

Legislation Details (With Text)

File #:	18-627	Name:	
Type:	Report	Status:	Consent Item Ready
File created:	10/12/2018	In control:	City Council
On agenda:	10/22/2018	Final action:	
Title:	Approval to authorize the City Manager to enter into a development agreement between the City of New Braunfels and August Fields, LP for drainage modifications and roadway connection as part of the Alves Lane Improvements Project.		

Sponsors:

Indexes:

Code sections:

Attachments: 1. August Fields - Brook Ave. Intersection - Development Agreement

Date	Ver.	Action By	Action	Result
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Presenter/Contact

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SUBJECT:

Approval to authorize the City Manager to enter into a development agreement between the City of New Braunfels and August Fields, LP for drainage modifications and roadway connection as part of the Alves Lane Improvements Project.

BACKGROUND / RATIONALE:

The City of New Braunfels is currently in the construction phase of the Alves Lane Improvements Project which is part of the 2013 Bond Program. This project will provide drainage improvements and widen Alves lane from SH 46 to Barbarosa Road to a 3-lane roadway.

August Fields, LP, the Developer of the August Fields Subdivision submitted a Master Plan and Concept Plan for the development on October 22, 2015. Phase 4 of the August Fields Subdivision shows a connection of Brook Avenue to Alves Lane. In order to make this connection drainage infrastructure being installed as part of the Alves Lane Improvements Project will need to be relocated. The Developer has requested these relocation as well as a stub-out for the future Brook Avenue connection be constructed as part of the Alves Lane Improvements Project and has agreed to pay all necessary design and construction costs. In addition, the Developer will be required to dedicate any necessary right-of-way and utility easements to accommodate the modifications and improvements.

Upon execution of the attached development agreement, the Developer will be required to deposit \$7,500.00 with the City to begin the design phase of the improvements. Once the modifications and improvements are designed, the Developer will be required to deposit the necessary funds with the City to cover the cost of construction. Upon receipt of those funds, the City will execute a change

order with the Construction Contractor and the modifications and improvements will become part of the project.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

X	Yes	City Plan/Council Priority:	Strategic Priorities: Use a variety of funding sources for operational and capital needs.
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FISCAL IMPACT:

Developer will pay all necessary costs for the design and construction of the improvements.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of this development agreement.