



Legislation Details (With Text)

**File #:** 17-2162      **Version:** 1      **Name:** Resolution - A Resolution Approving A Developer Participation Contract Between the City of Mansfield and HMH Garden Heights, LP for Cost Participation for Drainage Improvements Along National Parkway Adjacent to the Garden Heights, Phase Four Addition.

**Type:** Resolution      **Status:** Passed

**File created:** 1/13/2017      **In control:** City Council

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**Title:** Resolution - A Resolution Approving a Developer Participation Contract Between the City of Mansfield and HMH Garden Heights, LP for Cost Participation for Drainage Improvements Along National Parkway Adjacent to the Garden Heights, Phase Four Addition

**Sponsors:** Joe Smolinski, Bart VanAmburgh

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution, 2. Developer Participation Contract

Date	Ver.	Action By	Action	Result
1/23/2017	1	City Council	Approved	Pass

Resolution - A Resolution Approving a Developer Participation Contract Between the City of Mansfield and HMH Garden Heights, LP for Cost Participation for Drainage Improvements Along National Parkway Adjacent to the Garden Heights, Phase Four Addition

Consider approval of the Developer Participation Contract with the developer of Garden Heights Addition. The Public Works Staff recommends the approval of the Developer Participation Contract to participate in the cost of public storm drainage improvements.

Phase Four of Garden Heights is the remaining single family section north of National Parkway and east of Holland Road. National Parkway is ultimately a four-lane divided thoroughfare, but only the south side two lanes have been constructed through Garden Heights. The north side has been constructed as a large open channel that will ultimately be underground box culverts. The open channel east of Holland Road is deep with steep side slopes. It is a maintenance liability as erosion and guardrail damage occurs. It is also a potential safety hazard for vehicles and pedestrians. The Developer of Garden Heights will be constructing as much of the underground box culvert system as is necessary to provide street crossings and drainage capacity for the development, and would be extending open channel from the west boundary of Phase Four to the Sage Drive intersection. The Public Works Division is recommending the City participate to extend the dual 8' x 4' concrete box culvert along these limits, approximately 405 feet.

The estimated cost of the extension is \$380,000. Staff proposes Roadway Impact Fee credits at the time of building permits for the 73 proposed lots in Phase Four (73 x \$2,200 = \$160,600). And a cash reimbursement of up to \$219,400 from the Drainage Utility Fund for the remainder. The cash payment would be made upon final acceptance of all public improvements for the development.

The existing open channel sections along National Parkway are a maintenance burden and represent a potential safety hazard. The section along Phase Four will be an even larger capacity channel. The underground drainage system will be necessary to complete the final two lanes of National Parkway. Participating with the developer is a more cost effective option than waiting until we pursue the road widening..

The Director of Public Works will be in attendance at the meeting to answer Council's questions regarding the

proposed contract. A Resolution and Developer Participation Contract are attached for Council's consideration.

The funding source will be Roadway Impact Fee credits and the Drainage Utility Fund.

Bart VanAmburgh, P.E., Director of Public Works, 817-276-4233