
COUNCIL ACTION: Approved on 8/14/2018

DATE: Tuesday, August 14, 2018 **REFERENCE NO.:** L-16135
LOG NAME: 06FAR NORTH FORT WORTH MUD #1 STRATEGIC PARTNERSHIP
AGREEMENT

SUBJECT:

Conduct Two Public Hearings and Authorize Execution of the Strategic Partnership Agreement for the Far North Fort Worth Municipal Utility District No. 1 of Tarrant and Wise Counties (ETJ Adjacent to COUNCIL DISTRICT 7)

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct two public hearings in accordance with state law to allow the public the opportunity to give public testimony regarding the Strategic Partnership Agreement between the City of Fort Worth, Texas and Northstar Ranch, LLC for the Far North Fort Worth Municipal Utility District No. 1 of Tarrant and Wise Counties; and
 2. Authorize the City Manager to execute the Strategic Partnership Agreement and to take action to file such Agreement in real property records.
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DISCUSSION:

Far North Fort Worth Municipal Utility District No. 1 of Tarrant and Wise Counties (the District) encompasses approximately 733 acres of land in Fort Worth's extraterritorial jurisdiction in Tarrant, Denton and Wise counties (the Property). The Property is located east of U.S. Highway 81/287 and west of Sendera Ranch Boulevard.

On August 7, 2018, the City Council considered the First Amendment to Utility and Infrastructure Agreement and First Amendment to Development Agreement for the District. Northstar Ranch, LLC and the District have asked the City to amend the Utility and Infrastructure Agreement and the Development Agreement with respect to the phasing of construction of water and wastewater infrastructure and roads to serve the Property. The amendment to the Utility and Infrastructure Agreement reflects that the City will provide retail water and wastewater service to the eastern portion of the Property after Northstar Ranch, LLC and the District construct connections to existing City infrastructure in the Sendera Ranch development.

The City will provide retail water and wastewater service to the western portion of the Property as off-site water and wastewater infrastructure is constructed by Northstar Ranch, LLC, the District or other developers. The amendment will allow Northstar Ranch, LLC to construct up to 20 model homes

on the western portion of the Property, to be served by City water service and an on-site sewer system. Sale of the model homes to end-users is prohibited until City wastewater service is available.

The amendment to the Utility and Infrastructure Agreement also modifies the road construction requirements by Northstar Ranch, LLC and the District to reflect the phasing of the development. The amendment to the Development Agreement is consistent with the amendments to the Utility and Infrastructure Agreement.

The Strategic Partnership Agreement will set terms and conditions where the District is willing to allow the City to annex commercial use areas of the development for the sole and exclusive purpose of imposing and collecting sales and use taxes within such areas. To facilitate the limited purpose annexation by the City of the commercial use area of the development, the owner will submit to the City a petition requesting and consenting to the limited purpose annexation of the 19.38 acres for commercial use. The development plan is included with this report to show the location of the commercial area. Two public hearings are being held for the Strategic Partnership Agreement on August 7th and August 14th.

The Property is located in FUTURE COUNCIL DISTRICT 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of this Agreement will have no immediate material effect on City funds. Any effect on expenditures and revenues will be budgeted in future fiscal years.

FUND IDENTIFIERS (FIDs):

TO

Fund	Department ID	Account	Project ID	Program Activity	Budget Year	Reference # (Chartfield 2)	Amount
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FROM

Fund	Department ID	Account	Project ID	Program Activity	Budget Year	Reference # (Chartfield 2)	Amount
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CERTIFICATIONS:

Submitted for City Manager’s Office by: _____

Jay Chapa (6122)

Originating Department Head: _____

Randle Harwood (6101)

Additional Information Contact: _____

Mary Elliott (7844)

ATTACHMENTS

1. Development Plan 5.2.18.pdf (Public)
2. FINAL Utility Agt amt 7.31.18.pdf (Public)
3. ENFW1 Updated SPA 7.30.18.pdf (Public)
4. Form 1295.pdf (Public)
5. Location Map Far North FW MUD 1.pdf (Public)
6. SPA Ex. A.pdf (Public)
7. SPA Ex. B part 1.pdf (Public)
8. SPA Ex. B part 2.pdf (Public)
9. SPA Ex. C - Legal Description of Commercial Property.pdf (Public)