

CIP EXPENSE DETAIL

DATE OF COUNCIL CONSIDERATION:
CONTACT DEPARTMENT(S):

3/22/12
Austin Water Utility

SUBJECT. Authorize the negotiation and execution of a developer agreement with D 71, L.P. to reimburse costs to construct an oversized 24-inch water transmission main and appurtenances related to Service Extension Request No. 3046 to provide water service to the 71 Commercial development located at 4650 E. SH 71 for a total reimbursement not to exceed \$1,098,077.50.

CURRENT YEAR IMPACT:

Department:	Austin Water Utility
Project Name:	71 Commercial
Fund/Department/Unit:	3960 2207 7910
Funding Source:	Commercial Paper
Current Appropriation:	1,098,078.00
Unencumbered Balance:	1,098,078.00
Amount of This Action:	(1,098,077.50)
Remaining Balance:	<u>0.50</u>
 Total Amount of this Action	 <u><u>1,098,077.50</u></u>

ANALYSIS / ADDITIONAL INFORMATION: The 71 Commercial development, consisting of approximately 107 acres of land generally located east of Ross Road and south of E. SH 71 (the "Property") within the City of Austin's 2-mile extraterritorial jurisdiction is proposed to include the facilities necessary for a 116,000 sq. ft. retail and 6,000 sq. ft. restaurant development. D 71, L.P. (the "Owner") requested that the Austin Water Utility ("AWU") provide water utility service to the Property as proposed in Service Extension Request No. 3046. Proposed retail water service by the City of Austin is subject to the successful completion of the Property being decertified from the certificate of convenience and necessity of the Garfield Water Supply Corporation by the Texas Commission on Environmental Quality. The Property is within the City's Impact Fee Boundary, the Desired Development Zone, and the Dry Creek South Watershed.

In accordance with Chapter 25-9 of the City Code, the City has asked the Owner to oversize a portion of the water line that provides water to the Property and will serve other properties in the area, as well as improving water pressure and fire flow for the area. In addition, AWU determined that the proposed oversized water improvements are necessary in accordance with the City's long range planning goals for this area.

Under the proposed agreement, the City will reimburse the Owner in accordance with the applicable provisions of Chapter 25-9 of the City Code for costs incurred to construct oversized water improvements.