



AGENDA MEMORANDUM

Resolution for the City Council Meeting of January 14, 2025

DATE: January 14, 2025

TO: Peter Zaroni, City Manager

FROM: Michael Dice, Director Development Services
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<p>Amending Pilot Program for Roller Compacted Concrete Roadway Improvements and Approval of a Developer Participation Agreement for King's Landing Unit 9.</p>
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CAPTION:

Resolution authorizing an amendment to the Pilot Program for Roller Compacted Concrete Roadway Improvements and Participation Agreement for Kings Landing Subdivision and authorizing an additional Participation Agreement with MPM Development, LP to reimburse the developer up to \$415,460.61 for the City's share of the cost to construct Lady Alexa Drive with Roller Compacted Concrete for the King's Landing Unit 9 subdivision with FY25 funding from the 1041 Street Maintenance fund. (District 3)

SUMMARY:

MPM Development, LP is developing a new residential subdivision. The City had entered into a Pilot Program for Roller Compacted Concrete Roadway Improvements. This amendment seeks to reduce costs and increase efficiency. The amendment eliminates the maintenance bond and insurance requirements, extends the time to repair, replace, or cure defects from 60 days to 120 days, and changes the inspection schedule to bi-annually for the first 3 years and annually after the first 3 years.

Additionally, the Participation Agreement with MPM Development, LP will reimburse the developer up to \$415,460.61 for oversizing associated with constructing Lady Alexa Dr, C-3 Collector, using roller compacted concrete.

BACKGROUND AND FINDINGS:

On June 28, 2022, the City Council approved the negotiation and execution of a Pilot Program for Roller Compacted Concrete Roadway Improvements within the new residential subdivision of Kings Landing. Several Units of Kings Landing have been constructed utilizing Roller Compacted Concrete Roadway Improvements. The developer is seeking amendments to the pilot program to reduce costs and increase efficiencies. The proposed amendment to the Pilot Program eliminates the maintenance bond and insurance requirements, extends the time to repair, replace, or cure defects from 60 days to 120 days, and changes the inspection schedule to bi-annually for the first 3 years and annually after the first 3 years.

Additionally, the Developer has requested and will be eligible for reimbursement through a developer participation agreement for the street infrastructure improvements at King's Landing Unit 9 for the construction cost per UDC Section 8.4.

ALTERNATIVES:

An alternative to amending the pilot program is to leave as currently approved.

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 \$415,460.61 in funding for this participation agreement comes from funds that have been allocated from Public Works. This project will improve the street infrastructure of the development of the planned subdivision named King's Landing Unit 9. This request is a one-time cost associated with the development of the project as presented for the FY2025 budget.

Funding Detail:

Fund: 1041 Streets
Department: 33 Streets
Organization: 11112 Purchases with Short Term Debt
Project: King's Landing Unit 9 Participation Agreement
Account: 530000 Professional Services
Amount: \$415,460.61
Fiscal Year: 2025

RECOMMENDATION:

The amendment to the Pilot Program will decrease cost and increase efficiency. The Participation Agreement for oversizing street infrastructure will provide an overall greater capacity. Staff recommends approval.

LIST OF SUPPORTING DOCUMENTS:

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