



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 5/4/2021

FOCUS AREA: Economy

STAFF CONTACT: Dianna Wright and Ron Shaver

SUBJECT: Acceptance of a petition and consideration of Resolution 21-1032 authorizing the creation of a benefit district for public improvements on behalf of Cedar Creek Development Company, LLC for the improvement of Bluestem Parkway and 107th Terrace.

ITEM DESCRIPTION:

Acceptance of a petition and consideration of Resolution 21-1032 authorizing the creation of a benefit district for public improvements on behalf of Cedar Creek Development Company, LLC for the improvement of Bluestem Parkway and 107th Terrace.

SUMMARY:

On April 7, 2021, Cedar Creek Development Company, LLC submitted a petition (**Attachment A**) for the creation of a benefit district to finance the construction of Bluestem Parkway from its current southern terminus to Cedar Creek Parkway, and 107th Terrace, from Bluestem Parkway to Clare Road, including grading, storm sewer, water lines within the public right of way, street lighting, pavement, curb and sidewalk and right of way acquisition. The petition was signed by the owners of 87% of the land area within the proposed benefit district.

The petition requests that the project to be constructed in phases.

The petition estimates the total cost of phase 1 of the project as \$1,923,107.57, and the total cost of phase 2 of the project as \$5,338,783.69. The costs would be assessed 100% to properties within the benefit district. All costs of right of way acquisition would be assessed only to property owned by the developer.

The petition proposes that the costs paid by the benefit district be levied equally per square foot. The maximum per square foot assessment for property owned by the developer would be \$0.61, which includes the costs of right of way. The maximum per square foot assessment for property owned by third parties as of the date of the petition would be \$0.48, which excluded the costs of right of way.

The boundaries of the benefit district are depicted in a map attached to the petition.

Attachment B is a proposed resolution creating the benefit district.

FINANCIAL IMPACT:

This project is funded 100% by special assessments levied on properties within the boundaries of the proposed Bluestem-107th benefit district.

ACTION NEEDED:

MEETING DATE: 5/4/2021

Consider approval of Resolution No. 21-1032

ATTACHMENT(S):

Attachment A - Petition

Attachment B - Resolution No. 21-1032