City of Fort Worth, Texas

Mayor and Council Communication

DATE: 10/21/25 **M&C FILE NUMBER:** M&C 25-0970

LOG NAME: 60LONE STAR AT LIBERTY TRAILS 24INCH OFFSITE WATER MAIN

SUBJECT

(ETJ near CD 10) Authorize Execution of a Community Facilities Agreement with D.R. HORTON - TEXAS, LTD., with City Participation in an Amount Up to $1,081,855.97 for Oversizing an 8-Inch Water Main to a 24-Inch Water Main for Anticipated Future Growth in North Fort Worth, and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2026-2030 Capital Improvement Program

---

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize execution of a Community Facilities Agreement with D.R. HORTON - TEXAS, LTD., with City participation in an amount up to $1,081,855.97 for oversizing an 8-inch water main to a 24-inch water main for anticipated future growth in north Fort Worth; and
2. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the Water & Sewer Revenue Bonds Series 2024 Fund by decreasing estimated receipts and appropriations in the Commercial Paper project (City Project No.UCMLPR) in the amount of $1,222,842.00 and increasing estimated receipts and appropriations in the CFA Bucket Programmable project (City Project No. P00001) by the same amount for the purpose of funding the Community Facilities Agreement CFA – Lone Star at Liberty Trl project (City Project No. 105846) and to effect a portion of Water's contribution to the Fiscal Years 2026-2030 Capital Improvements Program.

DISCUSSION:

D.R. HORTON - TEXAS, LTD. (Developer) is constructing the Lone Star at Liberty Trails off-site water development project located north of Highway 114 and west of John Day Road. The Developer is required to extend approximately 1,175 linear feet of 24-inch water main to serve the proposed development. In addition, the Developer is required to construct approximately 4,340 linear feet of an 8-inch water main as part of the frontage extension requirement for the development. The Water Department is requesting to oversize the 8-inch water main to a 24-inch water main for anticipated future growth in the area. The construction costs for the water mains are estimated to be allocated at 27.6% for the Developer and 72.4% for the City. The Lone Star at Liberty Trails off-site water main project is assigned City Project No. 105846 and Accela System Record IPRC24-0193.

This project has been publicly bid. The City's cost participation in the oversizing of the water main is estimated to be in an amount up to $1,081,855.97 as shown in the table below. Payments to the Developer are estimated to be $939,903.22 for construction costs, $3,137.26 for Infrastructure Plan Review Center (IPRC) fees, $18,798.06 for material testing costs, $4,709.40 for public bid advertisement costs, and $88,688.68 for design service costs. The City's cost participation also includes $26,619.35 to cover the City's portion of construction inspection service fees and administrative material testing fees. An additional $140,985.48 in contingency funds will cover the City's portion of any change orders.

The following table shows the cost-sharing breakdown for the project between all parties:

Public Improvements	Developer Cost	City Cost	Total Cost
1. 24" Water Main	$755,741.78	$939,903.22	$1,695,645.00
Contingency 15%	$0.00	$140,985.48	$140,985.48
Construction Fees			
A. Construction Inspection Fee	$18,802.79	$23,384.71	$42,187.50
B. Admin Material Testing Fee	$2,149.59	$2,673.41	$4,823.00
C. Water Lab Testing Fees	$451.27	$561.23	$1,012.50
D. Material Testing Contingency Cost	$0.00	$18,798.06	$18,798.06
1. Design Services	$71,311.32	$88,688.68	$160,000.00
2. Public Bid Advertisement	$3,786.65	$4,709.40	$8,496.05
3. IPRC Fees	$2,522.55	$3,137.26	$5,659.81

Total Project Cost	$854,765.95	$1,222,841.45	$2,077,607.40

The reimbursement of the City participation is not a lump-sum amount and may be less than the stated amount depending upon the actual quantities and unit prices from the Notice of Final Completion package, commonly referred to as the Green Sheet package.

It is the practice of the Water Department to appropriate its CIP plan throughout the Fiscal Year (FY), instead of within the annual budget ordinance, as projects commence, additional funding needs are identified, and to comply with bond covenants. The actions in the M&C will appropriate funds in support of the Water's portion of the City of Fort Worth's Fiscal Years 2026-2030 Capital Improvement Program.

Funding is available in the Commercial Paper project within the Water & Sewer Rev Bonds Series 2024 Fund for the purpose of funding the CFA-Lone Star at Liberty Trl project.

Funding for the Community Facility Agreement (CFA) –Lone Star at Liberty Trl water project is as depicted in the table below:

FUND	Existing Appropriations	Additional Appropriations	Project Total*
W&S Rev Bonds Series 2024 - 56022	$0.00	$1,222,842.00	$1,222,842.00
Project Total	**$0.00**	$1,222,842.00	$1,222,842.00

*Numbers rounded for presentation purposes.

SMALL BUSINESS ORDINANCE - The project was publicly bid prior to September 1, 2025; therefore, a small business goal was not established for the project.

This project is located in the Extraterritorial Jurisdiction near CD 10.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Commercial Paper project within the W&S Rev Bonds Series 2024 Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in W&S Rev Bonds Series 2024 Fund for the CFA-Lone Star at Liberty Trl project to support the execution of the agreement. Prior to an expenditure being incurred, the Water Department has the responsibility of verifying the availability of funds.

Submitted for City Manager's Office by:	Jesica McEachern	5804
Originating Business Unit Head:	Chris Harder	5020
Additional Information Contact:	Suby Varughese	8009
	Arash Emami Saleh	2373

Expedited