

Council Communication

Department: Community Development Case/Project No.: N/A Applicant: Housing & Economic Development	Resolution No.: 21 -	City Council: August 9, 2021
Subject/Title Resolution authorizing the Mayor to execute an agreement with the Council Bluffs Water Works for a Water Main Extension Agreement in conjunction with the Hillside Estates Subdivision Project.		
Location Generally located at the northwest corner of Franklin and Bennett Avenues.		
Background/Discussion <u>Background</u> In 2020, the City began working with Turn the Paige Investments LLC on a proposed subdivision on a city-owned parcel located on the corner of Franklin and Bennett Avenues. The original proposal consisted of 25-35 homes consisting of single-family attached and detached units. City Council approved the sale of the property (Resolution 20-235) for the appraised value of \$275,000. As part of the proposed project, the developer wished to utilize Community Development Block Grant (CDBG) funds to complete the needed infrastructure improvements. The developer committed to 51% of the units being sold to households earning at or below 80% of the median family income (MFI), which meets the requirements set by the Department of Housing and Urban Development (HUD) for the use of CDBG funds support for persons of low-to-moderate income. City Council approved the FY2021 CDBG budget (Resolution 20-259) which included an allocation to this project of \$1 million. The City wishes to construct the infrastructure for the 27-unit subdivision that will include 14 units sold to households with incomes at or below 80% MFI. This will include 14 attached and 13 detached single-family units. In July, the City contracted with Compass Utility to complete the grading, sewer extension and road construction. This is scheduled to be completed by the end of October. <u>Discussion</u> To complete the needed water main extension, the City shall work directly with Council Bluffs Water Works to design and construct the extension through the development. The estimated cost of construction is \$103,126.25 plus an administrative fee of \$16,330.00. This Water Main Extension Agreement details the roles and responsibilities of each participant. Construction on the main will commence after the road construction is complete. Community Development Block Grant (CDBG) funds will be used to complete the project.		
Staff Recommendation The Community Development Department recommends that City Council adopt the resolution authorizing the Mayor to execute an agreement with the Council Bluffs Water Works for a Water Main Extension Agreement in conjunction with the Hillside Estates Subdivision Project.		
Attachments Attachment A - Summary of Conceptual Estimated Construction Cost Attachment B – Hillside Estates Water Main Extension Agreement		