

Mayor and Council Communication

DATE: 05/12/26

M&C FILE NUMBER: M&C 26-0357

LOG NAME: 60CIBOLO HILLS WEST WATER LINE OVERSIZING

SUBJECT

(CD 7) Authorize Execution of a Community Facilities Agreement with City Participation in an Amount Up to \$208,650.60 with GRBK Edgewood LLC for Oversizing a 16-Inch Water Main for Anticipated Future Growth in North Fort Worth, Adopt Resolution Expressing Official Intent to Reimburse Expenditures from Proceeds of Future Debt Project, 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 City participation in an amount up to \$208,650.60 with GRBK Edgewood LLC for oversizing a 16-inch water main for anticipated future growth in North Fort Worth;
2. Adopt the attached resolution expressing official intent to reimburse expenditures with proceeds of future enterprise fund debt for the Community Facilities Agreement-Cibolo Hills West 16" Water project; and
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 \$236,271.00 and increasing estimated appropriations in the Community Facilities Agreement Bucket programmable project (City Project No. P00001) by the same amount for the purpose of funding the Community Facilities Agreement-Cibolo Hills West 16" Water project (City Project No. 106849) and to effect a portion of Water’s contribution to the Fiscal Years 2026-2030 Capital Improvements 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 amount up to \$208,650.60; (2) adopt a resolution expressing official intent to reimburse expenditures with proceeds of future enterprise fund debt for the CFA-Cibolo Hills West 16" Water project; and (3) adopt an appropriation ordinance to effect a portion of Water’s Contribution to the Fiscal Years 2026-2030 Capital Improvement Program (CIP).

Developer is constructing the Cibolo Hills West development project located south of Bonds Ranch Road and west of Saginaw Boulevard. The Developer is required to extend the water main to serve the proposed development. The Water Department is requesting to oversize approximately 1,291 linear feet of water main from 8-inches to 16-inches for anticipated future growth in the area. The Cibolo Hills West water line project is assigned City Project No. 106849 and Accela System Record IPRC26-0035.

In accordance with Chapter 212, Subchapter C of the Texas Local Government Code, the City’s participation in the contract is exempt from competitive bidding requirements because the contract is for oversizing public improvements being constructed by the Developer, the Developer will execute a performance bond to cover the total project cost, including all of the City’s cost participation, and the City’s cost participation will be determined in accordance with the City’s CFA unit price ordinance.

The City’s cost participation in the oversizing of the water main is estimated to be in an amount up to \$208,650.60 as shown in the table below. Payments to the Developer are estimated to be: \$184,130.60 for construction costs, and \$24,520.00 for design services costs. An additional \$27,619.59 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:

A. Construction	Developer Cost	City Cost	Total Cost
1. Water Improvements	\$188,327.40	\$184,130.60	\$372,458.00
Contingency	\$0.00	\$27,619.59	\$27,619.59
Inspections & Testing			
B. Construction Inspection Fee	\$12,825.00	\$0.00	\$12,825.00

