



Legislation Text

File #: 19-3073, **Version:** 2

Resolution - A Resolution Approving a Developer Participation Contract Between the City of Mansfield and First Texas Homes, Inc. for Cost Participation for Drainage Improvements Along Day Miar Road Adjacent to the Pemberley Estates Phase 2 Addition

Consider approval of the Developer Participation Contract with First Texas Homes, Inc.

The Public Works Staff recommends the approval of the Developer Participation Contract to participate in the cost of public storm drainage improvements.

Pemberley Estates Phase 2 is a single family subdivision under construction with frontage and access on Day Miar Road. The City is currently in the process of designing Day Miar improvements and the solution for drainage is a large capacity channel along the west side of the future road with box culverts at all roadway crossings. The Developer of Pemberley Estates will be dedicating necessary right-of-way and easements and constructing the permanent drainage improvements to accommodate the future widening of Day Miar Road. The estimated cost of the drainage improvements is \$381,920.06. The Public Works Division is recommending the City participate in the amount of 50% of the cost to construct the drainage improvements along Day Miar Road by crediting Roadway Impact Fees, but not to exceed the total Roadway Impact Fees for this Development (86 lots x \$2,200 = \$189,200).

The extent of the drainage improvements to accommodate the future widening of Day Miar Road is considered beyond a proportional requirement of the Developer. At the time of platting City Staff and the Developer agreed that a 50% cost share would be roughly proportional and acceptable to both parties. The improvements will be necessary for the future widening of Day Miar and 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.

Bart VanAmburgh, P.E., Director of Public Works