up to \$104,230.50 for the City's share of the cost to extend Bill Witt Drive approximately 398 linear feet. (District 5)

#### **SUMMARY:**

MPM Development, LP is developing a new residential subdivision and is required to construct a new residential street. The new street will be named Bill Witt Drive and in order to provide greater access to Bill Witt Park the developer, at the city's request, has agreed to enter into a developer participation agreement to oversize the planned street and extend a linear park to allow for greater access to Bill Witt Park. The estimated one-time cost of the oversizing portion of the new street, including curb and gutter, and a linear park is \$104,230.50.

#### **BACKGROUND AND FINDINGS:**

The Developer, MPM Development, LP has requested reimbursement through a developer participation agreement for the oversizing construction of a new street named Bill Witt Drive. The new street is being constructed in conjunction with the residential subdivision named Crosswind Estates Unit 2. The developer is required to construct Bill Witt Drive to meet the requirements of a residential cross section street. After a meeting with the Assistant Director of Parks Department and Assistant Director of Development Services Department, the developer agreed to oversize the new street to C-1 standards and construct a linear park that will connect to the subdivision's internal streets and will allow for greater access to the recreation fields at Bill Witt Park. The developer agreed to the oversizing of portions of the project provided the cost for the oversizing would be reimbursed by the city. The estimated one-time cost for the oversizing portion of the new street and the linear park is \$104,230.50 and the oversizing portion of Bill Witt Drive and the linear park improvements are eligible for reimbursement of the construction costs per UDC Section 8.4. UDC Section 8.3.11.C.3 provides that the City may require any local access street

built adjacent to a park to be constructed to collector width along the park frontage to ensure access and prevent traffic congestion, and the developer is entitled to oversize participation in such situations. The proposed residential collector street will provide access to and is adjacent to Bill Witt Park. It will adjoin a new linear park section along the drainage channel being dedicated by the developer (3,678 square feet).

### **ALTERNATIVES:**

This project will extend a new street and will provide greater access to Bill Witt Park. An alternative to utilizing Developer Participation funds from Bond 2012 to construct the required street improvements would be to construct the new street under a CIP project. This option would most likely delay the new street construction until the required funding for the street improvements could be programmed into the CIP budget, and would most likely impact the developer's ability to build out his planned residential subdivision in a timely manner.

### **FINANCIAL IMPACT:**

The \$104,230.50 in funding for this developer participation agreement come from funds that have been earmarked during a City Bond indicative to improve existing or construct new city streets and other related improvements.

### **Funding Detail:**

Fund: Bond 2012  
Organization/Activity: 11000 Management & Budget (Ops)  
Mission Element: 052 – Expansion of street system  
Project # **(CIP Only)**: 20244 Pier K Bill Witt Drive  
Account: 550910 – Construction Contract

### **RECOMMENDATION:**

The request is in accordance with UDC Section 8.4 City Participation in Streets and Drainage Crossings. The oversizing improvements to the Bill Witt Drive and other improvements will provide greater access to Bill Witt Park and will allow citizens who live south of the park the ability to easily access the parks recreation fields. Staff recommends approval.

### **LIST OF SUPPORTING DOCUMENTS:**

Resolution (with exhibit)  
Presentation  
Location Map