



AGENDA MEMORANDUM

First Reading Ordinance for the April 26, 2022
Second Reading Ordinance for May 10, 2022

DATE: 03/01/2022

TO: Peter Zanoni, City Manager

FROM: Al Raymond, Director Development Services
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Wastewater Trunk Line Extension Construction and Reimbursement Agreement with Braselton Development Company, Ltd. to construct wastewater Improvements for a planned residential development, London Towne Unit 7

CAPTION:

Ordinance authorizing a Wastewater Trunk Line Construction and Reimbursement Agreement with Braselton Development Company, Ltd. to construct off-site wastewater trunk line improvements for a planned residential subdivision, London Towne Unit 7, with a completion date of 24 months. Funding in the amount of \$110,296.96 will be appropriated from the Wastewater Trunk System Trust Fund to reimburse the developer per the agreement.

SUMMARY:

Braselton Development Company, Ltd owner, and developer of proposed London Towne Unit 7 Subdivision is requesting a reimbursement of \$110,296.96 for the installation of an off-site wastewater trunk line in conjunction with London Towne Unit 7 subdivision. The development is consistent with the Wastewater Master Plan Trunk Line System for the London Service Area amended on May 08, 2018, Ordinance No. 031426.

BACKGROUND AND FINDINGS:

London Towne Unit 7 Plat was approved by Planning Commission on June 09,2021. Construction plans have been approved for release of construction for public improvements as of 02/01/2022. The subdivision is located north of FM 43 and east of CR 33. The residential development consisting of 10.86 Ares out of Section D, Laureles Farm Tracts Doc No. 2019028160 and is zoned RS and will include a proposed 60 lots.

The wastewater trunk line improvement consists of installing 653 liner feet of 21-inch PSI PVC consistent with city standards outlined in the UDC. The developer/owner may

use a 24" PSI PVC if the supply of 21" PSI PVC is unavailable. The additional cost of the 24" PSI PVC will be at the Developer/Owner's expense.

The allowable reimbursement is 100 percent of the off-site construction costs less the acreage fee credit of \$23,580.00 for an allowable reimbursement amount of \$110,296.96. The term of the agreement is 24 months.

The project is eligible for reimbursement from the Wastewater Trunk Line Trust Fund per UDC Section 8.5.2.E.

ALTERNATIVES:

This project will improve and facilitate development in the area. An alternative to utilizing trust funds to construct the wastewater improvements would be to construct the improvements with a City initiated CIP project. This option would most likely delay the construction 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 subdivision in a timely manner.

FINANCIAL IMPACT:

The total estimated project cost for the off-site wastewater trunk line improvements is \$133,876.96, 100 percent allowable reimbursement as well as a credit for sewer lot/average fee of \$23,580.00. The maximum allowable reimbursement is \$110,296.96 which will be appropriated from the Wastewater Trunk System Trust to cover the cost of the reimbursement to the developer.

Funding Detail:

Fund:4220 Wastewater Trunk System Trust Fund
Organization/Activity:21800 Wastewater Trunk System Trust
Mission Element:777
Project # **(CIP Only): N/A**
Account:540450 Reimbursement to Developers

RECOMMENDATION:

Staff recommends approval. The project is in accordance with UDC Section 8.5.2.E.

LIST OF SUPPORTING DOCUMENTS:

Ordinance (with exhibit)
Presentation
Certification of Funds
Location Map