

This story begins in 2001 when Filings 2 and 3 were first started. At that time, the City did not have stringent construction criteria or inspection capabilities. When the economy crashed, the developer lost the property and did not complete the build out. Coyote Creek streets are all in bad shape due inadequate over excavation and subgrade preparation.

The second round of housing construction began in 2017 when DR Horton took ownership of the remaining lots. The new homes constructed during this time frame resulted in additional damage to the streets due to the delivery of construction materials for these new homes.

Public Works made spot repairs to several areas following construction by DR Horton. On Mustang in particular, last summer's pot hole was located uphill from the repair done in 2018. This spot repair strategy was not an effective way to address the distressed subgrade in Coyote Creek. It made no sense to try to band aide repair this summer for a problem deeper than the surface. It would have been a waste of resources and money. The City did not have funding available in the budget to address this last summer, and the developer did not provide adequate oversight to the subcontractors to prevent the heavy truck traffic from using the neighborhood to access the new home sites.

The City has tracked all the heavy truck traffic and has assessed overweight fines to the current developer (Century Homes). I would have preferred to wait until spring to repair the Mustang street, however, enough pressure was placed on Council to want to address it now.

We needed 3 days of good weather to complete the project and it looked like the second week of November was going to provide it. Initial forecasts indicated we had until Thursday before the storm front was going to pass through the area, but the rain started on Tuesday afternoon, interrupting the subgrade processing portion of the project.

The site was not ignored during the weekend following the storm and during the good weather we have been having. We were and continue to monitor it for drying conditions. The subgrade clays have not dried out. The contractor attempted to compact the clays on the following morning, but not enough moisture had evaporated out of the clay.

We now need a good 2 days of sunny, warm and preferably windy weather to provide adequate drying of the soils.

No one regrets the current situation more than I do. We are sorry for the current imposition on the residents in the area and the inconvenience this is causing. We thank the residents for their continued patience. If we do not follow through with proper construction methods and standards, this will have to be done again in the future.