

**To the Mayor and Members of the City Council****March 1, 2022**

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**SUBJECT: DEVELOPER FUNDING AGREEMENT WITH WALSH RANCHES
LIMITED PARTNERSHIP FOR REGIONAL DRAINAGE STUDY AND
MASTER DRAINAGE PLAN**

This Informal Report is presented in anticipation of a Mayor and Council Communication (M&C) on the March 8, 2022 City Council agenda recommending authorization of a Developer Funding Agreement (Agreement) with Walsh Ranches Limited Partnership (Walsh) to cost share in a regional drainage study and the development of a Master Drainage Plan for Walsh Ranch.

As the Walsh Ranch development has progressed it has become apparent that the development of a regional drainage plan will provide the following benefits:

1. Future phases of Walsh could be planned and designed based on baseline drainage conditions and an overall concept for meeting City of Fort Worth (City) drainage standards that have already been agreed upon by Walsh, their consultants, and City staff reducing the design effort for the Walsh team and the review effort for City staff;
2. The risk of adverse drainage impact for properties downstream of the Walsh Ranch development can be mitigated more comprehensively;
3. Valuable guidance can be provided for developments in the City upstream and downstream of Walsh Ranch; and
4. The potential value and feasibility of commissioning similar regional studies and master drainage plans for other undeveloped areas of the City can be evaluated.

Given the benefits that this initiative will provide to both the City and Walsh the cost of the engineering effort will be split 50/50. The initial phase of the engineering effort will establish goals and deliverables for the study and initiate the preliminary engineering. The estimated cost of this phase is \$90,000.00 with Walsh's share being \$45,000.00.

The initial phase will also ensure the feasibility of ultimately achieving the desired outcome of the full study. If the City and Walsh conclude that it is not feasible to achieve the desired outcome, the initiative will be terminated and the costs to that point will be split 50/50. If the decision is made to advance the full study, an M&C for the overall engineering effort will be brought to Council. It is expected that the cost of the full study, also to be split 50/50, will be an additional \$400,000.00 - \$500,000.00. The City's cost share will come from the Stormwater Utility.

Please contact Greg Simmons, Assistant TPW Director, at 817.392.7862 with any questions about this initiative.

David Cooke
City Manager