



# COUNCIL DECISION REQUEST

SUBJECT: Timber Ridge Improvement District

MEETING DATE: September 15, 2016

SUBMITTED BY: Sheila DeSchaaf, Planning & Devel.

SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

AMOUNT BUDGETED: \$2,060,000

EXPENDITURE REQUIRED: n/a

EXHIBITS (If Applicable, To Be Attached):

Exhibit A) Timber Ridge Illustrative Site Plan; Exhibit B) Preliminary budget summary

## POSSIBLE MOTION

"I move to direct staff to prepare a Resolution of Intention to create the Timber Ridge Improvement District for the construction of W. Rumsey Drive and the public water lines."

## SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

The developer of Timber Ridge Subdivision has requested the Town of Payson consider the formation of an Improvement District in accordance with ARS Title 48 to construct certain public infrastructure proposed within and/or adjacent to the subdivision. The improvements would include the completion of W. Rumsey Drive from the current terminus nearest N. Highway 87 to N. Mclane Road near the public library, a roundabout at the intersection of Rumsey Drive and N. Mclane Road and Forest Park Court (as shown on the attached site plan), as well as street lighting, landscaping, sewer, water and related items described on the attached preliminary budget summary.

If Council directs staff to move forward, a Resolution of Intention would be drafted to create the district. Following Council action on the resolution, the Town will work with the developer to determine who will act as the district engineer and provide the design. The Town would also retain a bond counsel and financial advisor. The costs for these services will be paid by the Town of Payson initially, but the Town will be reimbursed from funds generated from cash payments or the sale of the improvement district bonds.

A breakdown of the projected maximum cost for construction of the proposed improvements has been submitted by the developer and is attached.

## PROS:

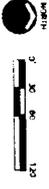
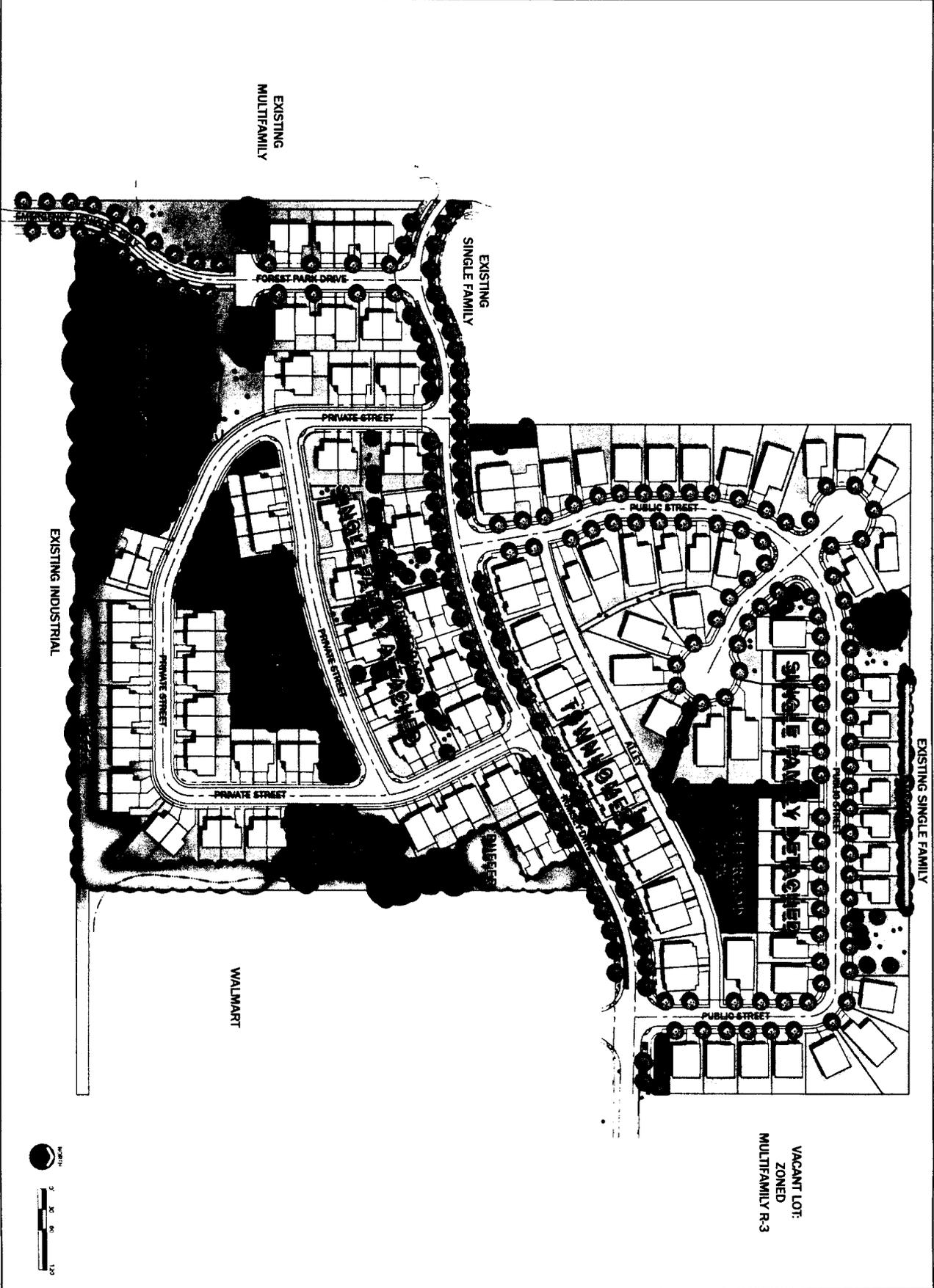
The timeframe for construction of one of the Town's highest priority roadway connections included in the Capital Improvement Plan since 2009 could be accelerated.

