

CHISHOLM SUMMIT

Lakewood Drive Construction

City Council

October 3, 2022

HISTORY

JULY 2020

- Council created a Master Planned Communities Policy
- Established guidelines and criteria for City participation and incentives

MAY 3, 2021

- Financial analysis presented to city council with net positive impact for Chisholm Summit development
- Development projected to add over \$1 billion in new value over 20 years
- For every \$1.00 of participation, the City is projected to receive a return of \$1.66

JUNE 7, 2021

- Chapter 380 and economic development and performance agreement approved by City Council
- Contract approved by City Council for the purchase of 92 acres for future office / medical park



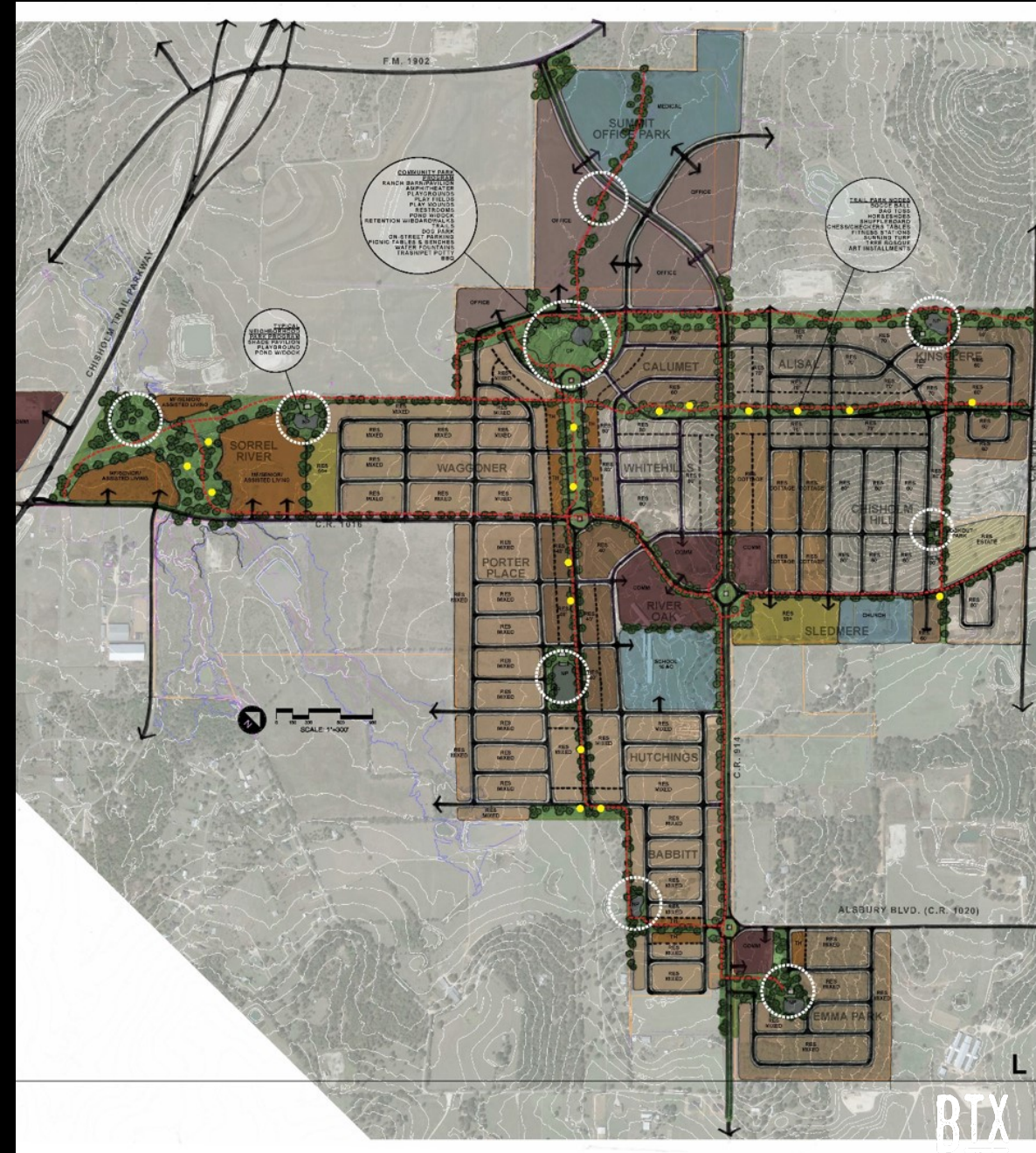
HISTORY

SEPTEMBER 20, 2021

- Approval of reimbursement resolution to R.A. Development for design of paving and sanitary sewer improvements
- Approval of contract for design review of the paving and sanitary sewer improvements with Kimley Horn Associates for the

OCTOBER 18, 2021

- Approval of the design of Phase 1 gravity sewer construction
- Approval of community facilities contract with R.A. Development for the construction of Phase 1 gravity sewer construction
- Approval of reimbursement resolution to R.A. Development for Phase 1 gravity sewer construction
- Approval of MOU with R.A. Development for construction inspection pursuant to the Chapter 380 agreement
- Approval of contract for inspection services of the construction of Phase 1 gravity sewer construction with Teague, Nall and Perkins



KEY ELEMENTS OF DEVELOPMENT

CHISHOLM SUMMIT MASTER PLANNED COMMUNITY

- Approximately 1,000 acres
- 3,000 Residential Units
- Over 10 miles interconnected Trail System
- 102 acres dedicated park land

