

STAFF REPORT

DATE: 1/23/26
TO: City Council
FROM: Ted Henry, City Manager
SUB: Chapel Landing 7th Agreement



SUMMARY

On July 2, 2024, the City Council approved the Final Plat and Development Agreement for Chapel Landing 7th Addition. The developer then placed the project on hold but is now prepared to move forward. In late 2025, the developer approached the City requesting an amendment to the original Development Agreement. Specifically, the developer has requested to pay for the installation of the water line directly rather than having those costs spread as special assessments.

Staff has prepared the proposed amendment for Council consideration. The key changes are highlighted below:

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WHEREAS, the Developer shall be responsible for the design and construction of the water facilities. The City shall be responsible for the design and construction of streets, sanitary sewer, and storm water drainage for Addition/Subdivision, including excavation, storm sewers and detention ponds, the costs for which shall be spread as special assessments against the Addition/Subdivision per lot, but not for three (3) years, or the year 2028, whichever is earlier; and

PURPOSE: This Agreement is necessary to amend certain financial and infrastructure conditions arising from the Developer's request to change the way the infrastructure is financed. Approval of this Agreement is a condition precedent to final consideration by the City of the Developer's request to amend the original Development Agreement regarding a tract of land more fully described below.

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- E. The Developer shall be responsible for the design and construction of the water facilities. The City shall be responsible for the design and construction of streets, sanitary sewer, and storm water drainage for Addition/Subdivision, including excavation, storm sewers and detention ponds, the costs for which shall be spread as special assessments against the Addition/Subdivision per lot, but not for three (3) years, or the year 2028, whichever is earlier.
- F. The Developer agrees to and supports the construction of a multi-use path (off-road pathway designed for various non-motorized users like cyclists, joggers, pedestrians, wheelchair users) within the reserve over the pipeline easement and any other easements associated with the pipeline, and must not unreasonably withhold or delay any consent required under its control, subject to compliance with all applicable laws and easement requirements.