



AGENDA MEMORANDUM

First Reading Ordinance Item for the City Council Meeting of April 24, 2018
Second Reading Ordinance for the City Council Meeting of May 08, 2018

DATE: 04/03/2018

TO: Margie C. Rose, City Manager

FROM: Nina Nixon-Mendez, Director, Development Services
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Agreement and appropriating funds for Braselton Custom Homes for the construction of a lift station, Wastewater Trunk System and Reimbursement Agreement.

CAPTION:

Ordinance appropriating and transferring \$350,000.00 from Sanitary Sewer Collection Line Trust Fund, \$750,000.00 from Water Distribution Main Trust Fund, and \$1,166,283.53 from Water Arterial Transmission and Grid Main Trust Fund to the Wastewater Trunk System Trust Fund; executing a Wastewater Trunk Main Line Extension Construction and Reimbursement Agreement with Braselton Custom Homes Ltd, LP; and appropriating \$4,266,283.53 to reimburse Developer in accordance with Agreement.

PURPOSE:

Braselton Custom Homes is required to construct a lift station inside the city limits and install a 16-inch Force Main line to adequately reach the Greenwood Wastewater Treatment Plant. The lift station will require installation of Gravity Sewer Trunk Mains to provide adequate sewer service to a proposed residential subdivision development.

BACKGROUND AND FINDINGS:

Braselton Custom Homes is required to construct a lift station inside the city limits and install 8,896 linear feet of 16-inch Force Main to adequately reach the Greenwood Wastewater Treatment Plant. The lift station will require installation 36 linear feet of 24-inch Gravity Sewer Trunk Main and 1,351 linear feet of Gravity Sewer Trunk Main to provide adequate sewer service for the development of a proposed subdivision within a portion of Assessors Map 154, 120 acres out of Tract 2 located west of County Road 33 and North of FM 43. Additionally, 126 linear feet of Gravity Sewer Trunk Main will be installed within the city limits to the east of the proposed lift station.

The Wastewater Master Plan calls for the construction of 18-inch Trunk Main west of the lift station and 21-inch Trunk Main east of the lift station. If the actual costs for installation of such wastewater trunk line and mains are greater than the lot or acreage fee, the developer shall be reimbursed (less any lot or acreage fee credits) from funds available from the Wastewater Trunk System Trust Fund for that portion of the trunk lines installed by the developer. In this case, the total construction cost is \$4,266,283.53.

Per UDC Section 8.5.2.E.4 Wastewater Lift Station Installations, Braselton Custom Homes is requesting reimbursement for the installation of a proposed wastewater lift station inside the city limits west of County Road 33 and north of FM 43 to serve the proposed subdivision and future development in the area.

Per UDC Section 8.5.2.E.3. Wastewater Trunk Force Main Extensions, the Developer is requesting reimbursement for the installation of 8,896 linear feet of 16-inch Force Main from the proposed lift station to the Greenwood Wastewater Treatment Plant located north of the Oso Creek near Saratoga. The proposed force main will travel north from the proposed lift station and under the Oso Creek to finally connect with the Greenwood Wastewater Treatment Plant.

Per UDC Section 8.5.2.E.1 Wastewater Trunk Line Extensions, the Developer is requesting reimbursement for the installation of 36 linear feet of 24-inch Gravity Sewer Trunk Main and 1,351 linear feet of 18-inch Gravity Sewer Trunk Main from the proposed lift station to a proposed subdivision west of County Road 33 and north of FM 43. An additional 120 linear feet of 21-inch Gravity Sewer Trunk Main will be installed, inside the city limits, from the lift station to the east. The proposed development west of County Road 33 will require the extension of 1,351 linear feet of 18-inch Gravity Sewer Trunk Main from the proposed lift station in order to provide adequate wastewater service to the property.

Per UDC Section 8.5.2.F. Property Outside City Limits, the property owners have submitted a Petition Requesting Annexation by Area Landowners to the City of Corpus Christi prior to wastewater service being made available to the proposed subdivision.

Per UDC Section 8.5.1.C.4 Review of Funds, the City Council may, after a public hearing, transfer monies from one trust fund to the other in order to better carry out the purposes of this Unified Development Code. Water trust funds may be transferred to water trust funds or wastewater trust funds.

Once every two years, the City Council shall review the adequacy of all fees and charges established herein and the sufficiency of the trust funds and may, after a public hearing, adopt a new schedule of fees and charges. (Ordinance 030369, 12/16/2014)

Per UDC Section 8.5.2.I. Review of Funds, the City Council may, after a public hearing, transfer monies from one trust fund to the other in order to better carry out the purposes of this Unified Development Code. Wastewater trust funds may be transferred to wastewater trust funds or water trust funds.

ALTERNATIVES:

1. Pay \$2,000,000.00 from the No. 4220 Wastewater Trunk System Trust Fund and pay the remaining balance on a quarterly basis as funds become available from lot or acreage fee deposits into the Wastewater Trunk System Trust Fund.
2. Disapprove the Reimbursement Agreement request.

OTHER CONSIDERATIONS:

Future Sanitary Sewer Trunk Trust Funds will be diminished. Funding of future projects in other locations may be delayed until such time that this fund is replenished.

CONFORMITY TO CITY POLICY:

The developer will be installing a lift station, a Force Main line to the Greenwood Wastewater Treatment Plant, Gravity Sewer Trunk Mains from the proposed lift station to serve the proposed subdivision, and has requested a Reimbursement Agreement, in accordance with UDC Section 8.5.2 Wastewater Trust Fund. Should the London Area Wastewater Master Plan amendments scheduled for City Council consideration be approved, the project will be consistent with the Wastewater Master Plan.

EMERGENCY / NON-EMERGENCY:

Non-emergency

DEPARTMENTAL CLEARANCES:

Legal
Finance

FINANCIAL IMPACT:

Operating Revenue Capital Not Applicable

TRUST FUND ACCOUNTS	Beginning Balance	Transfer	Ending Balance	
Sanitary Sewer Collection Fund	\$627,682.18	\$350,000.00	\$277,682.18	
Sanitary Sewer Trunk Fund	(\$2,084,262.56)		\$182,020.97	
Water Transmission Grid Main	\$1,714,610.85	\$1,166,283.53	\$548,327.32	
Water Distribution Main	\$1,112,932.88	\$750,000.00	\$362,932.88	
		\$2,266,283.53	\$1,370,963.35	

Comments: In addition to the \$2,000,000 from the No. 4220 Wastewater Trunk System Trust Fund, a transfer \$350,000.00 from the Sanitary Sewer Collection Line Trust Fund (4220-21801-777); \$750,000.00 from the Water Distribution Main Trust (4030-21806-777); and,

\$1,166,283.53 from the Water Arterial Transmission & Grid Main Trust (4030-21805-777) to the No. 4220 Wastewater Trunk System Trust Fund for an appropriation of \$2,266,283.53 would fully fund the Wastewater Reimbursement Agreement request in the amount of \$4,266,283.53 to reimburse the Developer in accordance with the Agreement. The remaining balance will be, No.4220 Wastewater Trunk System Trust Fund \$182,020.97, No. 4220-21801-777 Sanitary Sewer Collection Line Trust Fund \$277,682.18, No. 4030-21806-777 Water Distribution Main Trust Fund \$362,932.88, No. 4030-2105-777 Water Arterial Transmission and Grid Main Trust Fund \$548,327.32.

RECOMMENDATION:

Reimbursement Agreement meets the requirements of the UDC.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation
Wastewater Trunk Main Line Extension Construction and Reimbursement Agreement with Exhibits