



## **AGENDA ITEM ANALYSIS**

Project/Issue Name: 21-10 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 Oak Hills Residential Subdivision.

Submitted By: Karen Haynes, BUILDS Department

Date: February 02, 2021

### **Issue Statement**

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

### **Discussion and/or Analysis**

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

The Oak Hill Subdivision consists of 135 residential lots; Phase 1 consists of 27 lots, equaling 20% of the total development. The estimated cost of construction of the water main extension is \$87,000.00; the estimated cost of construction of Leon Avenue is \$665,671.81.

The Developers Agreement financially secures 20% of the costs of construction of Leon Avenue, \$133,134.86 for a period of four years. The construction of Phase 1 requires the extension of more than 20% of the required 10" water main; subsequent phases may require financially securing the remainder of the water main if not proportional to the phase. 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.