



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-52 An Ordinance of the City Council Authorizing the City Administrator to Enter into a Developer Agreement with Wal-Mart Stores East, LP for the Construction of Public Water Main Improvements at Lot 7 of the Hankins Farm Planned Development District.

Submitted By: Karen Haynes, Community Development Director

Date: September 10, 2024

Issue Statement

The Community Development Department is requesting approval authorizing the City Administrator to enter into a Developer's Agreement for the construction of water main public improvements for Lot 7 of the Hankins Farm Planned Development District (PDD).

Discussion and/or Analysis

The Hankins PDD is a newly constructed industrial and commercial subdivision located at the northwest corner of State Highway MM and East Sawyer Road; the PDD Development Plan was approved by Council earlier this year.

The Developer's Agreement authorizes the City to partner with the Developer to construct infrastructure improvements, including approximately 1200 linear feet of eight (8) inch water main and hydrants; the Developer will reimburse the City for the costs of materials and equipment used in construction.

The Developer has submitted Infrastructure Plans for development of Lot 7 for a new spec warehouse, which will be the first of several large-scale economic development projects/job centers in the area.

Recommended Action

Staff is recommending approval of the Developer's Agreement.