FUTURE BUSINESS PARK

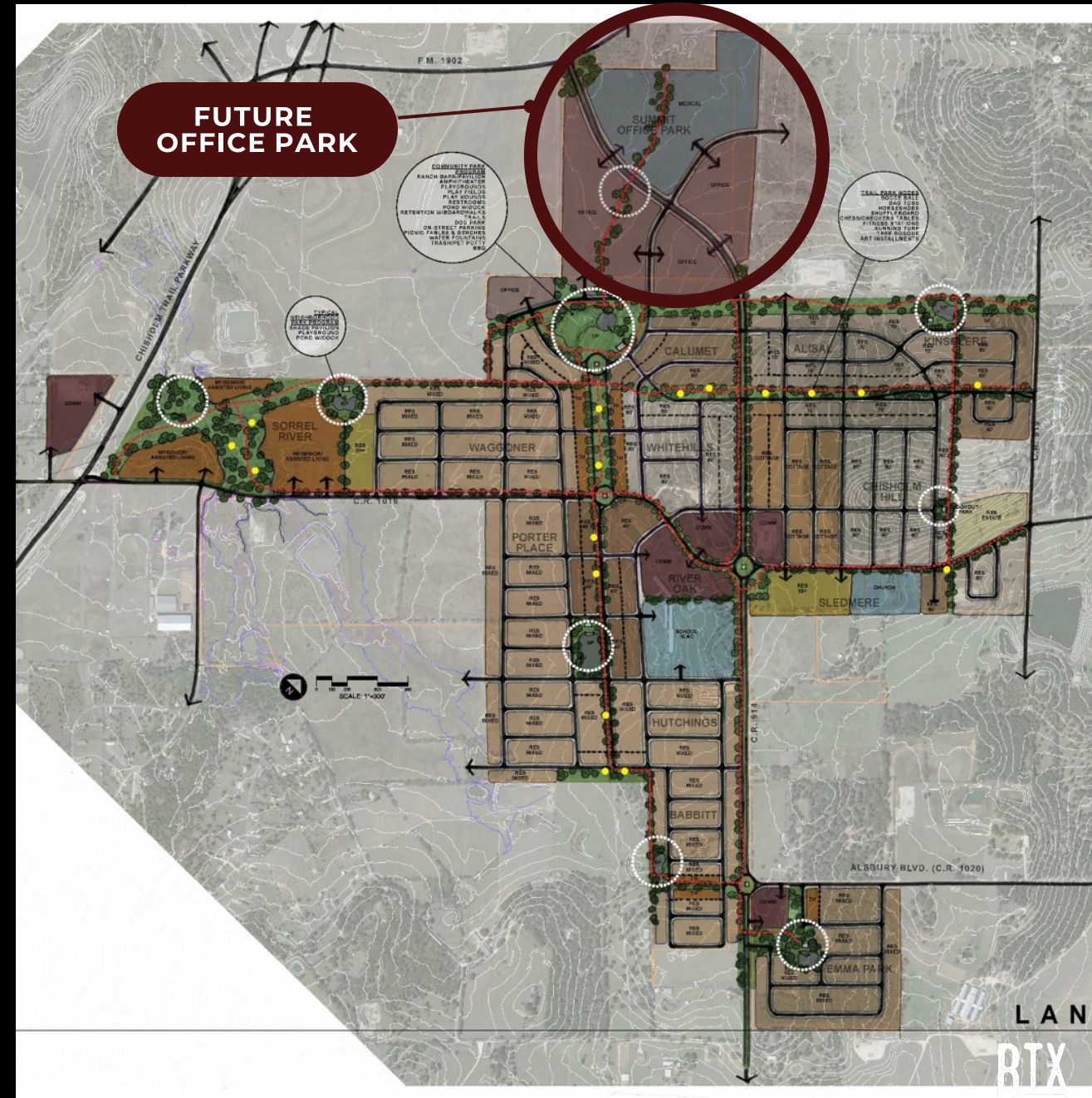
- Approximately 106 acres
- Potential office / medical use
- Direct access to Chisholm Trail Parkway



DEVELOPER OBLIGATIONS

Per terms of Chapter 380 Agreement

- **ANNEXATION OF DEVELOPMENT IN PHASED APPROACH**
- **DEDICATE 3-ACRE TRACT FOR PUBLIC SAFETY FACILITY**
- **COORDINATE DESIGN AND CONSTRUCT ALL PUBLIC INFRASTRUCTURE**
- **DONATE REQUIRED ROW FOR ROADWAY THROUGH DEVELOPMENT**
- **COORDINATE PID CONSTRUCTION ACTIVITIES**
- **FOLLOW ALL LOCAL, STATE, AND FEDERAL GUIDELINES REQUIRED FOR ALL PROPOSED IMPROVEMENTS**



