



REQUEST FOR ACTION

Contribution Agreement with Regency Bakery Flats, LLC - Private Sanitary Sewer Services Constructed as Part of Project No. J7864

MEETING DATE:

August 17, 2026

ORIGINATING DEPT:

Public Works

AGENDA SECTION:

Consent Agenda

PRESENTER:

Dillon Dombrowski

Action Requested:

Authorizing a contribution agreement with Regency Bakery Flats, LLC, for private sanitary sewer services being constructed as part of City Project No. J7864.

Report Narrative:

Regency Bakery Flats LLC (Owner) owns real property platted as Lot 1, Block 1, Civic Center Plaza First, on the east side of 11th Ave NW, south of Civic Center Dr NW. The Owner has received development plan approval for Site Development Plan application CD2026-004SDP to facilitate redevelopment of the property with a multi-family apartment.

There is an existing public sanitary sewer main that crosses the property within an existing public easement. City has programmed reconstruction of this existing public sanitary sewer as part of Project No. J7864, with construction planned to commence in the coming weeks. Owner's development plans necessitate two 8 inch diameter sanitary sewer services which require placement of two sanitary sewer manhole structures on the planned new sanitary sewer main. In lieu of Owner needing to disturb a newly installed public sanitary sewer to install manholes to facilitate the private 8 inch diameter sanitary sewer services in the near term, Owner and City have coordinated to include the manholes and the private 8 inch diameter sanitary sewer service stubs and sewer plugs in the work elements being constructed as part of Project No. J7864. City's inclusion of the manholes and private sanitary sewer stubs and plugs needed for Owner's project, as part of Project No. J7864, is conditioned on Owner executing a City prepared Contribution Agreement to address terms for Owner reimbursing City's costs for including the additional work elements needed for Owner's project.

The Public Works team has coordinated with Owner and the Owner's representative and has prepared the applicable contribution agreement, which includes terms for Owner to reimburse City for its costs for providing the Project No. J7864 elements included in the agreement. The Public Works team recommends approval of this agreement, which has been provided to, and will be executed by Owner, prior to execution by the City.

Priorities & Foundational Principles:

Housing Access

Fiscal Responsibility and Sustainability

Policy Considerations & DEI Impact:

Execution of a contribution agreement will facilitate an efficient and cost-effective arrangement between Owner and City, for the construction of certain public and private infrastructure elements needed for Owner's private project as part of City Project No. J7864, while ensuring the City is reimbursed for the financial costs associated with the project elements included in the agreement.

Prior Legislative Actions & Community Engagement:

April 6, 2026: Council Meeting - Authorizing the advertisement for bids, approved

July 20, 2026: Council Meeting - Authorizing a contract with Alcon Excavating Inc. for Project No. J7864, approved

Fiscal & Resource Impact:

The estimated cost for the work elements included in the agreement is \$21,500. The cost will initially be included in the project cost for Project No. J7864, and the costs reimbursed by Owner after completion of Project No. J7864.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Mark Baker

Attachments:

[Contribution Agreement - Regency Bakery Flats LLC - for Project No. J7864](#)