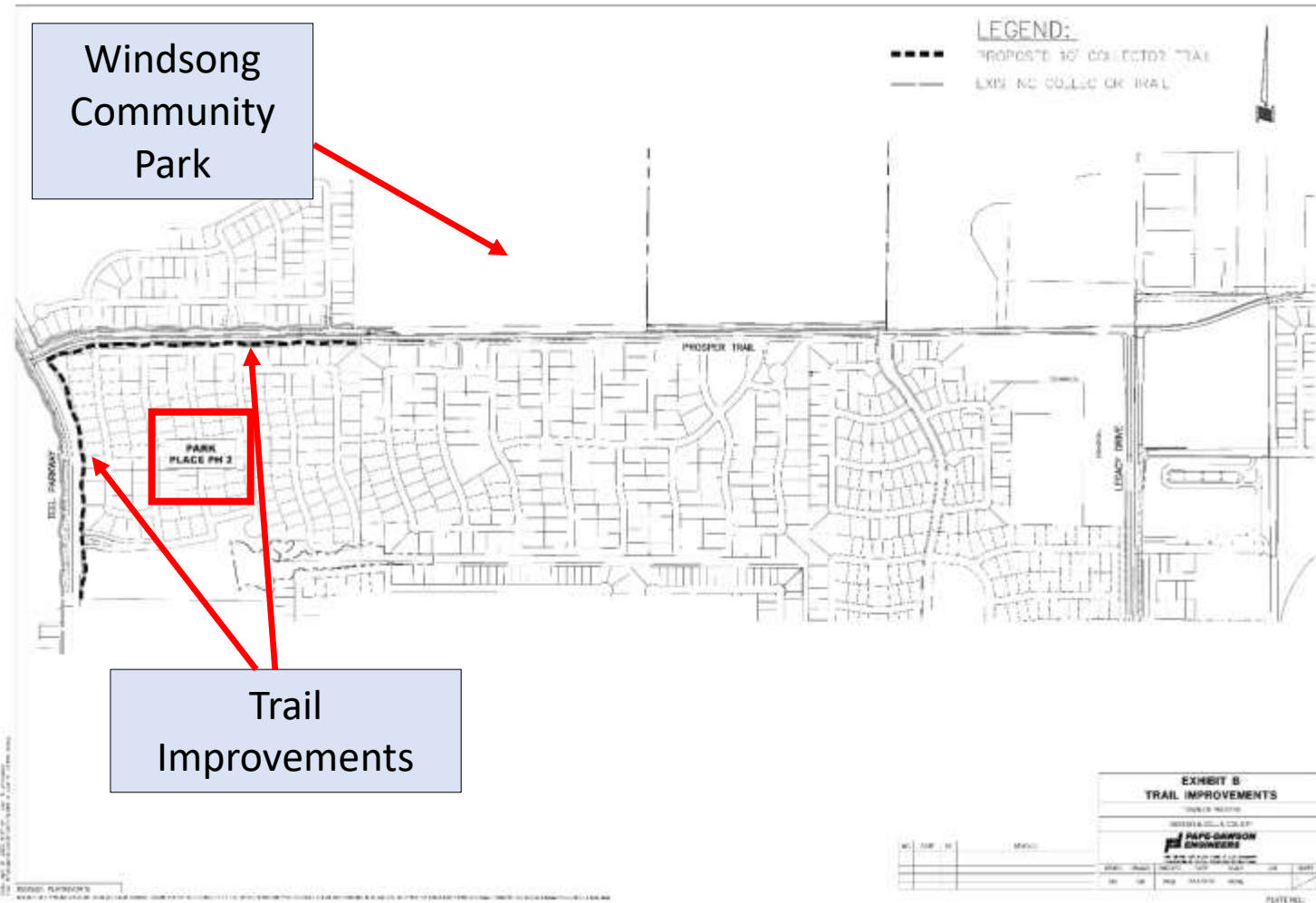


History

- Developer presented a Park Improvement Fee Agreement to Town Council on February 25, 2025, requesting Park Fee Credits in exchange for widening the trail within their development, and construction of the Veloweb Trail and additional park amenities within Windsong Community Park.
- Request was denied by Town Council.
- Developer is requesting approval of an amended Park Improvement Fee Agreement requesting Park Fee Credits / reimbursement for the upsizing of the trail within their development only.
- The perimeter trail has not yet been constructed.



Subdivision Ordinance Section 6

Park Improvement Fees

- \$1,500 per each single-family unit
- \$2,000 per each multi-family unit

Parkland Dedication Fees

- 1 acre per 35 residential units

OR

- 5% of the total development acreage
(the Town selects the greater of the two)

Park Improvement Fees

Park Place Phase 2 – 166 lots @ \$1,500 = \$249,000

Parkland Dedication Fees

Park Place Phase 2 - 166 lots @ 1 acre per 35 units = 4.742857 acres x \$90,018 = \$426,955.37

Total Fees Owed: \$675,955.37



\$115,463.80

		CONTRACT INFO			CREDIT CALCULATIONS				
ITEM DESCRIPTION	WIDTH	UNIT	QUANTITY	UNIT PRICE	UNIT	QUANTITY	UNIT PRICE	TOTAL	NOTES
HIKE & BIKE									Tracon
10' Hike and Bike Trail - 5" Thick	10	LF	3,457	\$ 76.90	SF	34,570	\$ 7.69	\$ 265,843.30	along south side of W Prosper Trl and east side of Teel
5' Sidewalk - 4" Thick	5	LF	2,325	\$ 36.25					Onsite sidewalk
6' Sidewalk - 4" Thick	6	LF	3,457	\$ 43.50	SF	(20,742)	\$ 7.25	\$ (150,379.50)	Deduct for std 6" sidewalk along thoroughfares. \$/SF prorated from 5' onsite sidewalk pricing.
Total								\$ 115,463.80	