



REIMBURSEMENT AGREEMENT

Burleson West Business Park Lift Station and Force Mains
April 17, 2023

KEY ELEMENTS OF DEVELOPMENT

CHISHOLM SUMMIT MASTER PLANNED COMMUNITY

- Approximately 915 acres
- 3,065 Residential Units

FUTURE BUSINESS PARK

- Approximately 92 acres
- Potential office / medical use
- Direct access to Chisholm Trail Parkway

CH. 380 ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT

- Developer designs all public infrastructure
- City Council approves and reimburses developer for design
- Funding from combination of 4A funds and Water/Sewer Bonds



PROJECT UPDATE

- **SANITARY SEWER DESIGN REACHED APPROXIMATELY 85% COMPLETION BY THE END OF 2022**
- **RECENT DEVELOPMENT ACTIVITY AND MOMENTUM SUPPORT A LARGER LIFT STATION AND ASSOCIATED FORCE MAINS DUE TO**
 - More dense/intense development in Hooper Business Park moving forward generates larger sewer flows than initially anticipated
 - Progressing conversations with City of Fort Worth on adjacent 130 acres being relinquished from their ETJ - if developed, a portion of the 130 acres could be served by this lift station
 - Pending petition from an additional property owner in the Fort Worth ETJ to be released - if approved and developed, this might also result in additional flow



CONSIDERATIONS

- **UNKNOWNNS**

- Potential ETJ releases
- Additional proposed developments

- **POTENTIAL IMPACTS**

- Future expansion of lift station to accommodate additional flow can result in higher construction costs
- Force mains are planned within Lakewood Dr. - future expansion disrupts traffic and higher construction costs if force main sizes increase due to additional flow

NOW IS THE LEAST DISRUPTIVE AND COSTLY OPPORTUNITY TO CHANGE THE SIZE OF CORRESPONDING FORCE MAINS AND GRAVITY SEWER



REQUESTED ACTION AND SCHEDULE

- **SEEKING A RESOLUTION TO AUTHORIZE \$162,000 FOR SEWER DESIGN MODIFICATION**
- **SCHEDULE**
 - Design anticipated to be completed July 2023
 - Public construction bidding anticipated July/August 2023
 - Construction completion anticipated summer 2024

TO BE FUNDED BY WATER/SEWER BOND FUNDS



OPTIONS

RECOMMENDED



**APPROVE A RESOLUTION
AUTHORIZING THE
REIMBURSEMENT OF \$162,000**



**DENY A RESOLUTION
AUTHORIZING THE
REIMBURSEMENT OF \$162,000**

