



Item Brief

Meeting Date

March 24, 2026

Agenda Item

Discuss and consider action: Resolution No. R2026-15: E. Belaj

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AUTHORIZING PAYMENT IN THE AMOUNT OF \$155,950 TO MERITAGE HOMES OF TEXAS, LLC PURSUANT TO THE DEVELOPER PARTICIPATION AGREEMENT FOR THE CREEKFALL PHASE 3 WATER AND SEWER MAIN OVERSIZING PROJECT; AND PROVIDING AN EFFECTIVE DATE

Information

The City of Burnet previously entered into a Developer Participation Agreement with Meritage Homes of Texas, LLC related to the development of Creekfall Phase 3. As part of the agreement, Meritage Homes installed water and sewer infrastructure that was oversized beyond the capacity required for the subdivision itself.

Oversizing infrastructure during construction allows the City to increase long-term system capacity and avoid the need for future replacement or parallel infrastructure when adjacent areas develop. The agreement established the City's responsibility to participate in the cost difference between the standard infrastructure required for the development and the larger infrastructure needed to support future growth.

The oversizing work has now been completed, and per the agreement, payment is now due.

Fiscal Impact

The City's participation amount for the oversizing improvements is \$155,950, as identified in the executed Developer Participation Agreement.

Recommendation

Staff recommends approval of Resolution No. R2026-15 as presented.

RESOLUTION NO. R2026-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AUTHORIZING PAYMENT IN THE AMOUNT OF \$155,950 TO MERITAGE HOMES OF TEXAS, LLC PURSUANT TO THE DEVELOPER PARTICIPATION AGREEMENT FOR THE CREEKFALL PHASE 3 WATER AND SEWER MAIN OVERSIZING PROJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Burnet entered into a Developer Participation Agreement with Meritage Homes of Texas, LLC to construct and oversize certain water and sewer infrastructure associated with the Creekfall Phase 3 subdivision; and

WHEREAS, the agreement provides that the City will participate in the cost of oversizing the water and sewer mains to provide additional capacity to serve future development and public infrastructure needs; and

WHEREAS, the City's participation amount for the oversizing improvements is \$155,950, as identified in the agreement; and

WHEREAS, the required improvements have been completed and payment is now due in accordance with the terms of the Developer Participation Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AS FOLLOWS:

Section One. Findings. The recitals set out above are hereby approved and incorporated herein for all purposes.

Section Two. Authorization. The City Council hereby authorizes payment in the amount of \$155,950 to Meritage Homes of Texas, LLC pursuant to the Developer Participation Agreement for the Creekfall Phase 3 Water and Sewer Main Oversizing Project.

Section Three. Authorization. The City Manager is authorized and directed to take those actions that are reasonably necessary to facilitate the purpose of this Resolution.

Section Four. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

Section Five. Effective Date. That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED on this the 24th day of March 2026.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary