



DeKalb County Government

Manuel J. Maloof Center
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Legislation Details (With Text)

File #: 2023-0125 **Version:** 1 **Name:**
Type: Resolution **Status:** Preliminary Item
File created: 1/20/2023 **In control:** PWI-Public Works & Infrastructure Committee
On agenda: 2/7/2023 **Final action:** 2/16/2023
Title: Commission District(s): 5 & 7
Agreement for the Construction and Financing of Sewer Upgrades with Hidden Hills Condo LLC
Not to Exceed \$291,000 for Phase 1 and \$190,500 for Phase 2.

Indexes:

Attachments: 1. 5083 Biffle Rd - Terra Bella (Hidden Hills) Agreement 11.1.22 final

| Date | Ver. | Action By | Action | Result |
|-----------|------|---|---|--------|
| 2/16/2023 | 1 | Board of Commissioners | approved | Pass |
| 2/7/2023 | 1 | PWI-Public Works & Infrastructure Committee | recommended for approval. | Pass |
| 2/7/2023 | 1 | Committee of the Whole | Accepted to the BOC agenda and assigned | |

Public Hearing: YES ☐ NO ☒ **Department:** Watershed Management

SUBJECT:

Commission District(s): 5 & 7

Agreement for the Construction and Financing of Sewer Upgrades with Hidden Hills Condo LLC
Not to Exceed \$291,000 for Phase 1 and \$190,500 for Phase 2.

Information Contact: David Hayes

Phone Number: 770-414-6240

PURPOSE:

To consider approving an agreement for the Construction and Financing of Sewer Upgrades in the Snapfinger model shed with Hidden Hills Condo LLC.

NEED/IMPACT:

Hidden Hills Condo LLC seeks to construct and offering 397 housing units at 5083 Biffle Road, Stone Mountain, GA, 30088, (the "Project") and the Project requires upgrading and expanding portions of the existing sanitary sewer infrastructure and lines to accommodate additional discharge of wastewater into the Sewer System. The purpose of this Agreement is for the parties to enter a binding contract evidencing their agreement as to the installation and financing of the improvements for this development.

This development exceeds the maximum participation peak flow rate to receive County generated credits, per the County policy for allocating wastewater capacity credits, hence the company will participate in the completion of capacity credit generation. The improvements

will consist of upgrades and expansion of certain portions of the DeKalb County sanitary sewer infrastructure and lines servicing the Snapfinger model shed. The improvements will allow for a total of 397 residences. The County, through its Department of Watershed Management and/or its contractor, will determine those portions of the sanitary sewer infrastructure and lines to be upgraded and expanded (the “Work”). The Work will be divided into two phases. The first portion of the improvements will be completed no later than February 1, 2024. The remainder of the improvements will be completed by September 1, 2024. Completed improvements shall generate 220,335 gallons per day in sewer capacity credits as calculated per DeKalb County’s Capacity Assurance Banking Credit Program. Company agrees that upon completion of each phase of the improvements and before Company shall be allowed access to the County’s sanitary sewer system, Company shall reimburse the County up to \$291,000 for the first portion of the project (delivering 133,200 gallons per day of credit) and up to \$190,500 for the second portion of the project (delivering 87,135 gallons per day of credit) for up to \$481,500 combined of the estimated total cost of \$963,000 for sewer improvements in the Snapfinger model shed. (“Company’s Contribution”).

FISCAL IMPACT:

The County's contribution is not anticipated to exceed \$481,500

RECOMMENDATION:

To authorize the CEO or designee to execute the Agreement and all necessary documents in a form acceptable to the County Attorney.