



# City of Pflugerville

## Legislation Details (With Text)

**File #:** 2021-0997    **Version:** 1    **Name:**  
**Type:** Agenda Item    **Status:** Approved  
**File created:** 9/16/2021    **In control:** Engineering Dept  
**On agenda:** 11/30/2021    **Final action:** 11/30/2021  
**Title:** Approving a Reimbursement Agreement with Developer for Design and Construction of Public Improvements By And Between The City of Pflugerville And Kedma Ventures LLC and Verdote at Pflugerville East, LLC for the design and construction of public improvements as part of the Colorado Sand Drive project and authorize the City Manager to execute the same.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Kedma Ventures Executed Development Agreement, 2. Colorado Sand Project Exhibit, 3. Draft Presentation\_2021-0997

Date	Ver.	Action By	Action	Result
11/30/2021	1	City Council	Approved	Pass

Approving a Reimbursement Agreement with Developer for Design and Construction of Public Improvements By And Between The City of Pflugerville And Kedma Ventures LLC and Verdote at Pflugerville East, LLC for the design and construction of public improvements as part of the Colorado Sand Drive project and authorize the City Manager to execute the same.

This agenda item is to request City Council approval of a Reimbursement Agreement with a Developer for design and construction of Additional Public Improvements associated with the Colorado Sand Drive project that is currently under design. The Reimbursement Agreement is an instrument to document the scope, budget, and schedule for both the City and Developer on the Developer’s cost-share for added roadway and other public infrastructure costs to the 2018 voter-approved Colorado Sand Drive roadway improvements already under design by the City Design Consultant. The Reimbursement Agreement includes costs for roadway improvements above and beyond what would necessarily need to be included in the standard City roadway infrastructure.

In April 2019, City Council approved selection of Kimley-Horn and Associates to provide professional engineering services for Capital Improvements to Colorado Sand Drive Project, in which the limits extend between Copper Mine Drive and the existing Colorado Sand Drive terminus north of Lone Star Ranch Boulevard. The Project consists of the design of approximately 0.55 miles of Colorado Sand Drive new location construction, roundabout design, pedestrian and bicycle improvements, intersection improvements, storm sewer design, Hendrickson High circulation route modifications, water utility design, and illumination. Kimley-Horn’s original scope generally consists of completion of concept schematic design, survey, environmental documentation, as well as Plans, Specifications, and Estimate (PS&E) for improvements to Colorado Sand Drive.

The project segment involves coordination with three property owners and one of the properties owned by Kedma Ventures, LLC and Verdote at Pflugerville East, LLC. has already initiated development and requires coordination to define the Developer’s and City’s responsibility for

completing public improvements along Colorado Sand Drive within the segment of Developer's property. The Developer was granted a Planned Unit Development ("PUD") by the City Council December 2019 and in coordination with the Developer, general understanding for the roadway alignment to follow the proposed East Campus Master Plan of the Developer's "PUD" roadway alignment produced by Northpointe Development. The City is currently developing plans and specifications for the Colorado Sand Drive Project and has been requested by the Developer to incorporate unique elements of the PUD including onsite parking along Colorado Sand Drive, specific utility assignments, a roundabout and regional detention facilities considered "Additional Public Improvements" to the Colorado Sand Drive project. The City's Project budget did not include these Additional Public Improvements and requested the Developer to pay for additional improvements.

The Developer proposed a single lane roundabout at one of the intersections and the proposed Reimbursement Agreement includes such costs for design as such, confirmation of the single-lane roundabout design to meet the City's proposed Transportation Master Plan anticipated volumes and traffic operational needs will be further evaluated and additional funds or payment for design and construction fees associated with redesign of the proposed intersection will be coordinated with the Developer. City Staff will return to City Council for any amendments to the Reimbursement Agreement.

Developer has agreed to pay for the Additional Public Improvements that must be constructed for the Development by reimbursing the costs to the City and the City is willing to include the design and construction of the Additional Public Improvements, and has funds appropriated and available to do so and be reimbursed by Developer.

**Prior City Council Action**

Kimley-Horn and Associates, Inc. is one of the seven (7) firms selected to assist the City with the 2019-2021 Transportation Improvements Projects at the April 9, 2019 City Council Meeting.

City Council approved a professional services agreement with Kimley-Horn in the amount of \$517,268.78 associated with the Colorado Sand Drive project at the October 8, 2019 meeting.

City Council approved a professional services supplemental agreement with Kimley-Horn in the amount of \$95,840.00 associated with the Colorado Sand Drive project at the December 10, 2019 meeting.

**Deadline for City Council Action**

Action is requested on November 30, 2021.

**Funding Expected:** Revenue  Expenditure  N/A

**Budgeted Item:** Yes  No  N/A

**Amount:** \$X \_\_\_\_\_

**1295 Form Required?** Yes  No

**Legal Review Required:** N/A  Required  Date Completed: 10/18/2021

**Supporting documents attached:**

Developer Reimbursement Agreement

Project Exhibit  
Draft Presentation

**Recommended Action**

Approve a Developer Reimbursement Agreement with Kedma Ventures, LLC for the design and construction of public improvements as part of the Colorado Sand Drive project and authorize the City Manager to execute the same.