



## **AGENDA MEMORANDUM**

Public Hearing and First Reading Ordinance for the 01/11/22  
Second Reading Ordinance for 01/25/22

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**DATE:** December 1, 2021

**TO:** Peter Zaroni, City Manager

**FROM:** Al Raymond, Director Development Services  
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<p>Wastewater Collection Line Extension Construction and Reimbursement Agreement with IHS Consultants, LP for Off-site Sanitary Sewer Improvements for Park Springs IHS BLK 1, Lots 1-3 subdivision</p>
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### **CAPTION:**

Ordinance authorizing a Wastewater Collection Line Extension Construction and Reimbursement Agreement with IHS Consultants, LP to construct off-site sanitary sewer improvements for a planned commercial development, Park Springs IHS, Blk 1, Lots 1-3, located on River Hill Dr. and south of Northwest Boulevard (FM 624), with a completion date of 24 months; transferring \$30,400.30 from the Wastewater Trunk System Trust Fund to the Wastewater Collection Line Trust Fund; and appropriating \$87,463.77 from the No. 4220-21801 Wastewater Collection Line Trust Fund to reimburse the Developer per the agreement.

### **SUMMARY:**

IHS Consultants, LP is developing a new commercial development named Park Springs IHS and is requesting funds to construct sanitary sewer improvements. The estimated one-time cost of the sanitary sewer improvements is \$187,087.82.

### **BACKGROUND AND FINDINGS:**

The Developer, IHS Consultants, LP has requested reimbursement through a reimbursement agreement for a planned commercial development named Park Springs IHS BLK 1, Lots 1-3, located on River Hill Dr. and south of Northwest Boulevard (FM 624).

Park Springs IHS Plat was approved by Planning Commission on September 5, 2018. Plat was extended until March 15, 2021, on September 15, 2021, by Planning Commission. The commercial development consists of 3.87 acres and is zoned CG-2.

The off-site Sanitary Sewer improvement consists of installing 400 liner feet of 8-inch PVC SDR 26 pipe embedded in a 6-foot-deep trench, 169 feet of 16-inch steel casing by boring, and one 4-foot diameter manhole; removal and replacement of sidewalk; connection to an existing wastewater manhole; and, related Storm Water Pollution Prevention (SWPPP), general

conditions, bonds, and insurance costs. The allowable reimbursement is 50 percent of the \$187,087.82 off-site construction costs less the acreage fee credit of \$6,079.77 for an allowable reimbursement amount of \$87,463.77. The term of the agreement is 24 months.

The project is eligible for reimbursement from the Wastewater Collection Line Trust Fund per UDC Section 8.5.2.E. On October 26, 2021, the Wastewater Collection System Master Plan was amended to transfer 15 acres of land, located on the southside of Northwest Boulevard (FM 624) between FM 1889 and CR 69, from Basin 37 on the southside of Northwest Boulevard to Basin 40 on the northside of Northwest Boulevard. The proposal is consistent with the Master Plan.

### **ALTERNATIVES:**

This project will improve and facilitate development in the area. An alternative to utilizing trust funds to construct the sanitary sewer improvements would be to construct the improvements with a City initiated CIP project. This option would most likely delay the construction until the required funding for the improvements could be programmed into the CIP budget and would most likely impact the developer's ability to build out the planned subdivision in a timely manner.

### **FINANCIAL IMPACT:**

The total estimated project cost for the sanitary sewer improvements is \$187,087.82, the allowable reimbursement of 50 percent of off-site extension cost is \$93,534.54 less the \$6,079.77 lot/acreage fee credit, the maximum allowable reimbursement is \$87,463.77. The available balance of the Wastewater Collection Line Trust of \$57,063.47 will be appropriated. \$30,400.30 from the Wastewater Trunk System Trust Fund will be transferred to the Wastewater Collection Line Trust Fund and appropriated to cover the \$87,463.77 cost from the Wastewater Collection Line Trust Fund.

### **Funding Detail:**

Fund: 4220 Wastewater Trunk System Trust Fund  
Organization/Activity: 21800 Wastewater Trunk System Trust  
Mission Element: 777  
Project # (CIP Only): N/A  
Account: 540450 Reimbursement to Developers

Fund: 4220 Wastewater Collection Line Trust Fund  
Organization/Activity: 21801 Wastewater Collection Line Trust  
Mission Element: 777  
Project # (CIP Only): N/A  
Account: 540450 Reimbursement to Developers

### **RECOMMENDATION:**

Staff recommends approval. The project is in accordance with UDC Section 8.5.2.E.

### **LIST OF SUPPORTING DOCUMENTS:**

Ordinance (with exhibit)  
Presentation  
Certification of Funds  
Location Map