



To: President and Members of the Munster Town Council

From: Dustin Anderson, Town Manager
Tom Vander Woude, Planning Director

Date: March 19, 2020

Re: Request for approval of an agreement between Centennial Village, LLC and the Town of Munster concerning operations and maintenance of North Centennial Drive.

The purpose of this memo is to request Town Council approval of an agreement between Centennial Village, LLC and the Town of Munster concerning operations and maintenance of North Centennial Drive.

Background: In 2017 Centennial Village LLC completed the construction of North Centennial Drive from Calumet Avenue to the entrance to the Springhill Suites hotel located at 9651 Calumet Avenue. A portion of this road is located on property owned by the Town of Munster and serves as the entrance to Centennial Park. The road was constructed according to Town standards and inspected, but never formally accepted by the Town of Munster. Additionally, the two parties never entered into a formal agreement for the operation and maintenance of the road. Since the construction of the road, both a light pole and the irrigation system in the roundabout have been damaged by trucks. Without an agreement in place, there is no clear responsible party for the repairs.

The attached agreement does the following:

1. Formalizes the operation and maintenance responsibilities for the portion of North Centennial Drive located on Town property. Centennial Village LLC will continue to operate the irrigation system and be responsible for the streetlight system until the opening of the North Centennial Dr./45th Street intersection or the completion of the Centennial Village development at which time these responsibilities will be transferred to the Town. Certain activities such as snow plowing are divided among the Town and Centennial Village LLC.
2. Sets a timetable and a 50-50 cost share for:
 - a. The repair of the broken light pole
 - b. The redesign and reconstruction of the roundabout to prevent future damage.Both items will be completed within 60 days of the execution of the agreement.
3. Sets a timetable for the formal acceptance of the road infrastructure by the Town; within 30 days of the completion of the light pole and roundabout projects.

Recommendation: Approve and execute the attached agreement with Centennial Village, LLC concerning operations and maintenance of North Centennial Drive.

Attachments:

1. Agreement Between Town of Munster and Centennial Village, LLC. Regarding Maintenance, Operation and Capital Improvements of Centennial Drive within Town Owned Property.