



## AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the 10/22/24  
Second Reading Ordinance for 10/29/24

**DATE:** October 22, 2024  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, Director Development Services  
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Wastewater Collection Line Construction and Reimbursement Agreement  
with Devonshire Custom Homes, Inc. for Off-site Wastewater Improvements for Westwood  
Heights Unit 4 Subdivision

### **CAPTION:**

Ordinance authorizing a Wastewater Collection Line Construction Reimbursement Agreement (“Agreement”) up to \$14,476.00 with Devonshire Custom Homes, Inc (“Developer”) to construct off-site wastewater improvements for a planned residential development, Westwood Heights Unit 4, located on Sunny St, south of Leopard Street, and appropriating \$14,476.00 from the Wastewater Collection Line Trust Fund to reimburse the developer per the agreement (District 1).

### **SUMMARY:**

Devonshire Custom Homes, Inc. is developing a new residential subdivision named Westwood Heights Unit 4 and is requesting funds to construct wastewater collection line improvements associated with the development. The estimated one-time cost of the improvements is \$14,476.00.

### **BACKGROUND AND FINDINGS:**

The Developer, Devonshire Custom Homes, Inc, has requested reimbursement through a reimbursement agreement for in conjunction with a residential subdivision named Westwood Heights Unit 4, located on Sunny Dr., south of Leopard St.

Westwood Heights Unit 4 preliminary plat was approved by Planning Commission on November 13, 2019. The development, located on Sunny Dr., south of Leopard Street, plans for 39 single family homes on 9.059 acres including street dedications. The Planning Commission granted a 12-month time extension for the plat on May 3, 2023.

The off-site wastewater collection line improvements consist of 162 linear feet of 8” PVC pipe and tap into the existing 8” line. Although the total cost of the project is \$28,952.00, the allowable reimbursement amount is \$14,476.00, representing 50% of the cost of the project. The term of

the agreement is 24 months. The project is consistent with the City's Wastewater Collection Line Construction Standards.

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

**ALTERNATIVES:**

This project will improve and facilitate development of the new Westwood Heights Unit 1 Subdivision. An alternative to utilizing trust funds to construct the wastewater collection line improvements would be to construct them 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 his planned subdivision in a timely manner.

**FINANCIAL IMPACT:**

The total estimated project cost for the Wastewater Collection Line improvements is \$28,952.00, the reimbursable amount is 50 per cent or \$14,476.00. The available funds from the Wastewater Collection Line Trust of \$14,476.00 will be appropriated to fund this project.

**Funding Detail:**

Fund: 4220 Wastewater Collection Line Trust Fund  
Organization/Activity: 21801  
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