



REPORT TO: CITY COUNCIL

MEETING DATE: SEPTEMBER 14, 2020

Agenda Item:	7d. CC-20-153
Prior Council Action/Related Items:	February 18, 2020 <u>Planning Commission Report</u> (SUP19-23)
Background / Issue:	<p>KMR Development, LLC is currently installing the improvements for the Skyline East, Section 2 development located near N Payne Street and Sunrise Avenue. The Preliminary Plat was approved by the Planning Commission on February 18, 2020 with the following conditions:</p> <ul style="list-style-type: none">• The proposed Moore Avenue located on the west side of the development shall not be constructed and shall become a pedestrian access point for the neighborhood.• The construction of Grandview Street for the Eastridge development must be completed before the start of phase 2 of Skyline East, Section 2.• There shall be a street connection to N Jardot Road from the subdivision on the east edge of the development at Brooke Avenue, 300 lineal feet of roadway. <p>KMR Development, LLC is also the developer for the Eastridge plat that will result in the extension of Grandview Street from Krayler to Lakeview. The City of Stillwater agreed to participate in sharing the cost to construct Grandview Street for the following reasons:</p> <ul style="list-style-type: none">• There is an existing platted subdivision with ½ right-of-way dedicated.• Extension has a public purpose, serving as an additional ingress/egress point for Skyline Elementary and Stillwater Junior High School as well as the surrounding residential areas.• The road extension has been identified for a number of years, waiting on the need for continual development in the immediate vicinity.
Proposal/Solution:	On July 29, 2020, the developer submitted a request asking the City to share the cost of the street installation for the eastern

section of Brooke Avenue. Planning Commission required the street extension as part of the conditional approval of the subdivision.

The following sections of the City of Stillwater Ordinance outline the responsibilities of the developer for the installation of public improvements.

- Sec. 23.340. Engineering Services
- Sec. 23-342. Rights-of-way
- Sec. 23-344. Construction
- Sec. 23-345. Testing and inspection
- Sec. 23-347. Final approval and acceptance

Two primary concerns exist with using City funds to participate.

- As previously discussed with the City Council, there are insufficient funds to maintain the existing street network at the current Pavement Index rating. Funds used to assist a developer in paying what have traditionally been developers' costs could be used for the overall street network improvements or maintenance. Though the ½ cent funds aren't available for this use, the public may not fully understand and equate those funds being used to help developers and might react negatively when the ½ cent proposal comes up for renewal.
- This sets a precedence where, in the future if a developer doesn't like/agree with PC or CC ruling, they can claim the cost of such ruling wasn't in their budget and the City should participate in said cost.
- The City ordinance states that the developer shall furnish and install, at its own expense, the labor and material necessary to complete the required improvements for their development.

Financial Impact/Funding Source(s):

The developer's estimated cost of extending Brooke Avenue to Jardot Road is \$142,655, excluding engineering fees (\$95,000 for street construction and \$47,655 for utilities and grading of the site). The developer is proposing the City split the costs.

As a comparison, the cost for Grandview Street reimbursement equates to \$336 per linear foot and the estimated cost for Brooke Avenue equates to \$475 per lineal foot.

Related Strategic Priority:

#1 Effective Services & Accountable Government: To provide effective services and accountable government for all citizens by practicing fiscal responsibility, transparency and outstanding customer service.

Recommended Action/Motion:	The following alternatives are available: <ul style="list-style-type: none">• Alternative 1: Deny the request to cost share in the construction of Brooke Avenue extension.• Alternative 2: Approve the request as presented.
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Reviewed By:	Paula J. Dennison, Assistant City Manager
Submitted By:	Norman McNickle, City Manager
Attachment(s):	Cost Estimates for Brooke Street Construction