



AGENDA MEMORANDUM

Resolution for the City Council Meeting of October 29, 2024

DATE: October 29, 2024

TO: Peter Zaroni, City Manager

FROM: Al Raymond, Director Development Services
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Approval of a Developer Participation Agreement for Street Oversizing for street infrastructure improvements at Azali Estates Unit 3.

CAPTION:

Resolution authorizing a Developer Participation Agreement with LSK Development, LLC to reimburse the developer up to \$267,118.47 for the construction of Oso Parkway within Azali Estates Unit 3 subdivision. (District 4)

SUMMARY:

LSK Development, LLC is developing a new residential subdivision and is required to construct the street infrastructure improvements. Developer has agreed to enter into a developer participation agreement for the oversized street improvements. The estimated one-time City portion of the cost is \$267,188.47.

BACKGROUND AND FINDINGS:

The Developer, LSK Development, LLC, has requested and will be eligible for reimbursement through a developer participation agreement for the street infrastructure improvements at Azali Estates Unit 3 for the construction cost per UDC Section 8.4.

ALTERNATIVES:

An alternative to utilizing Developer Participation funds to construct the required street 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 \$267,118.47 in funding for this participation agreement comes from funds secured with tax notes as approved in the FY25 budget. This project will improve the street infrastructure of the development of the planned subdivision named Azali Estates Unit 3. This request is a one-time cost associated with the development of the project with the FY25 Budget.

Funding Detail:

Fund: 1041 Streets
Department: 33 Streets
Organization: 11112 Purchases with Short Term Debt
Project: Azali Estates Unit 3 Participation Agreement
Account: 530000 Professional Services
Amount: \$267,188.47

RECOMMENDATION:

The request is in accordance with UDC Section 8.4 City Participation in Streets and Drainage Crossings. The oversizing street 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