EXHIBIT 1

EXECUTIVE SUMMARY

The Trustees of Manors at Tapawingo (the "Manors"), a subdivision of 117 properties, are applying to have three of the Manors' streets accepted by the City of Sunset Hills (the "City"). The streets are shown on the attached Street Map; they are Pagada Parkway, Caddyshack Circle and Marchem Circle. The history of the discussions is elaborated in **Exhibit 5**. In 2016, the City enacted Ordinance 2000 (the "Ordinance"), which sets forth the measures that must be followed for the City to accept streets for maintenance. Attached as **Exhibit 2** is a Statement of the Ordinance Requirements and Evidence of the Manors' compliance with the Ordinance.

As part of the process set forth in the Ordinance, the Public Works Committee and Planning and Zoning Commission had public meetings on the application. Some Committee members and members of the public appeared to have either misinformation or a misunderstanding about some issues pertaining to the streets subject to the application. Prior to the Board of Aldermen's decision on this application, the Manors wanted to provide materials to dispel any sort of myths and rumors and refute false statements that have been asserted about the Manors' streets, including without limitation:

- It will not cost the City $77,000 a year to maintain the Manors' streets. See **Exhibit 3**.
- The streets were constructed in accordance with City standards despite contrary statements, with the exception of 3 out of 1003 streets, where the grade is slightly in excess of what is allowed by City Code. See **Exhibits 4 and 9**.
- The record demonstrates that there were discussions prior to the time the plats were filed regarding whether the streets would be public or private. See **Exhibit 5**.

The materials submitted and attached as **Exhibits 7-9** reflect that the Manors have complied with the Ordinance and have agreed to comply with all items contained in the Public Works Non-Compliance Report – a report that was created after the Public Works Department had the opportunity to review the condition of the streets and document *all* of its concerns including street condition, legal issues and ownership issues. Specifically, the Manors have agreed to remedy the deficiencies stated in the Non-Compliance Report at the sole expense of the Manors as follows:

- Replace all 33 slabs identified by Public Works as needing to be replaced. This includes all slabs showing D cracking that were identified by the City. Manors would use M&H Concrete, a contractor that the City has used to replace the slabs;
- Pay for the cost of or bring all 10 sidewalk ramps identified by the City into compliance with ADA requirements, at the City's option;
- Make all necessary repairs to the sidewalks identified by the City in the Non-Compliance Report even though not required to by the Ordinance;
- The Manors have already brought all signage identified in the Non-Compliance Report into compliance with the standards identified in the Non-Compliance Report; and
- The Manors have replaced all 7 signs the City identified bringing them into compliance with MUTCD.

The Board of Aldermen must also consider the public benefits in accepting the Manors' streets. We have included in **Exhibit 6**, "Compelling Reasons to Accept the Streets for Maintenance."

We have also enclosed as **Exhibits 11-13** the agenda and minutes of the Public Works Committee meetings and Planning and Zoning Commission meeting. Although Public Works and Planning and Zoning voted against the application, no proper basis for denial was articulated. We therefore encourage the Board of Aldermen to review this material independent from the comments previously made. Notably, no members of the public who have attended any of the Public Works Committee or Planning and Zoning Commission meeting have objected.

We request that the Board of Aldermen approve the acceptance of the streets subject to the terms in the Application and direct the City attorney to work with the Manors' attorney in preparing the script amending the plats.

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