



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

Submitted By: Ginger Faught, Deputy City Administrator

Council Meeting Date: June 4, 2024

Agenda Item Wording: Supplemental Wastewater Agreement between The City of Dripping Springs and Development Solution Carter for The Ranch at Caliterra *Sponsor: Mayor Bill Foulds*

Agenda Item Requestor: Mayor Bill Foulds, Jr.

Summary/Background:

This Supplemental Agreement is between the City and Development Solutions CARTER, LLC (“Owner”).

This agreement resolves some outstanding issues between the City and the Owner, who is the developer of the Carter tract.

Owner desires to start construction on the site. Although the original wastewater agreement had several back-up plans for wastewater in the event that the Discharge Permit was delayed, nobody anticipated the lengthy delay that has actually occurred. Because of the extreme delay of the appeal of the City’s Discharge permit, the City cannot accommodate the Carter development without additional 210 beneficial reuse land and storage.

The Agreement requires the Owner to do the following:

1. Design and build facilities (fields and storage) on Carter Ranch that will allow the beneficial reuse (under Chapter 210 of the TCEQ Rules) for 50,000 gpd (“Beneficial Reuse Facilities”). These Beneficial Reuse Facilities will be available for use by the City.
2. Revise the construction plans to include the Beneficial Reuse Facilities.

In exchange, the Agreement requires the City to do the following:

1. Issue a mass-grading permit, schedule a pre-construction meeting for the mass-grading activities, and allow the grading activities that are authorized by the mass-grading permit.
2. Hold a pre-construction meeting with the Owner.
3. Not prohibit any activity on Carter Ranch based on there not being wastewater service available.

4. Allow construction of public infrastructure to commence as long as all non-wastewater requirements are satisfied.

**Commission
Recommendations:**

N/A

**Recommended
Council Actions:**

Approve as presented.