

CITY OF EL CAMPO, TEXAS

RESOLUTION NO. R2016-13

A RESOLUTION OF THE CITY OF EL CAMPO, TEXAS, PROVIDING FOR THE REPEAL OF RESOLUTION NO. R2009-03, THAT ESTABLISHED THE CURRENT RESIDENTIAL DEVELOPMENT INCENTIVE POLICY AS IT RELATES TO SUBDIVISION INFRASTRUCTURE COSTS AND PAYMENTS IN THE FORM OF REBATES TO THE DEVELOPER; PROVIDING FOR THE APPROVAL AND ACCEPTANCE OF NEW INCENTIVE POLICIES TO FURTHER ENCOURAGE RESIDENTIAL DEVELOPMENT AND GROWTH.

WHEREAS, due to the higher costs involved with property development in a rural environment, and the need to spur more housing development; and

WHEREAS, the City of El Campo has experienced a greater interest in much needed residential development since an incentive policy has been implemented;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAMPO, TEXAS THAT:

- Section 1: The current incentive policy, RESOLUTION R2009-03, is hereby repealed.
- Section 2: The new terms and conditions contained within this RESOLUTION regarding the RESIDENTIAL DEVELOPMENT INCENTIVE POLICY, concerning applicable improvements, are hereby accepted as part of this RESOLUTION by **EXHIBIT A, RESIDENTIAL DEVELOPMENT INCENTIVE POLICY**, as attached;
- Section 3: The terms and conditions contained herein attached **EXHIBIT A**, shall apply to all applicable residential development that takes place in City of El Campo.
- Section 4. The effective date of the policy shall be July 11, 2016.

PASSED AND APPROVED on this 11th day of July, 2016.

CITY OF EL CAMPO, TEXAS

By: 

RICHARD YOUNG, MAYOR PRO-TEM

ATTEST:


Cindy Cerny, City Secretary

RESIDENTIAL DEVELOPMENT INCENTIVE POLICY

EXHIBIT A (Resolution No. R2016-13)

In order to promote and encourage new residential development, the following RESIDENTIAL DEVELOPMENT INCENTIVE POLICY is hereby approved and authorized by the City Council of the City of El Campo, Texas.

ELIGIBILITY REQUIREMENT GUIDELINES:

Said development must be located entirely within the corporate limits of the City of El Campo, or the developer must submit a petition for voluntary annexation into the City.

- (a) Said development must be located within Zone R-1, as defined in the Zoning Ordinance of the City of El Campo;
- (b) Said lot area of development must consist of at least two (2) acres of land;
- (c) In order to receive the incentive funds for water and wastewater infrastructure construction in new residential subdivisions, the developer shall submit to the City Council at the end of the project, a final plat consistent with actual construction, "as built" plans for all infrastructure improvements and an itemized accounting of actual costs of construction. These costs shall be certified by the project engineer and/or lending agency.

PROVISIONS:

1. Any person who has successfully constructed a residential subdivision, under the guidelines defined above, shall be eligible for a percent of reimbursement of water and wastewater infrastructure improvements to service the subdivision.
2. Also eligible under this program shall include engineering fees associated with this development.
3. Developer must award the contract for construction of the Project on the basis of competitive bids and follow bidding requirements of Chapter 252 of the Texas Local Government Code (lowest bidder) for any water and wastewater infrastructure costs intended for reimbursement.
4. Once the water and wastewater infrastructure improvements have been installed, approved and accepted by the City, the development is eligible for a reimbursement for a portion of the cost of the water and wastewater improvements made by the developer as set forth in Section 6.
5. The term of this agreement shall be for a stipulated period of 10 years from the date of the final plat recording in the Wharton County Deed Records. Unimproved lots (those lots that are vacant), or homes that have not been approved for occupancy, will not be eligible for this reimbursement after the expiration of the 10 year period.

6. The City will agree to reimburse the developer the applicable cost of materials and labor for the water and wastewater infrastructure improvements according to the attached "Reimbursement Calculation".
7. The developer may request for reimbursement at the rate heretofore defined, only after the construction of the residential dwelling, when all final inspections have been completed, and the house is approved for occupancy.
8. This agreement shall only provide rebate for the actual costs at the time of construction and will not provide for the accrual interest or penalty for funds in question. In addition, participation in this program prohibits the use of other incentive programs either in place (homeowner's tax abatement) or to be developed in the future.
9. This program only applies to the actual costs of the infrastructure within the platted subdivision. Expenses incurred for the extension of services to the development and/or the over sizing of utilities, drainage facilities or streets shall be subject to separate negotiations with the City.
10. This agreement shall be between the City and the developer and any reimbursements shall be made only to the developer of record during this period. This agreement is transferable. In the event of sale of property or the creation of a partnership after the date of the beginning of the agreement, the developer shall be responsible for the payment or distribution of reimbursed funds to all or any parties gaining interest in the development.

Lot Density		
1.0 - 2.4		65.0%
2.5 - 3.9		75.0%
4.0 - >		85.0%

Reimbursement Calculation

Project: Example
For: --
Date: July 11, 2016

Revision: 0

8 Acres
25 Lots
3.1 Lot Density

A. Construction Cost		
Water Line Improvements		\$ 50,000
Sanitary Sewer Improvements		\$ 75,000
B. City of El Campo Reimbursement for Water Line Improvements		
75% of Water Line Improvements		\$ 37,500
Design Cost for Water Line Improvements (15% of Water Line Improvements)		\$ 7,500
<i>Total Reimbursement for Water Lines Improvements:</i>		\$ 45,000
C. City of El Campo Reimbursement for Sanitary Sewer Improvements		
75% Sanitary Sewer Improvements		\$ 56,250
Design Cost for Sanitary Sewer Improvements (15% of Sanitary Sewer Improvements)		\$ 11,250
<i>Total Reimbursement for Sanitary Sewer Improvements:</i>		\$ 67,500
Total Eligible Water Line and Sanitary Sewer Reimbursement:		\$ 112,500
Calculated Total Water Line and Sanitary Sewer per Lot Reimbursement:		\$ 4,500.00

Notes: (1) This reimbursement calculation is developed from the low bidder's, xx., bid dated xx and prepared by xx