



AGENDA MEMORANDUM

1st Reading for the City Council Meeting of September 23, 2014
Action Item for the City Council Meeting of September 30, 2014

DATE: 8/27/14
TO: Ronald L. Olson, City Manager
FROM: Daniel M. Grimsbo, P.E., Director, Development Services
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Approval of agreement and appropriating ordinance to reimburse Palm Land Investment, Inc. for construction of off-site wastewater collection line for Sandy Creek Subdivision

CAPTION:

Ordinance authorizing execution of a wastewater collection line extension construction and reimbursement agreement ("Agreement") with Palm Land Investment, Inc. ("Developer"), for the construction of a wastewater collection line and appropriating \$243,846.90 from the NO. 4220 Sanitary Sewer Collection Line Trust Fund to reimburse the Developer in accordance with the Agreement.

PURPOSE:

Palm Land Investment Inc., will install 1,902 linear feet of 12-inch PVC collection line to provide adequate wastewater for Sandy Creek Subdivision. The subdivision is located along the south side along Holly Road, east of Rodd Field Road (SH 357) and west of Encino Drive.

BACKGROUND AND FINDINGS:

Per Section 8.5.2.E Credits and Reimbursements of the Unified Development Code ("UDC"), Palm Land Investment, Inc. is requesting a Reimbursement Agreement for the off-site wastewater line extension required in order to plat Sandy Creek Subdivision, as shown on the preliminary plat. The public improvement plans have been approved for the development. The subdivision is located along the south side of Holly Road, east of Rodd Field Road (SH 357) and west of Encino Drive. The subdivision will consist of 299 single family residential lots. The development requires the extension of 1,902 linear feet of 12-inch wastewater collection line in order to provide adequate wastewater to the property. The subject property will be served by the proposed master planned 12-inch PVC wastewater line which will include seven (7) new sanitary sewer manholes. The 12-inch wastewater extension qualifies as a collection line. The 12-inch wastewater collection line is in the Wastewater Master Plan and as such is eligible for reimbursement from the Wastewater Collection Line Trust Fund. A layout of existing and proposed improvements is included as Exhibit 3.

Per Section 8.5.2.E.2 Wastewater Collection Line Extensions of the UDC, payment and priority of reimbursements shall be made when monies are fully available in and appropriated from the Collection Line Trust Fund. At this time, the City can only reimburse \$243,846.90 from current

monies available. The City has provided a Letter of Intent (LOI) for the remaining balance of \$254,864.14 which will be owed to Palm Land Investment, Inc. The LOI will place Palm Land Investment, Inc. first in line to be paid once monies become available in the Wastewater Collection Line Trust Fund.

ALTERNATIVES:

Denial of the Reimbursement Agreement

OTHER CONSIDERATIONS:

Per Section 8.5.1.C.2.b.ii defer reimbursement for project

CONFORMITY TO CITY POLICY:

The developer will be extending the wastewater line in accordance with the adopted Wastewater Master Plan. The developer will be extending wastewater to serve the proposed development and has requested a Reimbursement Agreement, as provided in the Unified Development Code.

EMERGENCY / NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

Legal
Finance

FINANCIAL IMPACT:

Operating Revenue Capital X Sanitary Sewer Collection Line Trust Fund

Fiscal Year: 2013-2014	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget		\$373,992.17		
Encumbered / Expended Amount		\$130,145.27		
This item		\$243,846.90		
BALANCE		\$0.00		

Fund: Sanitary Sewer Construction Line Trust Fund

Comments:

Balance reflects amount for Kenedy Subdivision Block 1, Lot 1.

RECOMMENDATION:

Staff recommends approval of the ordinance.

LIST OF SUPPORTING DOCUMENTS:

Location Map
Collection Line Extension Construction and Reimbursement Agreement
Ordinance