

Mayor and Council Communication

DATE: 01/10/23

M&C FILE NUMBER: M&C 23-0050

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

SUBJECT

(CD 8 / Future CD 8 and ETJ) Adopt Ordinance to Establish a Sewer per Acre Charge in the Amount of \$2,173.35 per Acre for the Sewer Interceptor Improvements to Serve the Hanna Ranch 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 a \$2,173.35 per acre charge for the sewer interceptor improvements to serve the Hanna Ranch development and surrounding areas and to establish the basin boundaries for this per acre charge in accordance with Chapter 35, Water and Sewers, 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 improvement project for sanitary sewer interceptors M-295 & M-329 (City Project No. 102152, Unit 1). Legends of Hanna Ranch, Ltd. constructed 1,839 linear feet of 36-inch, 8,336 linear feet of 30-inch, and 5,615 linear feet of 21-inch diameter sewer main pipe for the Hanna Ranch development and surrounding areas. The City cost participated to upsize along the entire length of the sewer interceptor improvements for Unit 1 and continued the interceptor improvements in a second unit within and to the western corporate limits of the City of Everman, a wastewater wholesale customer of the Fort Worth Water Department. The sewer interceptor improvements will serve a calculated basin area of 3,708 acres.

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

	City Secretary Contract No.	Developer	City	Total
Engineering Costs	53891-A1		\$458,771.30	
Construction Costs, Unit 1	55841	\$363,559.34	\$5,959,211.81	
Construction Costs, Unit 2	55841		\$1,277,227.85	
Total		\$363,559.34	\$7,695,210.96	\$8,058,770.30

The net acreage of the calculated sewer basin is 3,708 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 interceptor improvements to serve Hanna Ranch and surrounding areas is \$2,173.35 per acre.

The percentage of the per acre charge collected that will be eligible to be reimbursed shall be 5% to Legends of Hanna Ranch, Ltd. and 95% 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 8 / Future 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.

Originating Business Unit Head: Chris Harder 5020

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