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| <i>CITY RECORDER USE ONLY:</i> |       |
| AGENDA ITEM #:                 | _____ |
| MEETING DATE:                  | _____ |
| FINAL ACTION:                  | _____ |

**CITY COUNCIL STAFF REPORT**

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**TO:** *City Council*

**FROM:** *Jesse VanderZanden, City Manager*

**MEETING DATE:** *December 12, 2016*

**PROJECT TEAM:** *Jon Holan, Community Development Director, Paul Downey, Finance Director, Rob Foster, Public Works Director, Richard Blackmun, Engineering Project Manager; and Dan Riordan, Senior Planner*

**SUBJECT TITLE:** *Westside Planning Program Part 2 Work Session – Infrastructure and Funding Approach*

**ACTION REQUESTED:**  Ordinance  Order  Resolution  Motion  Informational

*X all that apply*

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**ISSUE STATEMENT:** Purpose of the work session is to review needed overall infrastructure needs and approach to finance those improvements for the Westside Planning Area. Where appropriate, staff is requesting Council direction on policy options.

**BACKGROUND:** Staff conducted a work session on November 14<sup>th</sup> with the City Council. That work session focused on the land use approach for the Westside Planning area. Part 2 of the work session for December 12<sup>th</sup> focuses on the needed overall infrastructure needs for the development of the Westside Planning area and a method to pay for it.

Attached are the Infrastructure Analysis and Funding Approach prepared by the City Consultants. Because the process is iterative, there are some refinements on infrastructure made in the Funding Approach as compared with the Infrastructure Analysis.

**FISCAL IMPACT:** The eventual financing approach is based on developer funding the improvements. However, there may be a need for the City to facilitate construction of some up front infrastructure improvements to facilitate development in the David Hill area.

**STAFF RECOMMENDATION:** Staff recommends the City Council conduct the work session and provide direction on policy options on the approaches.

- ATTACHMENT(s):**
- Power Point presentation
  - Memo dated June 13, 2016 on Final Westside Water, Sewer and Stormwater Infrastructure Analysis
  - Westside Planning Area Funding Approach dated December, 2016