



City Council Communication

AGENDA DATE: February 17, 2025 **LEGISTAR ITEM #:** Reso 2025-040

SUBMITTED BY: Monroe Trotman III **DEPARTMENT:** Community Development

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Presentation
<input type="checkbox"/> Admin Business	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Other

REQUEST

Resolution 2025-040, if approved, will grant a temporary a temporary construction easement allowing Greystar Development Central, LLC (Greystar) to construct a culvert underneath the O'Brian Canal from their property to a future regional stormwater pond located north of the O'Brian Canal, which is owned by the City.

BACKGROUND

Greystar Development Central, LLC, is developing a 336-unit multi-family development on 20.69 acres north of E. 104th Ave and Peoria Parkway. As part of that development, the city is requesting improvements to the Ragweed 2 Drainageway by constructing a large 8' by 3' box culvert underneath the O'Brian Canal. The overall development project is close to final approvals. The Final Plat notice of pending approval was sent to City Council on December 31, 2024 with a deadline for comment by January 14, 2025. The Final Plat is pending recordation.

The City's Henderson Creek Major Drainageway Plan identified several improvements to the Ragweed 2 Drainageway. One of those improvements calls for crossing the O'Brian Canal to a future regional stormwater pond owned and maintained by the City. (See attached vicinity map)

The culvert under the O'Brian Canal is required as part of the development. It will help the City implement a significant improvement identified in the plan that would otherwise be the responsibility of the City

CITY COUNCIL COMMUNICATION CONTINUED

through its capital improvements program. This improvement will benefit the city by reestablishing natural regional drainage patterns that the Canal impedes. By requiring the developer to construct the improvements in conjunction with their development, it will likely result in cost savings if the city were to do this improvement on its own due to the efficiencies of utilizing the developer's already mobilized contractors.

Resolution 2025-040 will grant a temporary construction easement on city property that will allow the the developer to work on city property in order to complete the outfall of the proposed culvert structure.

FINANCIAL IMPACT

Contractor	Greystar Development Central, LLC
Amount of Request/Contract	\$n/a
Amount Not To Exceed	\$n/a
Amount Budgeted	\$n/a
Budget Year	FY n/a
Funding Source	n/a
Additional Funds Needed	\$n/a
Funding Source (if funds needed)	n/a

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
Spring 2025	Final Acceptance of the infrastructure
Years and Months of Contract	Number of Times Renewable
No specific date, but upon completion and final acceptance of the improvements.	n/a

JUSTIFICATION

CITY COUNCIL COMMUNICATION CONTINUED

<input type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input checked="" type="checkbox"/> Work Plan	<input checked="" type="checkbox"/> Legal
Citation	Charter Section 4.14, gives the City the authority to transfer property rights.		

BOARDS & COMMISSIONS ASSIGNED

Board or Commission	n/a
Recommendation	n/a
Date of Recommendation	n/a

PUBLIC OUTREACH

n/a

AVAILABLE ACTIONS

<ul style="list-style-type: none">• Available Action #1: Approve Resolution 2025-040, which will approve a tempoary construction easement.• Available Action #2: Do not approve Resolution 2025-040, but it will result in the regional improvement not being constructed.

STAFF RECOMMENDATION

e.g. Staff recommends action #1, approval of the item.
--