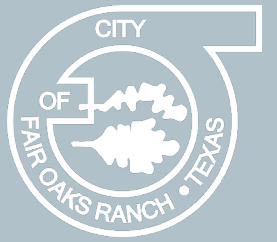


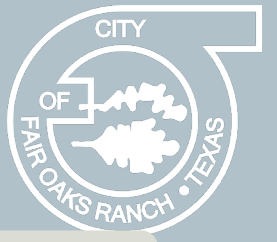
# Utility Service Agreement



May 1, 2025

Grant Watanabe, P.E., CFM  
Director of Public Works

# Property Overview



Location: 29580 Ralph Fair Road (Corley Tract)



Size: 80.69 acres (part of 160-acre tract)



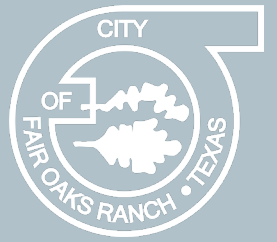
Current Zoning: Neighborhood Residential  
Mixed Use Village  
Logistics



The parcel is not within any entity's Certificate of Convenience and Necessity (CCN).



City's Water, Wastewater and Reuse Master Plan identifies a total of 215 future water/wastewater connections for the Tract



# Summary of Recent Actions

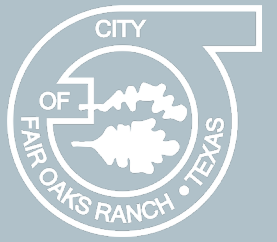
- **August 30, 2024** – Developer formally requested incorporation of the parcel in the City's CCNs
- **October 17, 2024** – City Council approved incorporation into CCNs, contingent on approval of a Master Development Plan (MDP) reflecting a maximum of 139 LUEs(water) and 137 LUEs (wastewater)
- **November 14, 2024** – P&Z Commission recommended approval of the MDP
- **December 5, 2024** – City Council approved the MDP with a condition that the Developer enter into a Utility Service Agreement to memorialize the following:
  - Number of units (LUEs)
  - All fees related to water and wastewater service
  - Any cost-sharing arrangement for off-site infrastructure





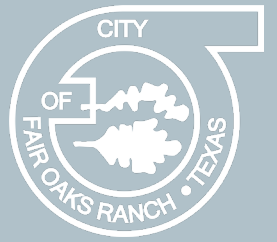


# Utility Service Agreement



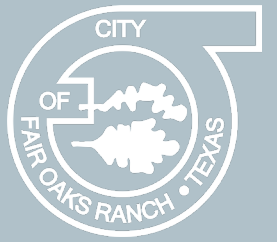
- Term:
  - Seven (7) years, unless extended by mutual agreement between the City and Developer
  - If development starts within seven (7) years, the term automatically extends to 15 years or the date of conveyance of all lots, whichever occurs earlier
- CCN Incorporation
  - Upon execution of the USA, the City shall complete all required steps to file with the Public Utility Commission of Texas to incorporate the parcel into its CCNs

# Utility Service Agreement



- Water Capacity
  - City shall provide water service for 139 LUEs
  - Builders shall pay the current impact fee of \$8,670.33 per LUE at the time construction permits are pulled for each residential unit or commercial building (total of \$1,205,175.87)
  - Developer shall pay the City a one-time water replacement charge (\$57,475) at the time of Phase 1 Final Plat approval to offset the cost of obtaining future water supply
  - Developer shall pay a monthly water reservation fee if the Phase 1 Final Plat is not submitted within 18 months of the effective date of the agreement to cover the City's cost of reserving water from GBRA.
  - Developer is responsible for costs associated with on-site water infrastructure

