



15-002DA

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a First Amendment to the Auburn Hills Annexation Facilities Agreement with Auburn Hills Partners, L.P.

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: November 7, 2017

DEPARTMENT: Development Services

CONTACT: Gary Graham, P.E., Director of Engineering
Michael Hebert, P.E., Assistant City Engineer
Brandon Opiela, Development Manager

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed agreement amendments.

ITEM SUMMARY:

- This item authorizes the City Manager to execute a first amendment to the Auburn Hills Annexation Facilities Agreement with Auburn Hills Partners, L.P., generally to modify the length of Ridge Road right-of-way to be dedicated and the associated number of roadway impact fee/roadway rough proportionality fee credits granted for said dedication and escrow of funds for this future portion of Ridge Road.
- The existing agreement covers the provision of services to the property as well as roadway impact fee/roadway rough proportionality fee credits generated from the dedication and construction of Ridge Road and Wilmeth Road. The majority of this agreement will remain in full force with exception to the proposed amendments to the length of Ridge Road dedication and associated credits granted for such dedication and escrow of funds for construction.
- When the property was annexed in 2015, the alignment of Ridge Road abutted approximately 2,226 feet of the property's western boundary. Shortly after the original agreement was approved, the alignment of a portion of Ridge Road shifted to the west, away from the property, reducing the length of Ridge Road

abutting the property from 2,226 feet to 926 feet.

- In lieu of constructing the required portion of Ridge Road (without a physical connection to U.S. Highway 380 or Wilmeth Road), the agreement proposes that the owner will dedicate the required Ridge Road right-of-way and escrow \$331,899 with the City to cover the design and construction. This escrow money will be added into the City's Ridge Road Extension CIP Project (discussed in further detail below) extending Ridge Road north from U.S. Highway 380 to Wilmeth Road.
- Roadway Rough Proportionality Fee Credits will remain available to the developer for the dedication and escrow of funds for Ridge Road; however, with the reduction in the length of the required portion of Ridge Road, the amendment reduces the number of credits for single family residential units from 417 to 305.94 credits respectively.
- Exhibit D of the original agreement, specifying the number of credits available to certain phases of the development from the dedication and construction of Wilmeth Road and dedication and escrow of Ridge Road, will be replaced to reflect the reduction in number of credits.

BACKGROUND INFORMATION:

- The original annexation facilities agreement (City Council Item No. 15-325) was entered into on February 25, 2015, in conjunction with the annexation and zoning of the approximately 314 acre property (formerly known as the Chen Tract). The property is now being developed for single family residential uses (with approximately 147 single family homes completed or under construction), and is known as the Auburn Hills Subdivision.
- The design contract for the Ridge Road Extension CIP Project (ST1617) extending from U.S. Highway 380 to Wilmeth Road was approved by the City Council on September 19, 2017. The preliminary project schedule estimates that construction bidding will occur in early Fall 2018, and construction is estimated to take approximately 8 to 9 months.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Proposed Resolution](#)

[Proposed Agreement](#)

[Location Map and Aerial Exhibit](#)

[2015 Annexation Facilities Agreement
1295 Certificate](#)