



MEMORANDUM

To: Mayor and City Council

From: Mike Garza, P.E., Director of Public Works

Date: September 12, 2023

Reference: Consider approval to enter into a Developer's Agreement between the City of Coppell and Victory Retail Coppell, LLC. for the reimbursement of design, construction and installation of infrastructure improvements with the S. Belt Line project and authorizing the City Manager to sign any necessary documents.

2040: Sustainable Government

Introduction:

This agenda item is to consider approval of a developer's agreement with Victory Retail Coppell, LLC., for the reimbursement of infrastructure improvements related to S. Belt Line and the Victory Retail development, in the amount of \$344,466.57.

Background:

The S. Belt Line re-construction project was awarded to McMahon Contracting at the August 10, 2021, City Council meeting with a contract value of \$18.3 million. Construction work for this project commenced on February 28, 2022, with an original contract duration of 480 days. The initial scope encompassed the complete replacement of existing pavement with an upgraded pavement section, enhancements to intersections to improve mobility through the addition of new traffic signals, incorporation of a hike and bike trail alongside sidewalks, replacement of median landscaping, and installation of city-owned streetlights within the medians. Furthermore, the project scope entailed certain replacements within the water, sewer, and storm drain systems. The limits of construction were from Southwestern to IH 635. The project is being completed in three phases, with the remaining phase being from Hackberry to IH 635, which incorporates the work included in this agreement.

In early 2023, a developer proposed improvements to the vacant property between Hackberry and Dividend Drive. This development necessitated a comprehensive revision of the Hackberry intersection, including the incorporation of driveways, turn lanes, and required the installation of a new traffic signal. Council approved Change Order #3 on August 22, 2023, which includes the comprehensive adjustments necessary for these intersection improvements, including the installation

of the traffic signal. The total change order was for \$1,556,196.30. A portion of this change order was necessary to accommodate the changes due to the development.

Victory Retail Coppel, LLC., will be reimbursing the City for the design of the traffic signal, for 25% of the installation of the traffic signal and for paving and drainage improvements related to the development within the S. Belt Line right-of-way for a total of \$344,466.57.

Benefit to the Community:

This agreement will allow for the developer to reimburse the City for the roughly proportionate share of improvements related to their development. The improvements will enhance the mobility through the S. Belt Line corridor.

Legal Review:

The City Attorney has reviewed the developer's agreement.

Fiscal Impact:

The fiscal impact of this agenda item is a reimbursement of \$344,466.57 back to the Beltline Road project.

Recommendation:

The Public Works Department recommends approval of this agreement.