



Legislation Text

File #: 19-5660, Version: 1

Title:

Transfer of Land Development Bonds to Town of Huntersville

Summary

ACTION:

Authorize the County Manager to Assign Land Development Bonds in the amount of \$509,000, Secured by Cash, to the Town of Huntersville and to transfer the related Cash Security to the Town of Huntersville in accordance with the June 2019 Amendment to Land Development Services Interlocal Cooperation Agreement with the Town of Huntersville

Staff Contact: Tom Hodge, PE, LUESA

Presentation: No

BACKGROUND/JUSTIFICATION:

LUESA - Storm Water Services provides Land Development services on behalf of the six Towns. These services include enforcement of the Town's zoning, subdivision, water quality, planning, floodplain and other ordinances.

In March 2018, the Town of Huntersville Board of Commissioners instructed Town staff to initiate discussions with the County on the potential for the Town to assume the responsibility of providing Land Development services. The County was informed that the Town's reasons for assuming responsibility for providing these services were to create a one-stop shop; increase the Town's control and ownership to match the Town's accountability for roads, sidewalks, street trees, etc.; and enhance the ability of the Town to adjust fees. Since March 2018, Town and Storm Water staff have resolved most of the issues for a successful transition of Land Development services to the Town effective July 1, 2019. The County and the Town amended the Interlocal Agreement to proceed with the transition at their respective board meetings on June 18, 2019 and June 17, 2019.

This Action Item is an administrative matter related to the transition of services to the Town.

LUESA currently holds the following four (4) Land Development Bonds Secured by Cash for projects in Huntersville or its ETJ:

\$58,000 Cash Bond from RHGC Huntersville LLC for Huntersville Dialysis Davita, Inc. Project.

\$154,000 Cash Bond from NLBP Phase One, LLC for North Lake Business Park Project.

\$290,000 Cash Bond from Keffer Properties Limited Partnership for Property of Keffer Properties Project.

\$7,000 Cash Bond from Wesley Community Development for Methodist Conference Center The Park Project.

LUESA requests the Board of County Commissioners to authorize the County Manager to assign all of Mecklenburg County's interests in the aforesaid Cash Bonds to the Town of Huntersville, and to transfer the \$509,000 in funds that the County holds to the Town in accordance with the assignments.

PROCUREMENT BACKGROUND:

N/A

POLICY IMPACT:

N/A

FISCAL IMPACT:

Approval of this request will authorize the transfer of \$509,000.00 in bonds to The Town of Huntersville.