



Department Source: City Utilities - Sewer/Stormwater

To: City Council

From: City Manager & Staff

Council Meeting Date: July 7, 2025

Re: Authorizing the acquisition of easements for construction of the Rice Road Private Common Collector Elimination (PCCE) #43 Sanitary Sewer Improvement Project

Executive Summary

Staff has prepared for Council consideration an ordinance authorizing the acquisition of easements necessary for the construction of the Rice Road Private Common Collector Elimination (PCCE) #43 Sanitary Sewer Improvement Project, as shown on the attached diagram. A public hearing was held on December 16, 2024.

Discussion

As shown on the attached Project Graphic, the PCCE #43 Rice Road Sanitary Sewer Improvement project will consist of constructing approximately 460 feet of new gravity sewer main and three (3) new sanitary sewer structures. The proposed project will also include new private service connections and replacement of service laterals as necessary to reconnect the existing laterals to the new sewer main. The proposed sanitary sewer improvement project will eliminate a private common collector sewer that serves five (5) developed properties, plus one (1) undeveloped parcel.

Current policy requires that the temporary and permanent easements necessary for the construction of the project be donated by the property owners of the parcels currently being served by the private common collector sewer. However, the proposed sewer main will also cross a parcel that currently has a service connection to the public sewer, and whose owner would not be required to donate easements. Therefore, in addition to the donated easements, this project will require the acquisition of one (1) temporary construction easement (TCE) and one (1) permanent sanitary sewer easement (PSSE) from one (1) property owner who is not required to donate (2504 Twin Oak Drive). Graphics and legal descriptions of the proposed easements to be acquired are attached.

Construction for the PCCE #43 Rice Road project is expected to take place in fiscal year 2026.

Fiscal Impact

Short-Term Impact: The estimate is \$270,000, to be paid from the Sewer Utility enterprise revenue funds.

Long-Term Impact: Minimal impact on the Sewer Utility's annual operating cost.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Environmental Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
12/16/2024	PH40-24 Public Hearing: proposed construction of the Rice Road Private Common Collector Elimination (PCCE) #43 sanitary sewer improvement project
11/18/2024	R195-24 Setting a public hearing: proposed construction of the Rice Road Private Common Collector Elimination (PCCE) #43 sanitary sewer improvement project.
11/20/2023	R171-23 Authorizing staff to proceed with the preliminary design and expenditure of funds associated with the proposed construction of the Rice Road, Twin Oak Drive, and Boyd Lane Private Common Collector Elimination Project (PCCE) #43; directing that a public hearing be held upon completion of the preliminary plans.

Suggested Council Action

Approval of the ordinance