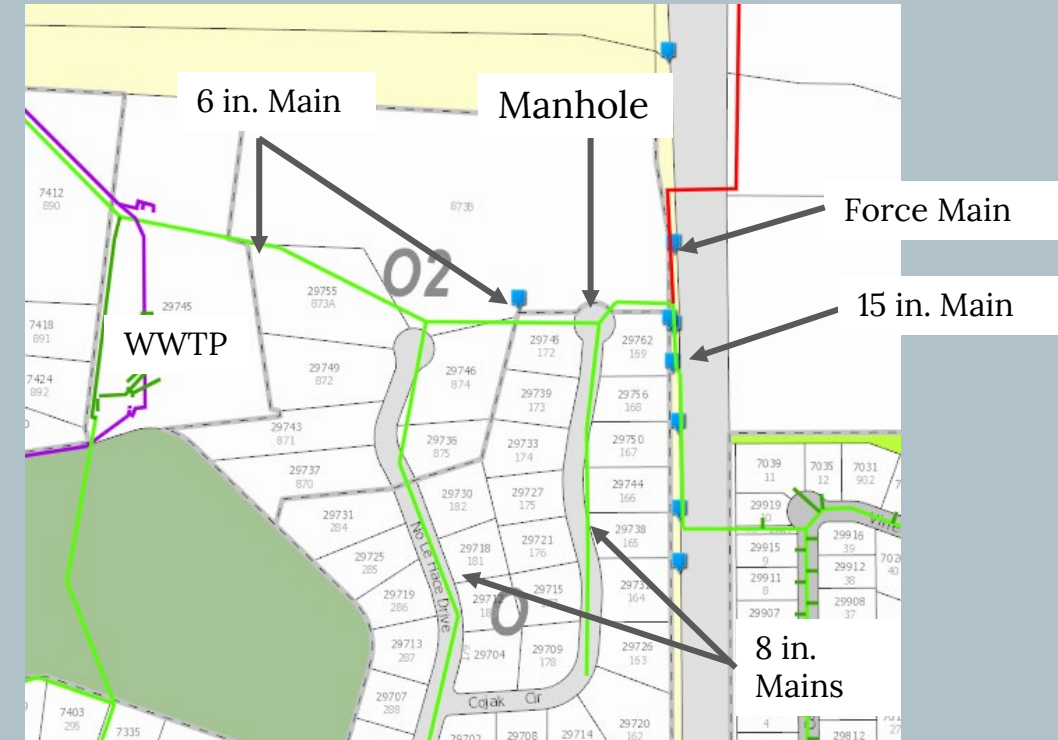
# Utility Service Agreement



- Wastewater Capacity
  - City shall provide wastewater service for 137 LUEs
  - Builders shall pay the current impact fee of \$6,068.64 per LUE at the time construction permits are pulled for each residential unit or commercial building (total of \$831,403.68)
  - Developer is responsible for all costs associated with on-site wastewater infrastructure

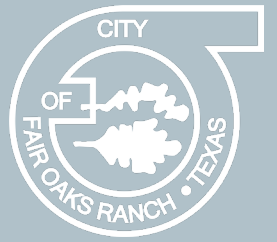
# Utility Service Agreement

- Off-site Infrastructure
  - Developer is responsible for all costs to extend the 8-inch water main and 8-inch sewer main from The Arbors to the development
  - Developer is responsible for all costs to upgrade the Cojak Circle manhole and install a new 12-inch sewer main between the manhole and WWTP

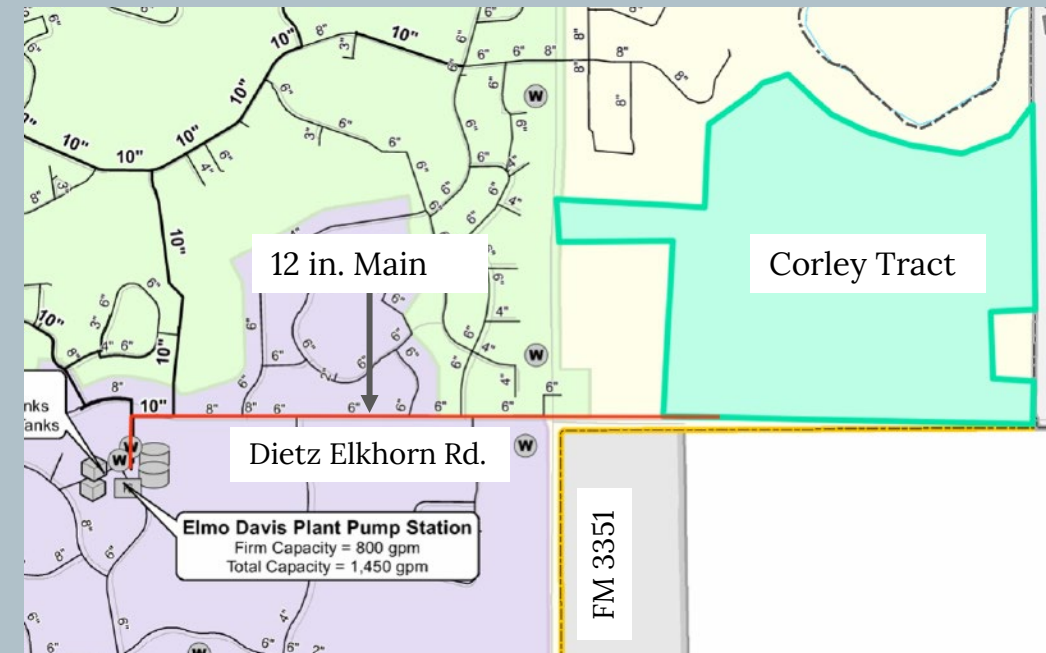




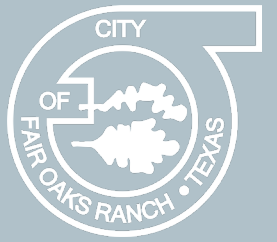
# Utility Service Agreement



- Off-site Infrastructure
  - Developer and City to cost-share construction of a new 12-inch water main from the Elmo Davis water plant to the development (25% Developer and 75% City)
  - Developer to complete design with 90 days
  - City to joint-bid new 12-inch water main with Dietz Elkhorn (East) Reconstruction project



# Summary



The Utility Service Agreement will benefit both parties:

- Developer
  - Secures water and wastewater service for the parcel
- City
  - Full cost of Cojak Circle Manhole and Sewer Upgrade project covered
  - Portion of cost to extend water infrastructure to eastern side of City covered
  - Ensures water line is installed in conjunction with road reconstruction
  - Loops water system to increase system resiliency
  - Manages the physical development of the City in accordance with the Comprehensive Plan and Water, Wastewater and Reuse Master Plan