

Public Works  
**STAFF REPORT**



**SUBJECT:** The Stable Development Agreement / TxDOT LOSA  
**MEETING:** Special City Council Meeting - 17 May 2022  
**DEPARTMENT:** Public Works  
**STAFF CONTACT:** Nick Williams

**RECOMMENDATION:**

Staff recommends approval of the proposed resolution for a TxDOT Local On-System Agreement (LOSA).

**BACKGROUND:**

The Stable Development provides for commercial business growth and the extension of Wolfe Nursery Drive south of Washington Street which requires traffic signal and pavement layout modifications to the intersection. Because the modifications will take place within the TxDOT right-of-way, the state must grant authorization for the developer to perform the work.

The TxDOT LOSA form is a streamlined version of the Advance Funding Agreement, which was used recently for projects such as the traffic signal improvements at Saint Felix and Christy Plaza. TxDOT does not partner with private developers and the LOSA is the mechanism available for TxDOT to provide support and authorize the work for the project.

At the May 3, 2022 regular City Council Meeting, council authorized staff to execute the TxDOT LOSA once the agreement forms are received and the final version is approved by the city attorney.

This memorandum provides council with the opportunity to approve the TxDOT-required resolution for the LOSA. The necessary resolution language, required for TxDOT to approve the LOSA, was received from TxDOT on Friday, May 13<sup>th</sup>.

**FISCAL IMPACT SUMMARY:**

The LOSA provides formal state acknowledgement and permission to perform the work and places the financial liability with the city for the modifications to be installed in accordance with TxDOT requirements and specifications.

The construction costs for the improvements are identified as \$359,500. The direct and indirect state costs for the LOSA are identified as \$18,246 and \$17,148 respectively, totaling \$35,394. TxDOT has absorbed and waived all state fees and there are no state costs to the developer or the City of Stephenville for the LOSA.

While the LOSA places financial liability on the city for the intersection improvements, the Developer Agreement with The Stable, LLC that was approved at the May 13, 2022 council meeting, provides assurance to the city that the developer will "assume all the financial liability to construct the on-site necessary improvements..."

**ATTACHMENTS:**

An appropriate resolution is attached to this memorandum.

[TxDOT LOSA Resolution](#)