



## STAFF REPORT

DATE: 8/13/24  
TO: City Council  
FROM: Ted Henry, City Manager  
SUB: Central Park 3<sup>rd</sup> Sidewalks

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### History

Central Park 3rd is a replat from the original Central Park plat during a downturn in the economy in 2009. The original Central Park area collects a sidewalk fee to pay for the new sidewalk that was an averaged amount for the development not covered by the street project. (\$1,500 per lot) The method used in other areas of the city has worked to install sidewalk as a special assessment.

Central Park 3rd was a *city development* until the city sold the remaining lots to one developer several years ago. City sidewalks were to be installed by the lot owner/builder during the house construction. The sidewalk in front of some of the lots was deferred by the builders due to weather, ownership, or other reasons.

### Discussion

The city sidewalk is important in this area as it connects to the Central Park trail. It is also a requirement to connect neighborhoods to essential services and buildings by sidewalk for small cities and the city subdivision code.

From 2003 to 2022, the sidewalk fee collected totaled \$71,100. Based on financial research, \$54,953 of this fee has been spent, leaving a balance of \$16,147 in the fund.

The funding for the sections missing from the contiguous route from the developed lots was always considered to be the property owners' responsibility. Some owners have paid with the initial house construction, others didn't. The fall back for other areas has been the developer.

Bel Aire has an estimate of \$16,534 to complete Gabriel St. and the Holder Ln. sections not completed with the houses for various reasons.

### Recommendation

Use the remaining \$16,147 of unused sidewalk fees collected to complete missing Central Park 3<sup>rd</sup> sidewalks.