



Staff Report

AGENDA ITEM REPORT

DATE: June 23, 2025

SUBMITTED BY: Courtney Sladek, Administration

ITEM TYPE: Agenda Item

AGENDA SECTION: CONSIDERATION OF AND ACTION ON

SUBJECT: Approval of Phased 50/50 Partnership Funding for Critical Infrastructure Investment

BACKGROUND: City staff, in partnership with the City Development Corporation, is pleased to present a multi-year, phased infrastructure improvement plan for Council consideration. This strategic 50/50 cost-share partnership will address key water, sewer, and roadway infrastructure needs over several years, ensuring the City remains proactive in maintaining and expanding its critical services while balancing financial resources.

By leveraging this partnership, the City will be able to complete over \$13.3 million in essential public infrastructure improvements, while only requiring a \$6.7 million investment from City funds. Phasing these projects over multiple years allows for effective planning, budget flexibility, and careful coordination of resources.

Project Summary

The proposed projects were selected based on current infrastructure conditions, development demand, and long-term growth projections. Each project will be scheduled and phased according to priority, funding availability, and construction readiness

Project	Total Project Cost
Sam Bishkin Lift Station	\$1,737,500
Monserate Street Water Line	\$414,000
Merchant Street Water Line	\$639,000
Sandy Corner Water Line, Sewer Line and Road	\$1,677,000
I-69 South Sewer Extension	\$4,610,000

Blue Creek Water and Sewer Lines	\$3,358,500
Central Business District Water Line	\$960,500
TOTAL INVESTMENT	\$13,396,550

Fiscal Impact

- Total Project Cost: \$13,396,550
- City's 50% Share: \$6,698,275
- City Development Corporation's 50% Share: \$6,698,275

The phased approach allows the City to fund its share responsibly over multiple fiscal years.

Phased Implementation Plan

- Projects will be phased in over a period of several years based on readiness, growth demand, and infrastructure priority.
- Annual budgets will reflect each year's share of the cost to ensure financial sustainability.
- City staff will provide periodic updates to Council as projects move forward, with approval of each phase's contract and budget as required.

Strategic Benefits to the Community

- Supports Growth: Provides infrastructure capacity to attract new residential, commercial, and industrial development.
- Enhances Reliability: Replaces aging water and sewer systems, reducing future emergency repairs and service disruptions.
- Fiscal Responsibility: Phased cost-share approach minimizes financial strain while maximizing infrastructure improvements.
- Community Resilience: Strengthens the City's ability to support long-term population and economic growth.

SUGGESTED ACTION:

Staff recommends City Council approve the proposed multi-year, phased 50/50 partnership with the City Development Corporation for funding and implementation of the identified infrastructure improvement projects.

This plan reflects sound fiscal stewardship, long-range planning, and a commitment to securing the City's future growth and prosperity.

ATTACHMENTS: