



# City Commission Agenda Item

**Meeting Date:** November 19, 2024  
**From:** Randy Frazer, City Manager  
**Item:** Financing of Public Improvements Policy

**Purpose:** A Resolution approving the City of Arkansas City Financing of Public Improvements Policy.  
**(Voice Vote)**

**Background:**

The City of Arkansas City seeks to establish a structured Financing of Public Improvements Policy to guide cost allocation and financial guarantees for essential public infrastructure in new residential and commercial developments. This policy aims to ensure that public improvement projects proceed responsibly, balancing developmental needs with the City's long-term financial stability and growth objectives. The policy provides clarity on funding methods, cost-sharing, and financial securities required from developers, aligning with Arkansas City's priorities, such as promoting affordable housing, supporting economic development, and maintaining infrastructure standards.

As Arkansas City continues to grow, demand for public infrastructure improvements has intensified, necessitating a formal approach to managing the financial aspects of development. The policy outlines clear guidelines for cost-sharing between developers and the City, specifies the use of special assessments, and details required financial guarantees to mitigate risks associated with incomplete projects. It introduces incentives to lower the financial burden on developers undertaking smaller, low-risk projects and sets criteria for waivers on financial guarantees when projects fulfill key city objectives, such as affordable housing or economic growth in underserved areas. Additionally, the policy encourages public-private partnerships (P3s) for larger-scale projects, offering a framework to collaborate on community-benefiting developments. This policy aims to standardize practices, foster responsible growth, and support development in alignment with Arkansas City's long-term vision.

**Recommended Motion:** Approve the Financing of Public Improvements Policy as presented, establishing guidelines for the allocation of costs, financial guarantees, and management of public infrastructure in new developments to support responsible growth, align with city priorities, and mitigate financial risk to the City of Arkansas City.

**Commission Options:**

1. Approve the Resolution
2. Disapprove the Resolution
3. Table Resolution for further discussion

**Attachments:** Resolution & Financing of Public Improvements Policy Draft

**Approved for Agenda by:**

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Randy Frazer, City Manager