CITY PARTICIPATION

Sewer Improvements

PHASE 1

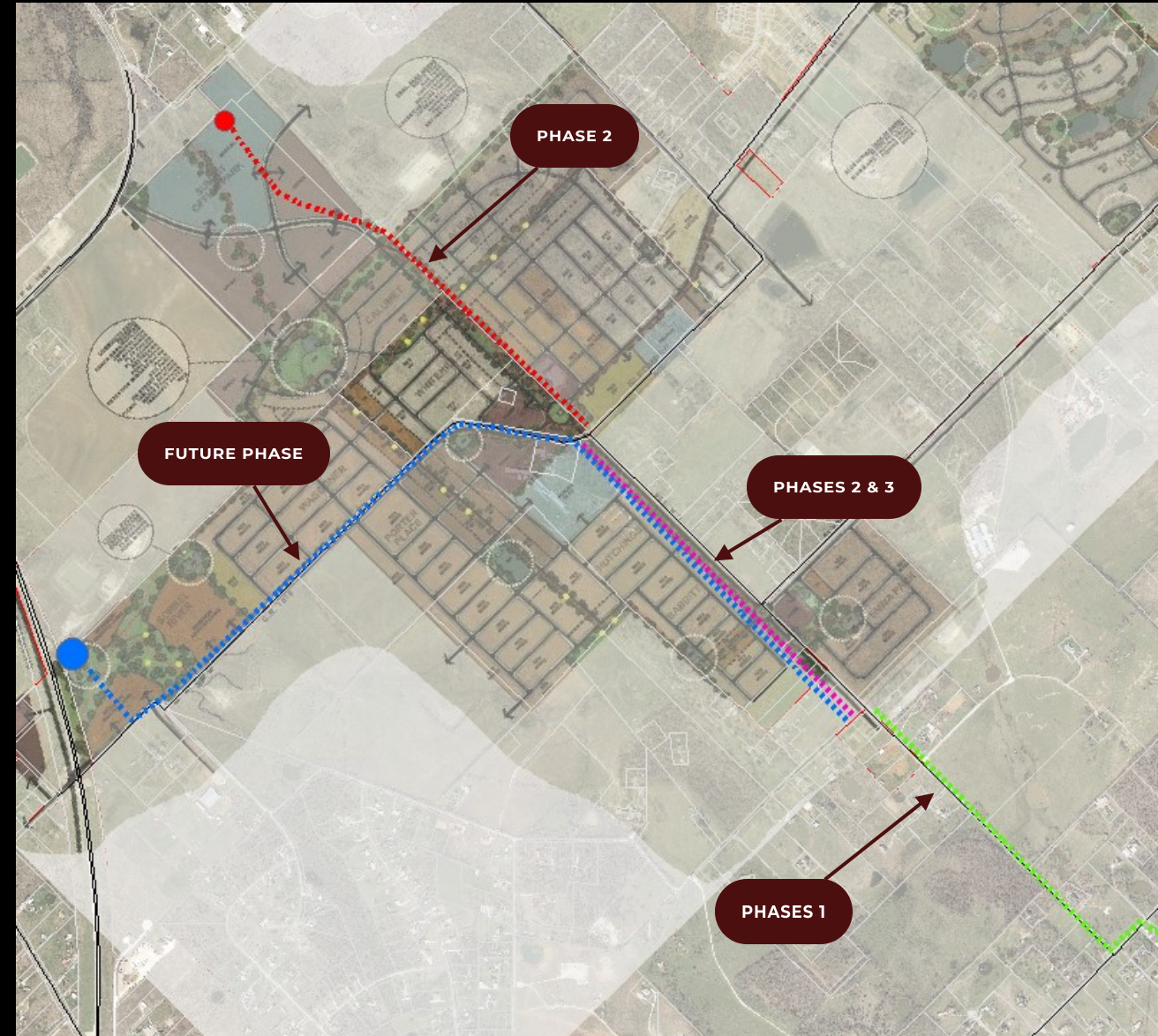
- Gravity sewer from Mockingbird Lane to CR 914A

PHASES 2 & 3

- Lift station near FM 1902
- Two force mains
- Gravity sewer to lift station

TOTAL CONTRIBUTION

- Approximately \$8 million in developer reimbursements (W/S Bond Funds)



