

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 05/23/23 M&C FILE NUMBER: M&C 23-0418

LOG NAME: 60CHISHOLM TRAIL RANCH OFFSITE SEWER PER ACRE CHARGE

SUBJECT

(ETJ / CD 6 / Future CD 6) Adopt Ordinance to Establish a Sewer per Acre Charge in the Amount of \$4,182.89 per Acre for the Sewer Main Extension to Serve Chisholm Trail Ranch Section 3 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 \$4,182.89 per acre sewer per acre charge for the sewer extension to serve Chisholm Trail Ranch Section 3 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 sewer main extension (City Project No. 103610, X-27119). Meritage Homes of Texas, LLC is constructing 5,250 linear feet of 27-inch, 431 linear feet of 24-inch, 396 linear feet of 21-inch, and 1,757 linear feet of 18-inch sewer main to serve Chisholm Train Ranch Section 3 development and surrounding areas. The City cost-participated to upsize the sewer main extension to convey future flows to surrounding areas. The offsite sanitary sewer main extension will serve a calculated basin area of 2,021 acres.

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

	City Secretary Contract No.	Developer Costs	City Costs	Total
Design	From Developer's Engineer	\$273,350.84		\$273,350.84
Easements	58086	\$17,280.00	\$54,720.00	\$72,000.00
Construction	58086	\$1,945,984.80	\$6,162,285.20	\$8,108,270.00
Total		\$2,236,615.64	\$6,217,005.20	\$8,453,620.84

The net acreage of the calculated sewer basin is 2,021 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 extension for Chisholm Trail Ranch Section 3 is \$4,182.89 per acre.

The percentage of the per acre charge collected that will be eligible to be reimbursed shall be 26% to Meritage Homes of Texas, LLC and 74% 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 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 current and future Council District 6.

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.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: Chris Harder 5020

Additional Information Contact: Wade Goodman 7139
Matt Kusnir 8219