



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-23 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into an Infrastructure Development Agreement with Turner Residential Holding, LLC for Infrastructure for Phase 1 of the A'vila Residential Subdivision.

Submitted By: Andrew Nelson, P.E., Community Development Department Director

Date: May 19, 2020

Issue Statement

Turner Residential Holding, LLC, wishes to enter into a Developer's Agreement for the deferred construction of a 10" water main and the construction of Talavera Avenue during construction of the infrastructure associated with Phase 1 of A'Vila.

Discussion and/or Analysis

The approved Preliminary Plat for A'Vila requires the extension of a 10" water main parallel to West Farm Road 170 and the construction of Talavera Avenue; the Developer is requesting deferment of both infrastructure improvements proportional to the number of lots in Phase 1 of the development .

The A'Vila Subdivision consists of 139 residential lots; Phase 1 consists of 27 lots, equaling 19.4% of the total development. The estimated cost of construction of the water main extension is \$87,000.00; the estimated cost of construction of Talavera Avenue is \$602,062.23.

The Developers Agreement financially secures 19.4% of the costs of construction of the water main extension and Talavera Avenue, \$16,878.00 and \$116,800.70 respectively for a period of four years. The developer must construct the required improvements or enter into a new Developers Agreement with the City prior to the issuance of any additional permits for subsequent phases of the development.

Recommended Action

Staff recommends approval of the Developers Agreement.