CITY PARTICIPATION

Roadway Improvements

PHASE 1 - LAKEWOOD DRIVE

- 4-lane divided arterial
- CR 1016 to FM 1902

PHASES 2 & 3 - LAKEWOOD DRIVE

- 4-lane divided arterial
- CR 1020 to CR 1016

TOTAL CONTRIBUTION

- Approximately \$35 million budgeted from 4A funds

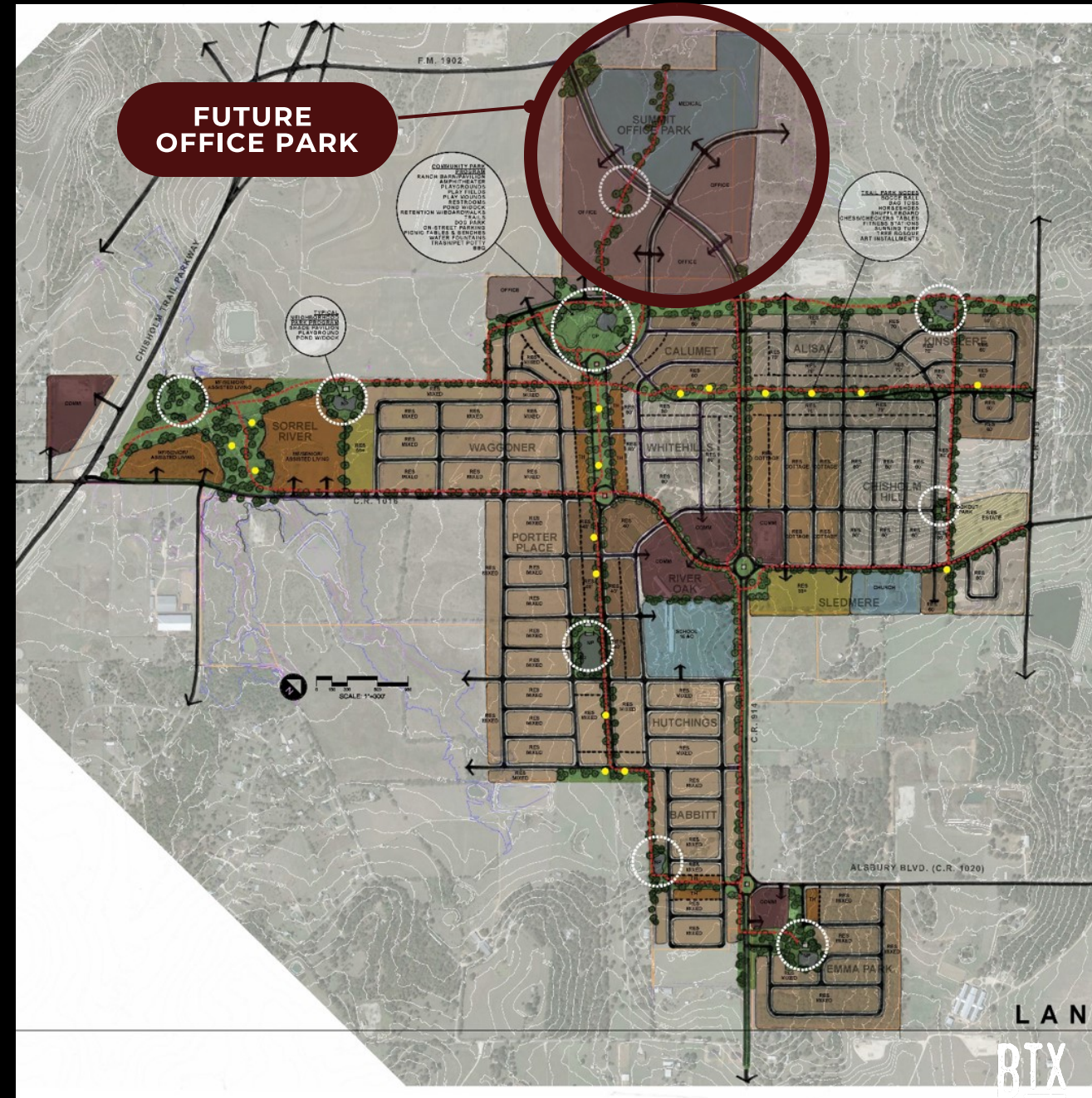


ITEMS FOR CONSIDERATION

Item 8.E

APPROVAL OF ROADWAY DESIGN

- Final approval of roadway and drainage design for Lakewood Drive
- Requires as part of terms of 380 agreement

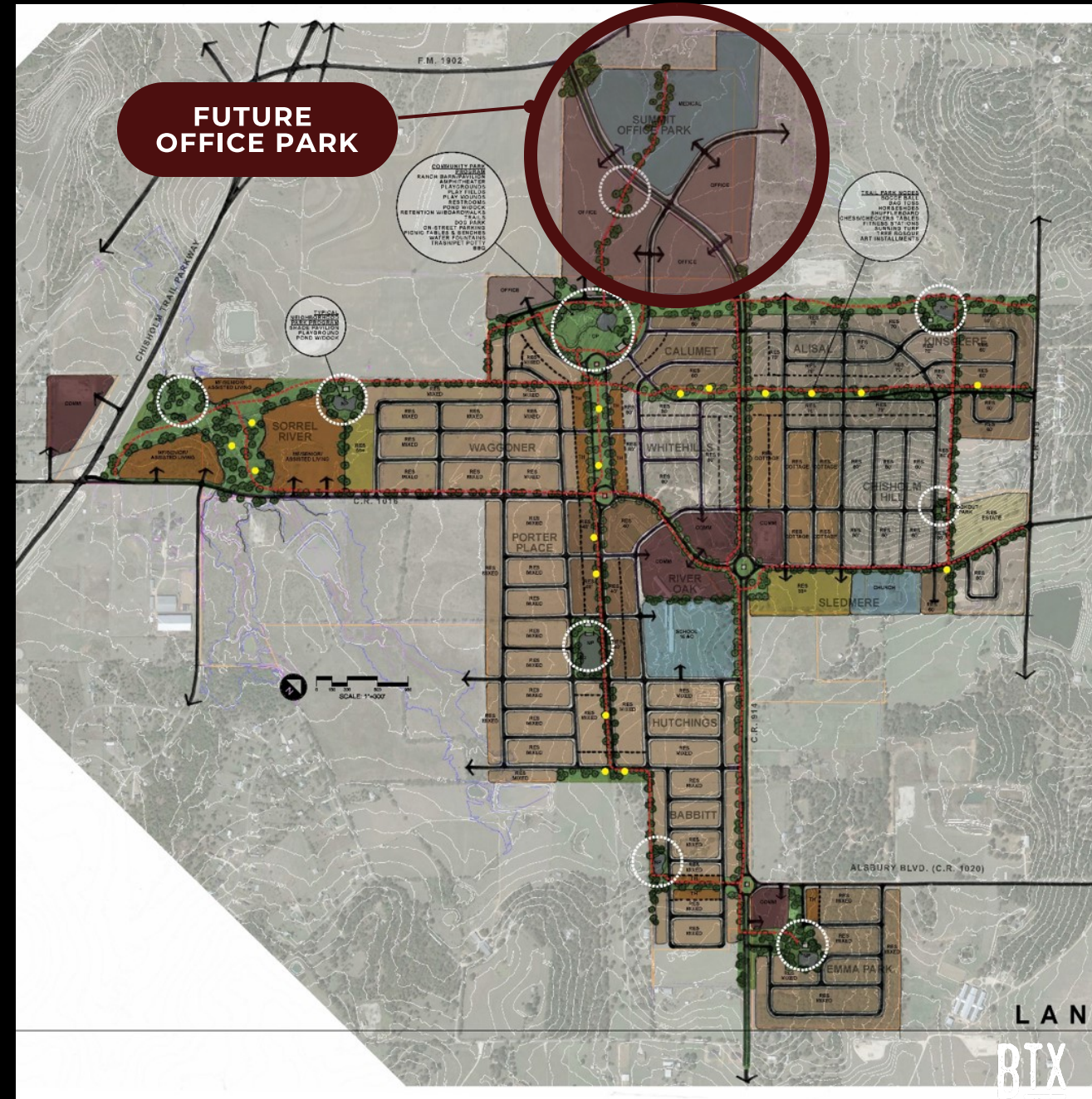


ITEMS FOR CONSIDERATION

Item 8.E

PHASES 1 - 3 REIMBURSEMENT OF LAKEWOOD DRIVE CONSTRUCTION COSTS TO DEVELOPER

- \$17,980,956.61 - approximately 8,800 linear feet (4A Funds)
- Includes \$2,996,826.10 contingency
- Does not include landscaping and street lighting (to be bid at a later date)

