



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for October 7, 2025
Second Reading Ordinance for October 14, 2025

DATE: October 7, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice, Director Development Services
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<p>Approval of a Developer Participation Agreement for the Lady Claudia St Drainage Crossing</p>
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CAPTION:

Ordinance authorizing a Developer Participation Agreement with Braselton Development Company, LTD to reimburse the developer up to \$339,859.93 for the construction of the Lady Claudia Street Drainage Crossing for the development of London Towne Subdivision Unit 12. (District 3)

SUMMARY:

Braselton Development Company, LTD is developing a residential subdivision and is required to construct a drainage crossing for infrastructure improvements. Developer has agreed to enter into a developer participation agreement for the drainage crossing. The estimated one-time cost is \$339,859.93.

BACKGROUND AND FINDINGS:

The Developer, Braselton Development Company, LTD, has requested and will be eligible for reimbursement through a developer participation agreement for the drainage crossing infrastructure improvements at the Lady Claudia Street Drainage Crossing for the construction cost per UDC Section 8.4.

ALTERNATIVES:

An alternative to utilizing Developer Participation funds to construct the required drainage crossing infrastructure improvements would be to construct the improvements under a city-initiated CIP project. This option would most likely delay the development of the property until the required funding for the improvements could be programmed into the CIP budget and would most likely impact the developer's ability to build out the planned residential subdivision in a timely manner.

FINANCIAL IMPACT:

The \$339,859.93 in funding for this participation agreement comes from funds that will be secured with the issuance of tax notes as approved in the FY25 budget. This project will improve the street infrastructure of the development of the planned subdivision named London Towne Subdivision Unit 12. This request is a one-time cost associated with the development of the project with the FY 2025 budget to be paid out in FY 2026.

Funding Detail:

Fund: 1041 Streets
Department: 33 Streets
Organization: 11112 Purchases with Short Term Debt
Project: London Towne - Lady Claudia Drainage Crossing Participation Agreement
Account: 530000 Professional Services
Amount: \$339,859.93
Fiscal Year: 2026

RECOMMENDATION:

The request is in accordance with UDC Section 8.4 City Participation in Streets and Drainage Crossings. The drainage crossing infrastructure will be an improvement and provide an overall greater capacity. Staff recommends approval.

LIST OF SUPPORTING DOCUMENTS:

Ordinance (with exhibits)
Agreement (with exhibits)
Presentation
Location Map