City of Fort Worth, Texas

Mayor and Council Communication

DATE: 08/12/25 **M&C FILE NUMBER:** M&C 25-0717

LOG NAME: 60HANNA RANCH M-295 AND M-329 SEWER PER ACRE CHARGE AMENDMENT

SUBJECT

(CD 8) Adopt Ordinance to Repeal Ordinance No. 25934-01-2023 and Establish an Amended Sewer Per Acre Charge in the Amount of \$4,993.64 Per Acre for Sanitary Sewer Interceptor Improvements M-295 and M-329 to Serve the Hanna Ranch Development and Surrounding Areas, 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 repeal Ordinance No. 25934-01-2023 and establish \$4,993.64 as the sewer per acre charge for the sanitary sewer interceptor improvements to serve the Hanna Ranch development and surrounding areas 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:

In 2023, by Mayor and Council Communication (M&C 23-0050), the City Council adopted an ordinance establishing a sewer per acre charge to reimburse the City and the Developer, Legends of Hanna Ranch, Ltd., for its costs involved with upsizing the sewer main interceptor to serve the Hanna Ranch Development (Ordinance No. 25934-01-2023) (the "Ordinance.") Under the Ordinance, five percent (5%) of the Developer's costs were reimbursable, and ninety-five percent (95%) of the City's costs were reimbursable. The calculated per acre charge was \$2,173.35.

The Developer's construction company is no longer involved with this project, which has been re-bid and is being built as a capital improvement project. The new construction contract amount has increased. Therefore, the City must repeal the Ordinance and enact a new ordinance to establish a new sewer per acre charge to allow the City to be reimbursed for the additional increase in costs. The calculated sewer basin area of 3,708 acres will remain unchanged.

This M&C will amend the previously established sewer per acre charge for the sewer main interceptor improvements to serve the Hanna Ranch development and surrounding areas. The qualified costs are outlined below:

	City Project No.	City Secretary Contract No.	Developer	City	Total	Acres	Per Acre
Construction Costs	55841	102152	\$380,367.76	\$1,934,759.73			
Costs		102152		\$843,767.84			
Construction Costs	61758	102152		\$14,438,269.50			
Change Order 1	61758- CO1	102152		\$634,945.10			
Easements		102152		\$284,319.55			
New Total			\$380,367.76	\$18,136,061.72	\$18,516,429.48	3708	\$4,993.64

The net acreage of the calculated sewer basin is 3,708 acres, which is depicted in the drainage map attached to this M&C. By dividing the costs above by the number of acres in the sewer basin, the sewer per-acre charge for the revised Hanna Ranch M-295 and M-329 interceptor improvements is \$4,993.64 per acre. The previously adopted sewer per acre charge was \$2,173.35 per acre.

The percentage of the per acre charge collected that will be eligible to be reimbursed shall be two percent (2%) to Legends of Hanna Ranch, Ltd. and ninety-eight percent (98%) to the Fort Worth Water Department. The collection period for the Developer shall be 20 years or until the Developer receives the maximum reimbursable amount, whichever comes first. There is no restriction to the time period for the reimbursement to the Fort Worth Water Department. The City's collection of the sewer per acre charge will end when the City's has collected its maximum reimbursable amount.

A sewer 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 city initiated project, without exclusion or reduction.

The wastewater collection main is located in the City's Council District 8.

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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