

Mayor and Council Communication

DATE: 05/12/26

M&C FILE NUMBER: M&C 26-0358

LOG NAME: 60CIBOLO HILLS PKWY WATERLINE AND TRIF ROADWAY

SUBJECT

(CD 7) Authorize Execution of a Community Facilities Agreement with GRBK Edgewood LLC with City Participation in an Amount Up to \$2,781,094.80 for a 16-Inch Water Main Extension and the Design and Construction of Roadway Improvements for Cibolo Hills Parkway, Adopt Resolution Expressing Official Intent to Reimburse Expenditures from Proceeds of Future Debt Project, Adopt Appropriation Ordinances, and Amend 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 GRBK Edgewood LLC with City participation in a total amount up to \$2,781,094.80, which includes a water main extension for anticipated future growth in North Fort Worth in an amount up to \$941,898.80 and the design and construction of roadway improvements to Cibolo Hills Parkway in an amount up to \$1,839,196.00;
2. Adopt the attached resolution expressing official intent to reimburse expenditures with proceeds of future enterprise fund debt for the Community Facilities Agreement - the Cibolo Hills project;
3. Adopt the attached appropriation ordinance adjusting estimated appropriations in the Water and Sewer Commercial Paper Fund by decreasing estimated appropriations in the Commercial Paper project (City Project No. UCMLPR) in the amount of \$1,072,074.00 and increasing estimated appropriations by the same amount for the Community Facilities Agreement-Cibolo Hills Parkway project (City Project No. 106104) and to effect a portion of Water's contribution to the Fiscal Years 2026-2030 Capital Improvements Program;
4. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Transportation Impact Fee Capital Fund, in the amount of \$2,100,000.00, from available funds within the Revenue - Service Area E Transportation Impact Fees project (City Project No. UN9915) for the purpose of funding the Community Facilities Agreement-Cibolo Hills Parkway project (City Project No. 106104);
5. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Community Facilities Agreement Developer Fund, in the amount of \$112,825.20, for the purpose of funding the Community Facilities Agreement-Cibolo Hills Parkway project (City Project No. 106104); and
6. Amend the Fiscal Years 2026-2030 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to: (1) authorize execution of a Community Facilities Agreement (CFA) with GRBK Edgewood LLC (Developer) with City participation in a total amount up to \$2,781,094.80, which includes a 16-inch water main extension in an amount up to \$941,898.80 and the design and construction of roadway improvements to Cibolo Hills Parkway in an amount up to \$1,839,196.00; (2) adopt a resolution expressing official intent to reimburse expenditures with proceeds of future enterprise fund debt for the CFA-Cibolo Hills Parkway project; (3) adopt an appropriation ordinance to effect a portion of Water's Contribution to the Fiscal Years 2026-2030 Capital Improvement Program (CIP); (4) adopt the attached Transportation Impact Fee Capital Fund Appropriation Ordinance; (5) adopt the attached Community Facilities Agreement Developer Fund Appropriation Ordinance and (6) amend the Fiscal Years 2026-2030 Capital Improvement Program.

Developer is constructing the Cibolo Hills development project located south of Bonds Ranch Road and west of Saginaw Boulevard. As part of the overall development project, the Developer is required to construct a 16-inch water main extension and the northern two lanes of Cibolo Hills Parkway.

In connection with the community facilities agreement that will be executed for this phase of the project, the Water Department is requesting to extend the 16-inch water main the Developer is constructing along the frontage of the development approximately 1,917 additional linear feet for anticipated future growth in the area. The construction cost for this portion of the water main is estimated to be allocated at 0% for the Developer and 100% for the City. The Cibolo Hills Parkway project is assigned City Project No. 106104 and Accela System Record IPRC25-0037.

In addition, the Development Services Department would like to participate in the project to design and construct the box culvert section of Cibolo Hills Parkway and all four lanes of the roadway directly above the box culvert section. This project is located within Transportation Impact Fee Service Area E and was identified as impact fee eligible in the 2022 Transportation Impact Fee Study. Revenues from Service Area E (City Project No. UN9915) of the Transportation Impact Fee Capital Fund will fund the City's participation in the design and construction of these improvements. Any residual funds left after project completion and acceptance will be returned to the Service Area E revenues. Any expenses exceeding the city's participation amount, items that are ineligible for transportation impact fee funding, and the developer's proportional share of the improvements will be funded by GRBK Edgewood LLC.

This project has been publicly bid. The City's cost participation in the extension of the water main is estimated to be in an amount up to \$941,898.80, as shown in the table below. Payments to the Developer for the water main are estimated to be: \$867,833.80 for construction costs,

and \$74,065.00 for engineering costs. An additional \$130,175.07 in contingency funds will cover the City's portion of any change orders for the water main.

The City Transportation Impact Fee Program's cost participation in the roadway and box culvert section is estimated to be in an amount up to \$1,839,196.00, as shown in the table below. Payments to the Developer are estimated to be: \$1,598,196.00 for construction costs and \$241,000.00 for engineering costs. An additional \$260,804.00 in contingency funds will cover the City's portion of any change orders related to the roadway improvements for this section of Cibolo Hills Parkway.

The City and GRBK Edgewood LLC intend to enter into a CFA, under which the Developer is responsible for payment of construction inspection and administrative material testing fees in the amount of \$112,825.20. To facilitate timely budget appropriations upon receipt of funds from the Developer, this M&C includes authorization to increase estimated receipts and appropriations in the Community Facilities Agreement Developer Fund in the amount of \$112,825.20 for the purpose of funding the project.

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

A. Construction	Developer Cost	City Cost- DSD-TrIF	City Cost- Water	Total Costs
1. Water Improvements	\$0.00	\$0.00	\$867,833.80	\$867,833.80
Contingency	\$0.00	\$260,804.00	\$130,175.07	\$390,979.07
2. Drainage Improvements	\$303,613.75	\$1,370,815.60	\$0.00	\$1,674,429.35
3. Paving Improvements	\$807,725.70	\$203,995.40	\$0.00	\$1,011,721.10
4. Street Lighting Improvements	\$191,819.00	\$23,385.00	\$0.00	\$215,204.00
Inspections and Testing				
B. Construction Inspection Fee	\$101,250.00	\$0.00	\$0.00	\$101,250.00
C. Admin Material Testing Fee	\$11,575.20	\$0.00	\$0.00	\$11,575.20
D. Water Lab Fee	\$337.50	\$0.00	\$0.00	\$337.50
E. Engineering Services	\$0.00	\$241,000.00	\$74,065.00	\$315,065.00
Total Project Cost	\$1,416,321.15	\$2,100,000.00	\$1,072,073.87	\$4,588,395.02

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 Capital Improvement Plan (CIP) 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 CIP.

Funding is available in the Commercial Paper project within the Water & Sewer Commercial Paper Fund for the purpose of funding the CFA-Cibolo Hills Parkway project. Funding is budgeted in the Transportation Impact Fee Fund for the purpose of funding the Cibolo Hills Parkway project.

Funding for the CFA-Cibolo Hills Parkway project is as depicted in the table below:

Fund	Existing Appropriations	Additional Appropriations	Project Total

