



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Haberstroh
- ☒ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☐ 5 = Bergmann
- ☐ All

DESCRIPTION:

OVERSIZING OF WATER AND NATURAL GAS MAIN INFRASTRUCTURE FOR WOODS OF BOERNE, UNIT 3.

STAFF'S RECOMMENDED ACTION (be specific)

Authorize the City Manager to contract with the developer of Woods of Boerne, Unit 3 to oversize his project to include extensions of the potable water and natural gas mains to the northern boundary of his property.

SUMMARY

The City's Subdivision Ordinance requires that developers loop their water main infrastructure to existing mains. Champion Heights, Unit 2 is currently in design and needs to connect a water main accordingly. The nearest existing water main is located along Bentwood Drive. However, there is a new water main under construction in Woods of Boerne, Unit 3 that should be complete well before the completion of the Champion Heights, Unit 2 infrastructure. This main is much closer to the perimeter of Champion Heights, so connection to it would be much less expensive for Champion Heights to construct and for the City to maintain.

There was no utility easement within the Woods of Boerne subdivision to facilitate the loop. However, the Woods of Boerne very cooperatively dedicated the necessary easement through a currently proposed corridor that was also intended to be for drainage and a possible walking trail. The only major stipulation was that the Woods of Boerne contractor (currently working on their infrastructure) be the only contractor allowed to work within that easement. Thus, Woods of Boerne would need to stub that main to the common property line, and Champion Heights would need to connect to it to create the "loop".

Champion Heights understands they are responsible for constructing the entire loop, and has submitted construction documents that show the entire extent (including the portion within Woods of Boerne).

On the basis of the above, it appears that the best way to facilitate construction of the main would be for the City to oversize the Woods of Boerne project and for Champion Heights to reimburse the City for our costs. State Law requires that the City contract with the developer (Woods of Boerne) for this

	<p>oversizing project.</p> <p>Assuming Council agrees to go forward with the oversizing, however, we will need to execute a companion agreement with Champion Heights for reimbursement of our costs for the water main (construction cost and easement survey costs).</p> <p>Our request for oversizing also includes the cost of a parallel natural gas main to the common property line. We feel this is a prudent extension at this point because looping of that system may also someday be needed and the cost to install the portion within Woods of Boerne at present is minimal. The subdivision ordinance does not require development to loop the gas main, so that expense would be totally incumbent on the City.</p> <p>Please note that the contractor proposal includes the extension of both utility lines separately. The Council could choose to proceed with either extension or both. It is Staff's recommendation that both extensions be performed at this time.</p>
COST	\$15,227.20 – water, \$8,435.03 – gas (\$23,662.23 TOTAL)
SOURCE OF FUNDS	Utilities operating funds (Water fund to be reimbursed)
ADDITIONAL INFORMATION	Exhibit 1 of 2

This summary is not meant to be all inclusive. Supporting documentation is attached.