



## AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the 06/27/23  
Second Reading Ordinance for 07/18/23

**DATE:** June 27, 2023  
**TO:** Peter Zaroni, City Manager  
**FROM:** Al Raymond, Director Development Services  
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Water Distribution Main Construction and Reimbursement Agreement  
with Devonshire Custom Homes, Inc. for Off-site Water Distribution Improvements for Westwood  
Heights Unit 4 Subdivision

### **CAPTION:**

Ordinance authorizing a Water Distribution Main Construction and Reimbursement Agreement up to \$36,731 with Devonshire Custom Homes, Inc. to construct off-site water distribution main improvements for a planned residential development, Westwood Heights Unit 4, located on Sunny Dr., south of Leopard Street, and appropriating \$36,731.71 from the Water Distribution Main 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 water distribution main improvements associated with the development. The estimated one-time cost of the improvements is \$36,731.71.

### **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 water distribution main improvements consist of 233 linear feet of 6" PVC pipe and tap into the existing 8" ACP Water Main. Minus a lot/acreage fee credit of \$10,595.79, the allowable reimbursement amount is \$36,731.71, representing 50% of the cost of the project. The term of the agreement is 12 months. The project is consistent with the City's Water Distribution

Standards.

The project is eligible for reimbursement from the Water Distribution Main Trust Fund per UDC Section 8.5.1.C.

**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 water distribution 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 his planned subdivision in a timely manner.

**FINANCIAL IMPACT:**

The total estimated project cost for the Water Distribution Main improvements is \$94,655.00. Less the \$10,595.79 lot/acreage fee credit, the reimbursable amount is 50 per cent or \$36,731.71. The available funds from the Water Distribution Main Trust of \$36,731.71 will be appropriated to fund this project.

**Funding Detail:**

Fund: 4030 Water Distribution Main Trust Fund  
Organization/Activity: 21806  
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 8.5.1.C.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance (with exhibit)  
Presentation  
Certification of Funds  
Location Map