## CONS:

## FUNDING:

Acct: 434-5-3442-00-8742	Budget: 2,060,000	Available: 2,060,000	Expense: 2,060,000	Remaining: 0
Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:
FM: <u>Sheila DeSchaaf</u>				Date: <u>9-8-16</u>

SEP 15 2016 I.1



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Project: 1200 - Timber Ridge  
 Date: 12/14/14  
 Scale: 1" = 100'

**TIMBER RIDGE**  
 PAYSON, AZ  
 ILLUSTRATIVE SITE PLAN

NO.	DATE	BY	REVISIONS
1	12/14/14	JOBST	ISSUED FOR PERMITS
2			UNRECORDED AND EMERGENCY ACCESS

**Timber Ridge**  
**Payson, Arizona**  
**Preliminary Budget Summary**  
**Eligible Public Improvements 2016-2017**

Description	Rumsey Dr	Turnaround	Forest Park Road
Construction Staking	\$14,461.20	\$5,665.00	\$7,578.00
Other Professional	\$3,000.00	\$3,090.00	\$3,000.00
Soils Reporting/Testing	\$6,212.00	\$4,738.00	\$3,914.00
Earthwork	\$69,884.34	\$34,505.00	\$47,122.50
Sewer	\$82,343.76	\$0.00	\$61,762.77
Water	\$61,104.75	\$8,755.00	\$44,264.25
Storm Drain	\$38,068.80	\$0.00	\$20,023.20
Irrigation	\$0.00	\$0.00	\$0.00
Dry Utilities	\$14,162.50	\$16,480.00	\$7,467.50
Sreet Lights	\$7,725.00	\$0.00	\$5,047.00
Concrete	\$203,336.94	\$73,123.82	\$134,069.44
Paving	\$186,028.30	\$58,200.15	\$109,176.40
Landscaping	\$38,943.37	\$12,720.50	\$21,115.00
Construction Management	\$54,395.32	\$16,295.81	\$34,840.50
Contingency	\$36,263.55	\$10,863.87	\$23,227.00
Sales Tax	\$39,889.90	\$11,950.26	\$25,549.70
SUBTOTAL	\$855,819.73	\$256,387.41	\$548,157.25
Soft Costs			\$275,000.00
<b>Total Public Improvements</b>			<b>\$1,935,364.40</b>