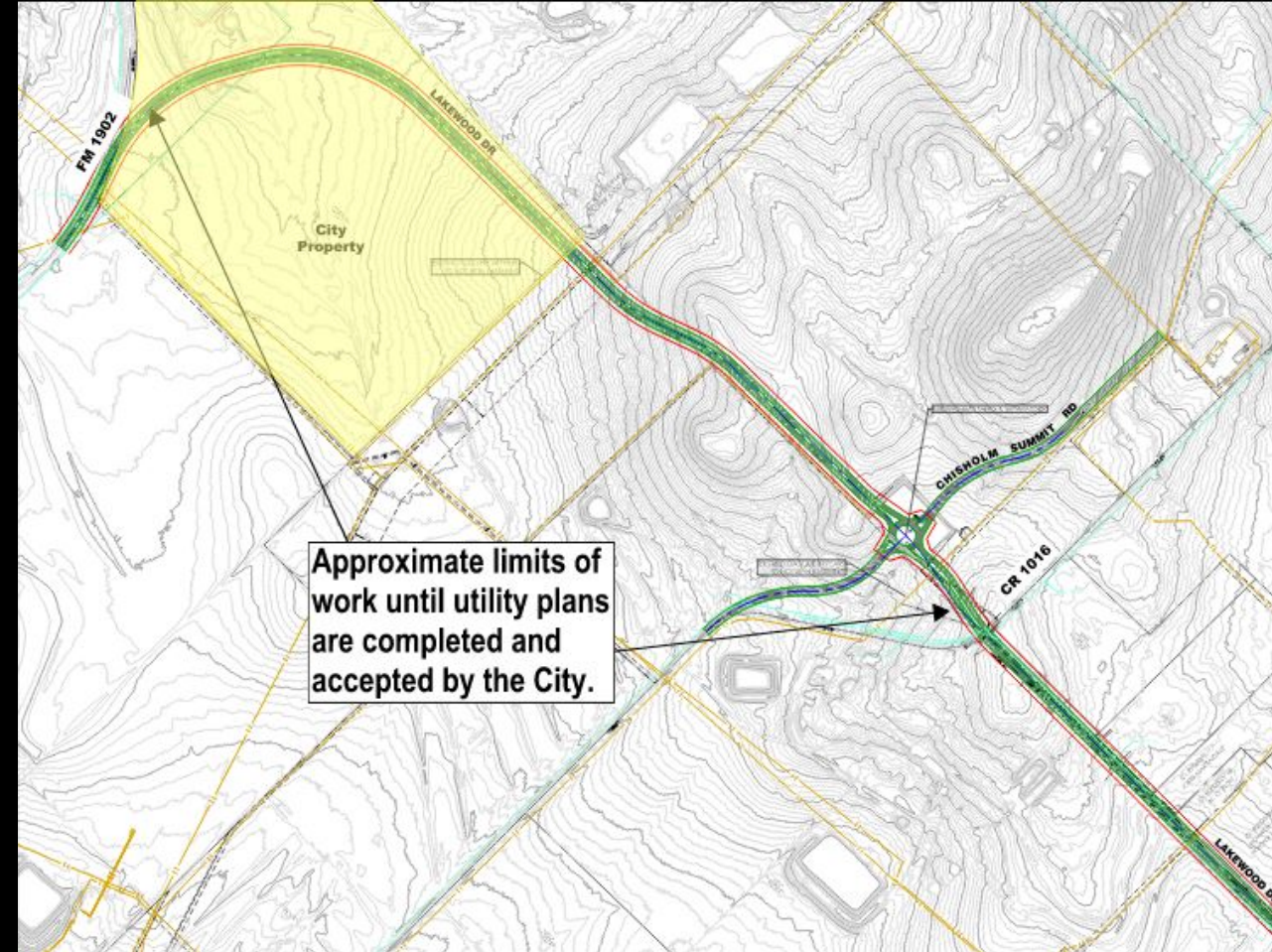


ITEMS FOR CONSIDERATION

Item 8.E

LIMITED AUTHORIZATION FOR CONSTRUCTION OF LAKEWOOD DRIVE FROM FM 1902 TO EXISTING CR 1016

- Grading (includes detention pond on city owned property)
- Storm sewer infrastructure associated with Lakewood Drive
- Paving of southeast bound lanes
- Connection to FM 1902 following TxDOT permit issuance

