

memorandum

TO: City Council
John Godwin, City Manager

FROM: Carla Easton, PE, City Engineer
Engineering and Community Development

SUBJECT: **LOVE'S TRAVEL STOP SUBDIVISION IMPROVEMENT AGREEMENT**

DATE: August 2, 2016

BACKGROUND: Love's Travel Stops and Country Stores (Love's) own Lots 1, 2 and 3 of City Block 307-A located in the 3200 Block of North Main Street at the intersection of US 271 and an unnamed city street. Love's is proposing to construct a travel stop on the property, and a final plat is submitted for Council approval. In accordance with Section XIV of the subdivision regulations, a developer may enter into a Subdivision Improvement Agreement with the City of Paris providing for the construction, completion and payment for public improvements associated with the development in lieu of actually completing the improvements prior to final plat approval. This allows the developer to proceed with the public improvements as part of the overall site construction under a single permit.

STATUS OF ISSUE: Public improvements are necessary to support the site development, including the extension of water lines, storm drains, and street widening. The engineer's estimate for public improvements is \$156,416, and Love's has provided a performance bond in the amount of \$180,000 for completion of the public infrastructure, pursuant to the subdivision regulations. A Subdivision Improvement Agreement is needed to guarantee the completion and payment for the public improvements.

RECOMMENDATION: Authorize the City Manager to execute a Subdivision Improvement Agreement with Love's Travel Stops and Country Stores for public improvements associated with the site development.