

Memorandum

Historical Background

[illegible]

It's real.

Action Requested

The proposed Amendment addresses the inclusion of an additional approximate 113-acre tract of land, known as the Navarro Ranch Addition (Kohlenberg Tract), into the existing Capital Improvement Agreement. This tract is slated for the development of 364 single-family residential structures, all of which will require access to the City's sanitary sewer system.

Key aspects of this Amendment include:

- **Expansion of Services:** It provides a mechanism to extend City sanitary sewer services to the new Navarro Ranch Addition (Kohlenberg Tract), integrating it with the original Developer Property and the overall Project.
- **Infrastructure Upgrades:** The Amendment specifically modifies the existing agreement to include the necessary expansion of the Navarro Ranch Lift Station (by adding a third 1,939 gpm pump) and the addition of a new 12-inch force main parallel to the existing 12-inch force main. These improvements are vital for facilitating the City's provision of services in the broader sewer shed area.
- **Cost Sharing and Reimbursement:** The agreement outlines a framework for the Developer to fund the initial construction of these upgrades, with the City being responsible for the upsizing costs in excess of the Development's immediate need. Reimbursement to the Developer for these upsizing costs will be made through impact fees collected from the development.
- **Oversight:** The Amendment details the engagement of a Texas-registered professional engineer (the "Project Engineer") by the Developer to oversee preliminary design, final design, bidding, surveying, construction administration, and warranty inspection, ensuring adherence to City standards and applicable regulations.
- **Dedication of Infrastructure:** Upon completion and acceptance, all constructed offsite and onsite utility infrastructure will be dedicated, granted, and conveyed to the City, becoming City-owned, operated, and maintained.

Procurement Methodology & Funding Source

This resolution has no fiscal impact. Reimbursement to the Developer for sanitary sewer upsizing costs will be made through impact fees collected from the development.

Staff Recommendation

Staff recommends the approval of the First Amendment to the Capital Improvement Agreement for Sanitary Sewer Service – Navarro Ranch Addition (Kohlenberg Tract)

ATTACHMENT

1. 2025.07.15 Resolution Navarro Ranch Addition