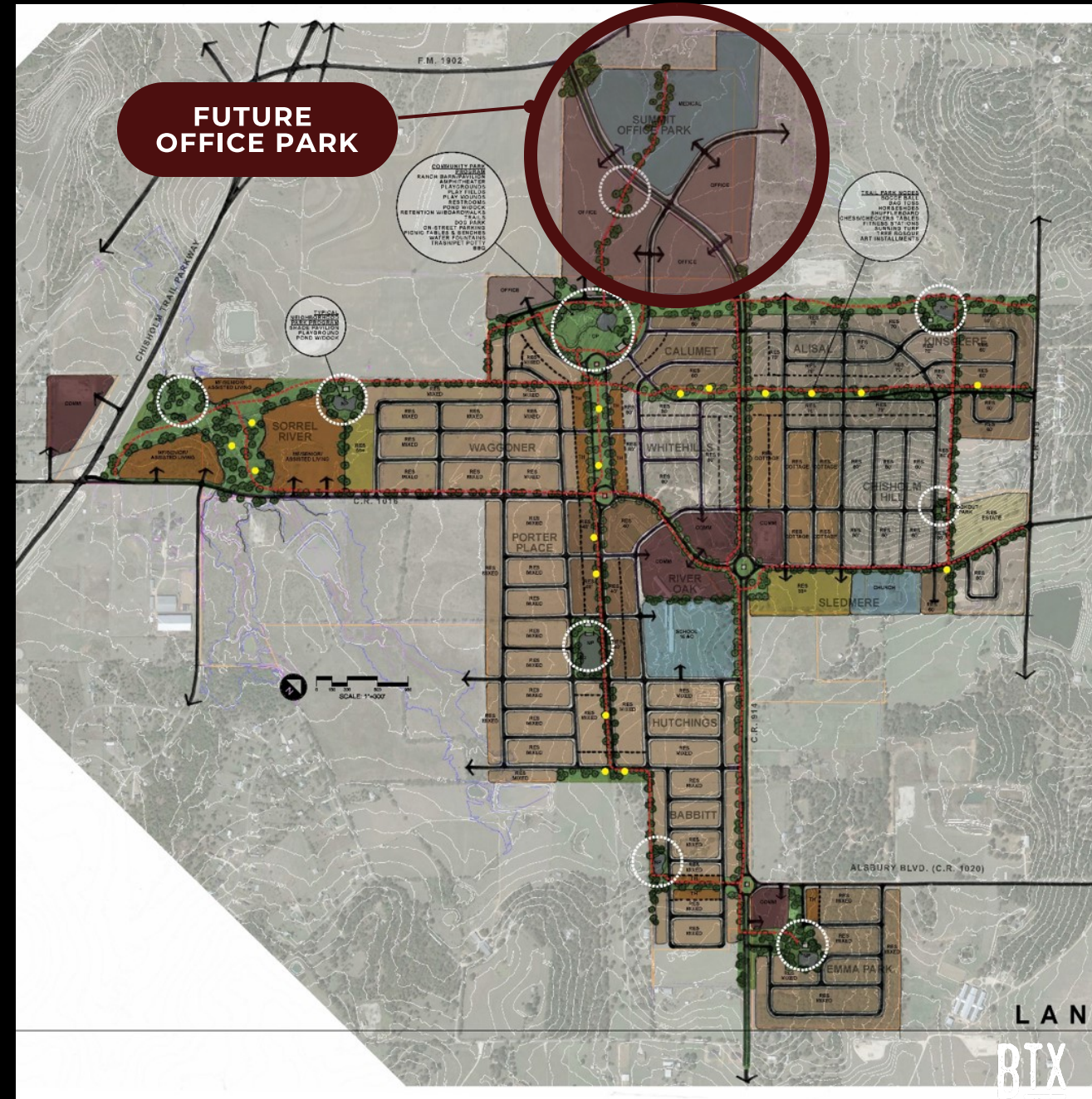


ITEMS FOR CONSIDERATION

Item 8.F

COMMUNITY FACILITIES CONTRACT (CFC)

- Authorize City Manager to execute CFC with developer.
- Agreement between developer and the City
- Guarantees construction per City Standards

