



Legislation Details (With Text)

**File #:** 22-0361      **Version:** 1      **Name:** MUD 80 - Transportation Development Agreement  
**Type:** Agenda Item      **Status:** Approved  
**File created:** 7/28/2022      **In control:** Engineering  
**On agenda:** 8/9/2022      **Final action:** 8/9/2022  
**Title:** Consider and take action on a resolution approving the Transportation Development Agreement associated with Galveston County Municipal Utility District No. 80 as it relates to conditions set forth in the City’s Master Mobility Plan and the existing Utility Agreement between the City and Galveston County Municipal Utility District No. 80 (Director of Engineering)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Data Sheet, 2. Proposed Resolution, 3. Exhibit A - M.U.D. 80 Transportation Development Agreement, 4. City Calculated Capital Recovery Fees Information

Date	Ver.	Action By	Action	Result
8/9/2022	1	City Council	Approved	Pass

Consider and take action on a resolution approving the Transportation Development Agreement associated with Galveston County Municipal Utility District No. 80 as it relates to conditions set forth in the City’s Master Mobility Plan and the existing Utility Agreement between the City and Galveston County Municipal Utility District No. 80 (Director of Engineering)

Approval of this resolution will approve the Transportation Development Agreement associated with Galveston County Municipal Utility District No. 80 as it relates to conditions set forth in the City’s Master Mobility Plan and the existing Utility Agreement between the City and Galveston County Municipal Utility District No. 80.

In January 2019, City Council adopted a roadway capital recovery fee ordinance. The Developer, on behalf of MUD 80, wish to enter into a Transportation Development Agreement (TDA) whereby the City shall award Impact Fee Credit to the Developer equal to the costs associated with the design and construction of certain roadways shown on the City’s Master Mobility Plan and included in the City’s Roadway CRF Capital Improvements Plans.

In May 2020, City Council approved the MUD 80 Utility Agreement (UA). Section 8.03 of the UA requires the City and the Developer to enter into a Transportation Development Agreement (TDA) whereby the City shall award Impact Fee Credit to the Developer equal to the costs associated with the design and construction of certain roadways shown on the City’s Master Mobility Plan.

The TDA for MUD 80 was executed in April 2021 with a former landowner, Wilbow-Westleigh LLC, instead of the MUD. This was the first TDA that the City executed and as more have come forward, the agreement has transitioned to an agreement between the City and the MUD instead of the property owner. In the case of MUD 80’s TDA, the former owner has sold this property to Hillwood Enterprises, LP, but there was not a provision in the previous agreement that allows for the transfer of responsibilities. This agreement will replace the defunct agreement with Wilbow-Westleigh, LLC and replace it with an agreement directly with MUD 80.

Hillwood is seeking to incorporate the land within MUD 80 into their Stedman-West development and this TDA will allow for the requirements assigned to the previous owner to transfer to the MUD and be incorporated into Hillwood’s land plan.

This development within MUD 80 limits is estimated to have approximately 398 single family homes at buildout. Assuming 398 single family homes are constructed, this would represent \$1,787,497.60 in Roadway Capital Recovery Fees (CRF). In lieu of collecting these fees, MUD 80 will construct the remaining 2 lanes of League City Parkway (LCP) from approximately Magnolia Creek to the Maple Leaf Drive intersection and the 4-lane segment adjacent to the Stedman-West Development. The 2 segments of League City Parkway are estimated to cost a total of \$3,115,431.

Staff recommends approval of this agreement.

Attachments:

1. Data Sheet
2. Proposed Resolution
3. Exhibit A - M.U.D. 80 Transportation Development Agreement
4. City calculated Capital Recovery Fees Information

CONTRACT ORIGINATION:

FUNDING

{ X } NOT APPLICABLE

STRATEGIC PLANNING

{ X } Addresses Strategic Planning Critical Success Factor #1 - Develop & Maintain our Infrastructure