



AGENDA ITEM ANALYSIS

Project/Issue Name: 26-33 An Ordinance Approving Execution of a Developer Agreement for Tiger Creek Residential Subdivision for the Upsizing of Watermain Infrastructure.

Submitted By: Jacob Berger, Utility Director

Date: October 6, 2026

Issue Statement

The BUILDS Department is requesting approval authorizing the City Administrator to enter into a Developer's Agreement for water infrastructure improvements associated with the Tiger Creek Subdivision. The Agreement will allow the City to coordinate with the Developer to upsize approximately 1075 linear feet of planned eight-inch (8") water main to twelve-inch (12") water main within Phase 1. The improvements further implementation of the City's adopted Water Master Plan and provide broader benefits to the City's municipal water system.

Discussion and/or Analysis

Tiger Creek is a residential subdivision generally located at the northwest corner of State Highway ZZ and East Hines Street. Phase 1 of the subdivision has received an Infrastructure Construction Permit that includes construction of water-main improvements necessary to serve the development.

The City recently identified an opportunity to coordinate construction of the subdivision's required water infrastructure with planned improvements identified through the City's Water System Master Plan. Rather than installing the permitted eight-inch (8") water main in the southeast portion of the subdivision and potentially replacing or supplementing the infrastructure in the future, the Developer's Agreement allows the upgrade of this portion of the water infrastructure to be constructed initially with twelve-inch (12") water main. The Agreement identifies increased system capacity, redundancy, reliability, advancement of future water-system improvements, and avoidance of later replacement or parallel infrastructure as municipal benefits of the proposed improvements.

The proposed improvement plan includes approximately 1075 linear feet of water main within Phase 1 to be upsized from eight-inch (8") to twelve-inch (12"); this improvement is illustrated on the Tiger Creek Water Main Upgrade Plan.

Under the Developer's Agreement, the City will purchase the waterline materials associated with the upsized improvement. The City will reimburse the Developer for an amount not-to-exceed \$2351.25 for additional aggregate required for the installation and an amount not-to-



exceed \$5274.69 for additional wages and fringe benefits associated with Prevailing Wage for the upsized installation.

The Developer will utilize its construction crews to install the twelve-inch (12") water infrastructure at no additional installation cost to the City, including labor, equipment, overhead, contractor or subcontractor costs. This arrangement allows the City to leverage construction already occurring as part of the subdivision to advance planned municipal water infrastructure while limiting the City's participation primarily to materials and other specifically identified costs.

The Developer will remain responsible for construction and installation of the public improvements in accordance with the approved Infrastructure Construction Permit, Final Plans, applicable City requirements, and the Developer's Agreement. The City will retain its normal inspection, approval, regulatory, and acceptance authority throughout construction.

The proposed arrangement provides the City an opportunity to make a planned water-system improvement concurrently with private development, avoiding the need to return to the area at a later date to replace or construct parallel infrastructure. The resulting twelve-inch (12") water main will provide infrastructure beyond the immediate needs of the subdivision and advance the long-term capacity, reliability, and connectivity of the City's water distribution system.

Recommended Action

Staff is recommending approval of the Developer's Agreement.