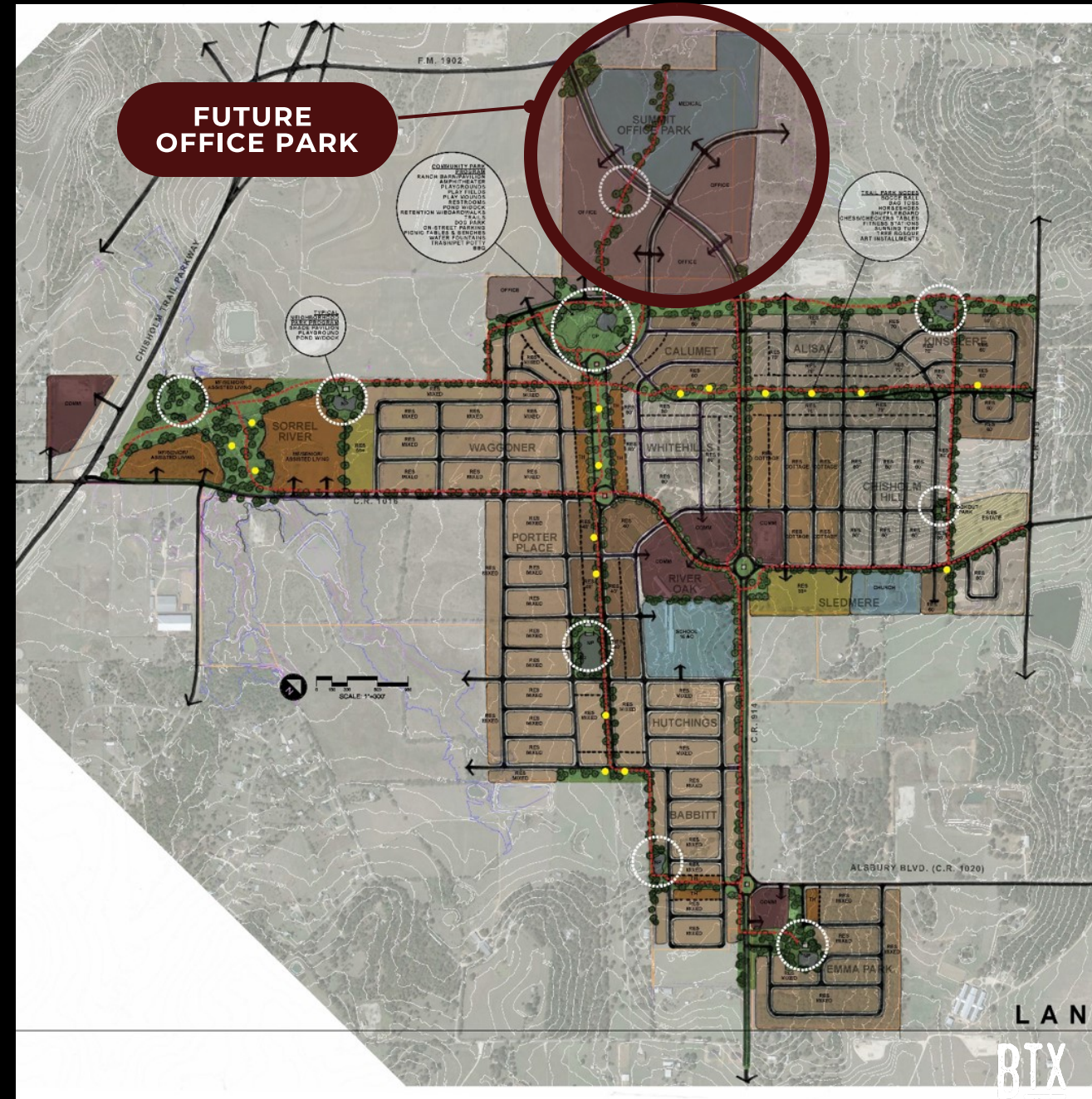


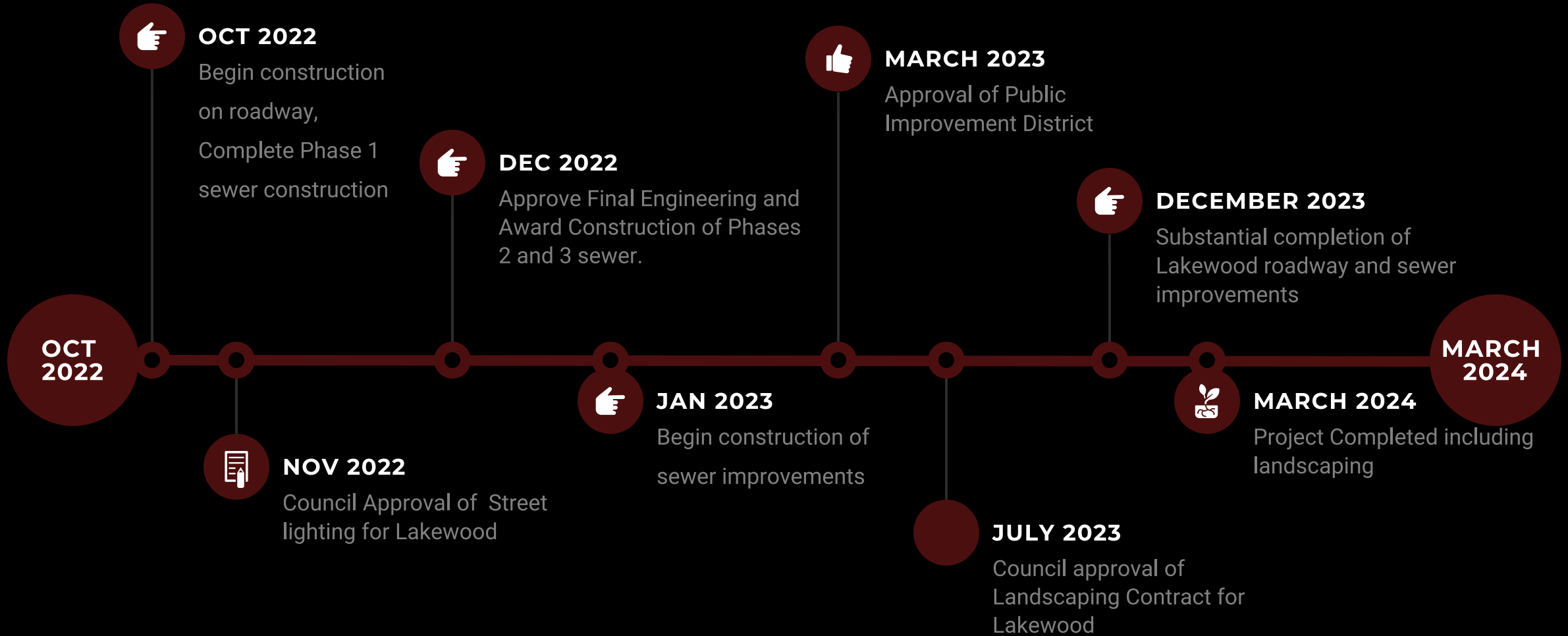
ITEMS FOR CONSIDERATION

Item 8.G

IDENTIFYING FUNDS FOR PHASE 2 & 3 SEWER INFRASTRUCTURE

- Establish a budget of \$6,319,833.10 for Phase 2 & 3 Infrastructure Construction
- Action does not obligate city to expend funds
- Infrastructure must be bid and appear before City Council for consideration



