



STAFF REPORT

DATE: December 12, 2017

TO: Ronald L. Olson, City Manager

FROM: David A. Olson, Executive Director of Public Works

SUBJECT: Accept the dedication of three tracts to facilitate the construction of the Rosewood Drive Extension/Heritage Oaks Hike & Bike Trail projects.

BACKGROUND AND FINDINGS:

The Rosewood Drive Extension/Heritage Oaks Hike & Bike Trail projects provide for the extension of Rosewood Drive from its current terminus to Chaparral Road and for the construction of a Hike & Bike Trail from Chaparral Road up and along Trimmier Creek to Platinum Drive and from Pyrite Drive north to Siltstone Loop and Purser Park. The project will facilitate connectivity and economic growth by creating an outer loop and will spur development adjacent to the project improvements.

City Council has previously expressed support for this project (CCM/R 15-145R, 16-032R, and 16-156R). A portion of the dedication is associated with the Development Agreement for a planned unit development (PUD) in the vicinity that calls for the dedication of a 75.489 acre tract deemed "green space" associated with Ordinance 13-069. In total the three tracts constitute approximately 90 acres of land. The City has been in negotiations with Killeen Chaparral Development, LLC, RSBP Developers, Inc., and Gary W. Purser, Sr. 1999 Trust and John Helen Purser 1999 Trust. The representative for the aforementioned entities agreed to dedicate the right-of-way needed for the project.

In addition, with this dedication, Killeen Chaparral Development, LLC, will satisfy the zoning commitment for green space dedication required in Ordinance 13-069.

THE ALTERNATIVES CONSIDERED:

Two alternatives were considered: 1) Reject the dedication of this property and do not construct the project. 2) Accept the dedication of this property.

Which alternative is recommended? Why?

City staff recommends that City Council accept the dedication of three tracts of property to facilitate the construction of the Rosewood Drive Extension/Heritage Oaks Hike & Bike Trail projects.

CONFORMITY TO CITY POLICY:

Yes

FINANCIAL IMPACT:

Being that the property is offered for dedication, there is no immediate financial impact. However, the City of Killeen will assume maintenance for this tract. Based upon our current operations, city staff estimates a recurring cost of \$140,000 per year for maintenance.

What is the amount of the expenditure in the current fiscal year? For future fiscal years?

There is no expenditure associated with this item in the current fiscal year. Upon completion of the construction project (FY 2020), annual recurring maintenance costs are estimated at \$140,000.

Is this a one-time or recurring expenditure?

This is a recurring expenditure starting in FY 2020.

Is this expenditure budgeted?

There is no expenditure to budget in the current fiscal year.

If not where will the money come from?

N/A

Is there a sufficient amount in the budgeted line-item for this expenditure?

Yes

RECOMMENDATION:

Staff recommends that the City Council authorize the City Manager to execute any and all documents associated with the dedication of three parcels to facilitate the construction of the Rosewood Drive Extension/Heritage Oaks Hike & Bike Trail projects.

DEPARTMENTAL CLEARANCES:

- Finance
- Legal
- Public Works
- Community Services

ATTACHMENTS:

- Special Warranty Deeds