INTERLOCAL AGREEMENT WITH JOHNSON COUNTY SPECIAL UTILITY DISTRICT

Tallgrass Master Planned Community

November 9, 2026

BACKGROUND

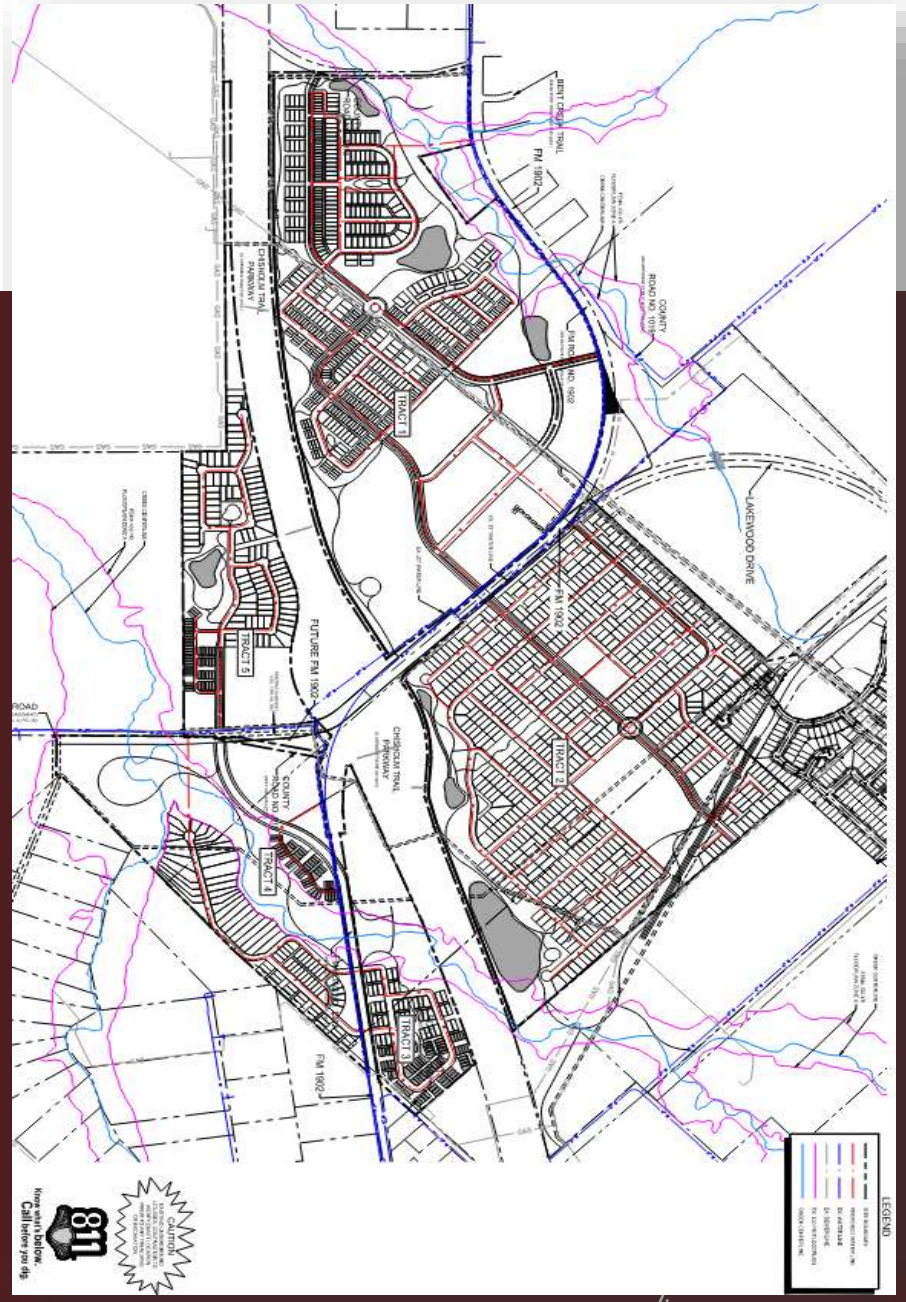
- Tallgrass Master Planned Community
  - 4,000 residential units
  - 1,000,000 square feet of commercial
- Rights of ways owned and maintained by North Johnson County Municipal Management District No. 1 (NJCMMD)
- City and NJCMMD entered into Strategic Partnership Agreement that could allow for all or a portion of the development to be annexed into the city in the future
- If annexation occurs in the future, city will assume ownership and maintenance of right-of-way

INTERLOCAL AGREEMENT

- Allows JCSUD water facilities within right-of-way
  - JCSUD typically requires 20-feet exclusive easement adjacent to property line
  - Agreement eliminates need for exclusive easement
- JCSUD retains maintenance responsibility for all water facilities and will reimburse NJCMMD for cost to restore grass, sidewalk, curbing, and pavement as a result of maintenance of their water lines
  - All repairs coordinated with the NJCMMD
- NJCMMD is financially responsible for all design, construction and easement acquisition for any future relocation of JCSUD water facilities if the district realigns any existing public roadway within the subdivision in the future

STAFF RECOMMENDATION

Approve an interlocal agreement with Johnson County Special Utility District (JCSUD) and the North Johnson County Municipal Management District No 1 (NJCMMD) regarding placement of JCSUD water facilities within the Tallgrass Master Planned Community



QUESTIONS/COMMENTS

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