



VILLAGE OF MARVIN
NORTH CAROLINA

Marvin Village Hall
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Village Council Agenda Report

Meeting Date: Thursday, July 25, 2024

MarvinNC.gov

Title: Discuss and Consider Fee-in-Lieu for portion of Heritage at Marvin Greenway

Attachments: Fee-in-Lieu Estimate and Final Plat **Action Requested:** Give Consensus

Draft Motion: No motion requested

Budgetary Impact: No Budgetary Action Required

Background:

The Heritage at Marvin has two walking trails as part of their approval. The first one will include low intensity lighting with timers along that portion adjacent to New Town Road. This portion along New Town Road will be paved with asphalt. It will be connected to the sidewalk system of the neighborhood to provide pedestrian connectivity to the Heritage Park. The second trail is proposed to connect with the paved trail at the Heritage Park Property and is a natural surface paths adjacent to Meadowlark Lane that then ties back into the internal sidewalk of the development.

Current:

Jones Homes is still constructing the paved portion of the proposed trail but has asked to do a fee-in-lieu for the natural surface portion. Staff has reviewed the proposed fee-in-lieu amount of \$15,376 and believe that it is insufficient to cover the cost for the Village to construct the trail in the future.

Comprehensive grading is not included in this estimate and only materials are included in this proposed estimate. The Village Engineer would estimate \$7,500 - \$10,000 for grading. Furthermore, the surface material is currently going around \$50-\$55 a ton. The price for mobilization and geotextile is accurate.

If the Council would like to accept a fee-in-lieu for this trail portion, the Village Engineer estimate for the construction of the trail would be \$28,000 for a 1,260 LF crush and run stone trail at 5 inches deep and 5 feet wide and grading. Without the grading cost, the recommended amount for the fee-in-lieu for just the material, mobilization and geotextile would be roughly \$18,750.

The Village Council can accept the proposed amount, request a new estimate for the construction of that portion of the trail, or request that the portion of the trail be constructed as originally proposed. If the Village Council wants to accept a Fee-in-Lieu, staff will put a resolution of acceptance at the August Council meeting for Council to adopt once the amount for the fee-in-lieu is agreed upon.