



Engineering Memorandum

September 12, 2024

RE: December 17th Commission Meeting

DEVELOPMENT AGREEMENT WITH K-WINN HOLDINGS, LLC

Included in the packet is the development agreement (DA) for the development of Lot 2, Block 1, Fisher's 3rd City East. The lot is proposed to be developed with a cattle supplement processing facility which will require the watermain extended for both domestic water and fire flows. In 2022, the Fisher's 3rd City East plat was approved by the City Commission and filed at the Stark County Courthouse. The plat included a 20-foot water easement along the west side of the property with the intent of extending the watermain to the cul-de-sac in the 21st Ave. East right-of-way to the north. There was a development agreement that had been started during the plat process, but it was never completed nor filed at the Stark County Courthouse. The cattle supplement processing facility has had construction delays due to the project cost escalations.

The intent of the DA is to ensure the watermain to Lot 2, Block 1 of Fisher's 3rd City East is constructed to support the new cattle supplement processing facility. Any future development in the area will still be able to utilize the 20-foot water easement along the west side of the property to extend the watermain.

The city engineering and public works staff recommends approval.

