

Mayor and Council Communication

DATE: 03/21/23

M&C FILE NUMBER: M&C 23-0198

LOG NAME: 60TRADITION UPSIZE AND OFFSITE SEWER PER ACRE CHARGE

SUBJECT

(CD 7 / Future CD 10 and ETJ) Adopt Ordinance to Establish a Sewer Per Acre Charge in the Amount of \$2,144.68 Per Acre for the Tradition Central Sewer Upsize and Offsite Parallel Sewer Main Extension to Serve the Tradition Development 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 the sewer per acre charge in the amount of \$2,144.68 per acre for the Traditon Central Sewer Upsize and Offsite Parallel Sewer Main Extension to serve the Tradition Development 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.

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. 103493, X-27009). As part of the accepted study for the Tradition development, once the development reached 800 platted lots, it would be necessary to construct a parallel sanitary sewer collector main within the Harriet Creek drainage basin. HT Hwy 114 Land 2 LP initiated construction of the approximately 13,000 linear feet of parallel sewer main and merged with HT Hwy 114 Development LP. Therefore, HT Hwy 114 Development LP is the developer that will be reimbursed by this per acre charge. The City cost participated to upsize the offsite parallel sewer main to 18-inches in diameter as well as oversize the Tradition Central sewer extension (City Project No. 102307, X-26179) to 24-inches in diameter to convey future flows from the surrounding areas. The offsite sewer extension will serve a calculated basin area of 3,715.6 acres.

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

	City Secretary Contract	Developer	City	Total
Tradition Central Sewer Cost Participate	53652-FP1		\$410,169.25	
Tradition Offsite Parallel Sewer Engineering	57408		\$243,600.00	
Tradition Offsite Parallel Sewer	57779	\$1,887,270.00	\$5,427,730.00	
Total		\$1,887,270.00	\$6,081,499.25	\$7,968,769.25

The net acreage of the calculated sewer basin is 3,715.6 acres, which is depicted on the drainage map attached to this communication. By dividing the costs above by the number of acres in the sewer basin, the per acre charge for the sewer oversize and parallel extension for the Tradition development is \$2,144.68 per acre.

The percentage of the per acre charge collected that will be eligible to be reimbursed shall be 24% to HT Hwy 114 Development LP and 76% to the Fort Worth Water Department. The collection period for the developer shall be 20 years or until the maximal 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.

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 7 / Future Council District 10.

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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