

Mayor and Council Communication

DATE: 11/10/20

M&C FILE NUMBER: M&C 20-0835

LOG NAME: 6060ROCK CREEK RANCH PER ACRE CHARGE SUBSTITUTE

SUBJECT

(CD 6 and ETJ) Adopt Ordinance to Establish the Sewer per Acre Charge in the Amount of \$105.01 per Acre for the Sewer Extension to Serve the Rock Creek Ranch and Tarleton State University Developments and Surrounding Areas and to Establish the Basin Boundaries, Pursuant to Chapter 35, Article III, Division 3, Sections 35-81 through 35-86 of the City Code

RECOMMENDATION:

It is recommended that the City Council adopt the attached ordinance to establish \$105.01 per acre for the sewer extension to serve the Rock Creek Ranch and Tarleton State University developments and surrounding areas and to establish the basin boundaries for this per acre charge in accordance with Chapter 35, Water and Sewer, Article III, Division 3, Section 35-81 through 35-86 of the City Code.

DISCUSSION:

This Mayor and Council Communication (M&C) is to authorize the establishment of a per acre charge for a developer initiated sewer main extension (City Project No. 101142, X-24701). Walton Development & Management TX, LLC constructed an offsite sewer main for the Rock Creek Ranch and Tarleton State University developments. The Fort Worth Water Department cost participated with the developer to upsize the sewer main to 36-inch diameter pipe as part of the Department's master plan to convey regional sewer effluent through the extended Village Creek sewer collection system. The overall length of wastewater main that was oversized to 36-inches in diameter is 10,038 linear feet which will serve a calculated basin area of 11,036.83 acres.

The qualified costs used to establish this per acre charge are outlined below:

Engineering	\$74,300.00
Easements	\$17,500.00
Developer Construction Costs	\$84,756.48
City Cost Participation	\$982,404.36
Total	\$1,158,960.84

Majority of monies to construct the 36-inch wastewater main were funded by the Fort Worth Public Improvement District No. 17 (Rock Creek Ranch) (the "PID") and therefore not applicable to this sewer per acre charge.

The net acreage of the calculated sewer basin is 11,036.83 acres, which is depicted on the drainage map attached to this communication and represents all land within the basin other than property that is within the PID and subject to a PID sewer assessment. By dividing the costs above by the number of acres in the sewer basin, the per-acre charge for the sewer extension for the Rock Creek Ranch and Tarleton State University Developments is \$105.01 per acre.

The percentage of the per acre charge collected that will be eligible to be reimbursed to Walton Development & Management TX, LLC shall be 15% and to the Fort Worth Water Department is 85%. The collection period for the developer shall be 20 years or until the maximum reimbursable amount has been received, whichever comes first. There is no restriction to the time period for the reimbursement to the Fort Worth Water Department.

With the exception of property that is within the PID and subject to a PID sewer assessment, a per acre charge shall be assessed on each acre within the calculated sewer basin area served by a sewer approach main or by a sewer main constructed under a developer initiated project, without exclusion or reduction.

The wastewater collection main is located in the City's Extraterritorial Jurisdiction and Council District 6.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendation and establishment of the charge, funds will be deposited into the Water & Sewer Fund. The Water Department (and Financial Management Services) is responsible for the collection and deposit of funds due to the City.

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