



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78620**

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**Submitted By:** Ginger Faught, Deputy City Administrator

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**Council Meeting Date:** June 8, 2021

**Agenda Item Wording:** **Discuss and consider approval of a Wastewater Service and Fee Agreement between the City of Dripping Springs and Blue Ridge 3, LLC regarding the Blue Ridge Office Park.**

**Agenda Item Requestor:** Ginger Faught, Deputy City Administrator

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**Summary/Background:** This Wastewater Service Agreement addresses wastewater service for the proposed Blue Ridge Office Park located at 26228 RR 12 and Blue Ridge Drive (hereafter “Blue Ridge”). The Owner is Blue Ridge 3, LLC (“Owner”) The proposed agreement is based on our standard wastewater agreement. Salient points of the proposed Agreement are listed below.

- 1) LUEs made available to Blue Ridge Tract
  - a. 4 LUEs for office buildings
  - b. LUEs are immediately available
- 2) Facilities and easements
  - a. Owner pays all costs of building onsite and offsite facilities to connect.
  - b. After offsite facilities are built, they will be conveyed to the City.
  - c. Owner acquires all necessary easements at Owner’s cost.
- 3) Deadlines:
  - a. LUE’s are reserved for two years only. Owner must connect by that time.
- 4) Circumstances that result in loss of LUEs and impact fees refunded upon receiving impact fees from others:
  - a. Failure to meet deadlines specified above.
  - b. Failure to make required payments.
- 5) Payments – Developer must pay the following
  - a. Impact Fees
    - i. Due within 90 days of the effective date of the agreement.
    - ii. Refundable only if not used and recovered from another customer.

- b. Reservation Fees
  - i. \$50/month/LUE is due beginning the first day of the month after the Effective Date
- c. Owner pays for City inspection and review and legal fees.

**Attachments:** 1. WW Agreement

**Next Steps/Schedule:** If approved, execute agreement and file with city record.