



# Town of Knightdale

## Staff Report Cover Sheet

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Title: Flowers Place – Stormwater Facility Maintenance Agreement

Staff: Donna Goodman, Assistant Development Services Director

Date: August 20, 2025

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### PURPOSE

- In April 2024, the Town Council provided general support of Habitat for Humanity's request that the Town take over maintenance responsibilities for the stormwater control measure (SCM) serving the Flowers Place development, which is located on Town-owned property. Since the project is nearing completion, the Town and Habitat for Humanity will need to enter into an official agreement, formalizing the terms of the transfer of maintenance duties.
- Habitat for Humanity must fulfill several obligations before the Town will assume maintenance responsibilities. These obligations are outlined in the agreement (Section IV) and summarized below.
  - Install the SCM per the approved plans. Upon completion, submit as-built drawings, geotechnical reports, and engineer certification
  - Deed to the Town the 0.08 +/- acres of land, located at the corner of Flowers Street and Kelley Meadows Drive
  - Revise drainage easement labels on recorded subdivision plat
  - Record a plat showing the recombination of existing Town property with the 0.08-acre parcel and removal of the "Stormwater Control Management Access and Maintenance Easement"
  - Revise the Flowers Place HOA Covenants to remove references to stormwater control facility obligations
  - Revise the existing Declaration of Maintenance Covenant, Stormwater Easement and Agreement to reflect agreed upon maintenance responsibilities (or revocation of the agreement).
- Several Town Council priorities can be addressed by entering into this agreement. First, it creates an opportunity for a regional stormwater device. In the future, the Town could expand the SCM to capture additional stormwater flow in the Old Town area. Second, removing the cost of maintenance from the 17 homeowners will reduce their monthly HOA dues, helping to keep the development affordable. This realizes the Town Council's priority to be an inclusive community and helps achieve the recommendations of *Affordable Knightdale*.

### STRATEGIC PLAN PRIORITY AREA(S)

- Connected & Inclusive
- Sustainable

### GENERAL STATUTE REFERENCE(S), if applicable

- N/A

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*Knightdale Strategic Priorities*



Safe



Connected &  
Inclusive



Sustainable



Active & Healthy



Organizational  
Excellence

**TYPE OF PUBLIC HEARING, *if applicable***

- N/A

**FUNDING SOURCE(S), *if applicable***

- Stormwater Fund

**ATTACHMENT(S)**

- Stormwater Facility Maintenance Agreement

**STAFF RECOMMENDATION**

- Authorize the Town Manager to execute the Stormwater Facility Maintenance Agreement with Habitat for Humanity

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