



**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** Emily Huettl, PE

**DATE:** May 4, 2020

**SUBJECT: DEVELOPERS AGREEMENT – ESSENTIAL TOWNHOMES (4532)**

**I. RECOMMENDED ACTION**

1. Approve the Essential Townhomes Developers Agreement with Essential Living, Inc. and authorize the Mayor to sign.

**II. DEPARTMENT CONTACT PERSONS**

Lance Meyer, City Engineer	857-4100
Emily Huettl, Assistant City Engineer	857-4100

**III. DESCRIPTION**

A. Background

The Essential Townhomes Addition was approved by Planning Commission in March 2020 and by City Council in April 2020.

B. Proposed Project

Essential Living, Inc. is developing 31 townhomes adjacent to the previously completed Park South Apartments. This project will be utilizing NDR funds.

The Developers Agreement details the expectations and responsible parties relating to the following items associated with the development of the Essential Townhomes project:

1. Public Street and Utility Infrastructure Improvements
2. Storm Water Management
3. Erosion Control
4. Maintenance of Public Right of Way and Easements
5. Planning Requirements

This Agreement has been thoroughly vetted by both City and Developer staff and attorneys.

C. Consultant Selection

N/A

**IV. IMPACT:**

A. Strategic Impact:

Developers Agreements protect the City’s interests and ensure necessary work within public right of way associated with newly developed or redeveloped property will be completed by Developers, in accordance with City standards and policy.

B. Service/Delivery Impact:  
N/A

C. Fiscal Impact:  
N/A

**V. ALTERNATIVES**

Council could choose to not approve this agreement.

**VI. TIME CONSTRAINTS**

The Developers Agreement must be approved before the recording of the plat.

**VII. LIST OF ATTACHMENTS**

1. Essential Townhomes Developers Agreement