

Legislation Details (With Text)

File #:	3125	Version:	1	Name:	Development Agreement with Castle Hills Phase II
Type:	Resolution	Status:		Status:	Passed
File created:	2/13/2017	In control:		In control:	City Council
On agenda:	2/21/2017	Final action:		Final action:	2/21/2017

Title: Consider A Resolution Authorizing The City Manager To Enter Into A Development Agreement With Castle Hills Phase 11 (CH PH 11) LLC To Replace A Development Agreement Approved On November 1, 2016 Related To The Costs Of Extending Approximately 1,260 Linear Feet Of Off-Site Sanitary Sewer Line; And Providing An Effective Date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution Feb 2017.pdf, 2. Location Map, 3. Supplemental Information - Development Agreement with CH PH 11 LLC

Date	Ver.	Action By	Action	Result
2/21/2017	1	City Council	approved	Pass

CC MEETING: February 21, 2017

DATE: February 13, 2017

TO: Erin Reinhart, City Manager

FROM: Cesar J. Molina, Jr., P.E., Director of Engineering

Consider A **Resolution Authorizing The City Manager To Enter Into A Development Agreement With Castle Hills Phase 11 (CH PH 11) LLC To Replace A Development Agreement Approved On November 1, 2016 Related To The Costs Of Extending Approximately 1,260 Linear Feet Of Off-Site Sanitary Sewer Line; And Providing An Effective Date.**

BACKGROUND:

On November 1, 2016, City Council approved a development agreement with Castle Hills Phase 11 LLC for the construction of an off-site sanitary sewer line. Under the terms of the agreement the City would credit \$142,987 from the projected development fees to be paid by Castle Hills towards the sewer line construction costs. After the agreement was approved, construction cost estimates continued to rise in spite of the efforts from staff, Castle Hills LLC and Bright Realty to mitigate the costs. At this time, Castle Hills has received bids for the work that now total \$219,647, which represents an increase of \$76,660. Because of the higher construction cost estimates the agreement was not executed by either party.

To continue the partnership with Castle Hills, staff recommends that a new development agreement be approved that increases the city's development fee credits by \$38,330 (50 percent of the increase), to a total of \$181,317.

FINANCIAL IMPLICATIONS:

The cost of the 1,260 linear feet of 12-inch sanitary sewer line is \$219,647. The development agreement will credit \$181,317 in development fees that will be collected by the City during the construction phase of the project.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends that the City Council approve a resolution authorizing the City Manager to execute a new development agreement with CH PH 11 LLC related to the costs of extending approximately 1,260 linear feet of off-site sanitary sewer line.