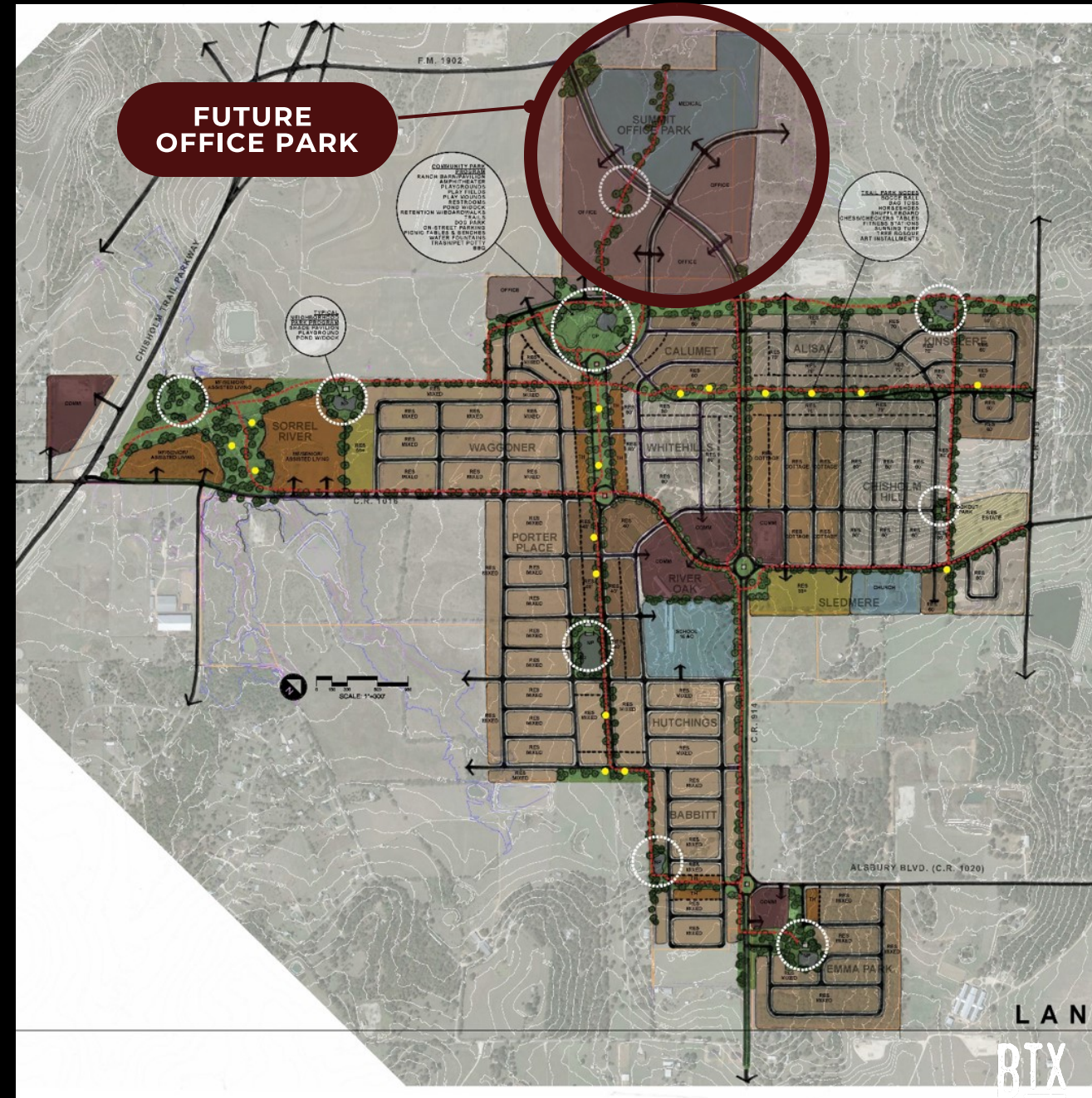


BUDGET - \$35M

CONSTRUCTION COSTS

- \$17,980,956.61 - approximately 8,800 linear feet (4A Funds)
- \$2.5M (estimated landscape costs)
- \$3.5M (estimated street lights/burying overhead electric)
- \$1.0M (Hooper Business Park detention pond)

ESTIMATED PROJECT COST - \$25M



OPTIONS

Resolution for approval of Design, Reimbursement and Limited Authorization - ITEM 8.E

RECOMMENDED



APPROVE A RESOLUTION APPROVING THE FINAL DESIGN OF THE ROADWAY IMPROVEMENTS FOR LAKEWOOD DRIVE, AUTHORIZING THE REIMBURSEMENT OF R.A. DEVELOPMENT, LTD., FOR ROADWAY CONSTRUCTION COSTS AND FOR THE LIMITED AUTHORIZATION FOR GRADING, STORMWATER INFRASTRUCTURE, AND ROADWAY CONSTRUCTION FOR R.A. DEVELOPMENT, LTD., PURSUANT TO AN EXISTING CHAPTER 380 AND ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT IN AN AMOUNT NOT TO EXCEED \$17,980,957.00, INCLUDING CONTINGENCY



DENY A RESOLUTION APPROVING THE FINAL DESIGN OF THE ROADWAY IMPROVEMENTS FOR LAKEWOOD DRIVE, AUTHORIZING THE REIMBURSEMENT OF R.A. DEVELOPMENT, LTD., FOR ROADWAY CONSTRUCTION COSTS AND FOR THE LIMITED AUTHORIZATION FOR GRADING, STORMWATER INFRASTRUCTURE, AND ROADWAY CONSTRUCTION FOR R.A. DEVELOPMENT, LTD., PURSUANT TO AN EXISTING CHAPTER 380 AND ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT IN AN AMOUNT NOT TO EXCEED \$17,980,957.00, INCLUDING CONTINGENCY



OPTIONS

Community Facilities Contract - ITEM 8.F

RECOMMENDED



APPROVE A COMMUNITY FACILITIES CONTRACT WITH RA DEVELOPMENT, LTD, FOR THE CONSTRUCTION OF APPROXIMATELY 8,800 LINEAR FEET OF LAKEWOOD DRIVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACT ON BEHALF OF THE CITY



DENY A COMMUNITY FACILITIES CONTRACT WITH RA DEVELOPMENT, LTD, FOR THE CONSTRUCTION OF APPROXIMATELY 8,800 LINEAR FEET OF LAKEWOOD DRIVE AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACT ON BEHALF OF THE CITY



Resolution Identifying funds for Sewer Construction - ITEM 8.G



**DENY A RESOLUTION
IDENTIFYING FUNDS
ASSOCIATED WITH PHASE 2
SEWER INFRASTRUCTURE
DESIGN AND CONSTRUCTION
IMPROVEMENTS PURSUANT TO
THE CHAPTER 380 ECONOMIC
DEVELOPMENT AND
PERFORMANCE AGREEMENT FOR
THE CHISHOLM SUMMIT
DEVELOPMENT**

