

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: January 26, 2026
FROM: Dale Perryman, P.E., Town Engineer
SUBJECT: Refund Partial Development Fees for McCandless Subdivision, Case #243242

INTRODUCTION:

The purpose of this agenda item is for the Mayor and Board of Aldermen (BMA) to consider approval for the refund a portion of the Development Fees for McCandless Subdivision. (Exhibit 1)

BACKGROUND:

When a developer proposes a subdivision and develops lots, they are required to pay fees in accordance with a resolution originally approved in 1998. This resolution has been amended over the years as necessary. These fees help offset operational and transmission costs and fund Town infrastructure improvements.

The McCandless Subdivision Development Agreement was approved on April 28, 2025. The fees included the following:

Development Agreement Preparation Fee	\$300.00
Water Development Fee	\$1,800.00
Street Light Fee	\$6,000.00
Parkland Dedication Fee	\$2,520.00
Building Development Privilege Tax	\$600.00
Construction Inspection Fee	\$1,030.00
Total	\$12,250.00

These fees were paid on May 6, 2025.

DISCUSSION:

When the 12-inch waterline along Fleming Road was originally installed by Shelby County through MLG&W, two water services were installed - one on future Lot 2 and the other on future Lot 3. The "existing conditions" survey submitted by the design professional for the McCandless Subdivision showed only one water service on Lot 2, and nothing on Lot 3. After the Development Agreement was approved and fees were paid, Staff discovered the water service on Lot 3. Because both of these services were preexisting, the Water Development Fee and the Construction Inspection Fee should not have been collected. Historically, the Town has not collected a water fee when an existing service is present.

STAFF RECOMMENDATION:

Staff recommends the approval of the refund for these paid fees.

BUDGET IMPACT:

There is no impact to the budget.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map](#)

PROPOSED MOTION:

To approve a refund of a portion of Development Fees in the amount of \$2,830.00, which represents the sum of \$1,800.00 for Water Development Fee and \$1,030.00 for the Construction Inspection Fee for McCandless Subdivision.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						