



Cresandra Hardeman, Chairperson, Place 3
Julie Leonard, Place 1
Anthony Butler, Place 2
Felix Paiz, Place 4
Vacant, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7
Barth Timmerman, Developer Representative

Community Impact Fee Advisory Committee Regular Meeting

Wednesday, March 08, 2023 at 7:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Non-Agenda Item Public Comments (white card): Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person.

Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Board, Commission, or Committee and not to exceed two (2) minutes per person. No Action or Discussion May be Taken during Public Comments on Non-Agenda Items.

To address the Board, Commission, or Committee, please complete the white or yellow card and present it to the City Staff.

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Community Impact Fee Advisory Committee and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chair or a Committee Member; in which event, the item will be removed from the consent agenda and considered separately.

- 1. Consideration, discussion, and possible action to approve the minutes of February 8, 2023, Community Impact Fee Advisory Regular Meeting.**

REGULAR AGENDA

- 2. Consideration, discussion, and possible action on a Roadway Impact Fee district map.**

3. Consideration, discussion, and possible action on Roadway Impact Fee Capital Improvements Projects.

ADJOURNMENT

In addition to any executive session already listed above, the Community Impact Fee Advisory Committee reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, “No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest.”

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no City Council member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the City Council member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, March 3, 2023, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail lalmaraz@manortx.gov

**AGENDA ITEM SUMMARY FORM**

PROPOSED MEETING DATE: March 8, 2023
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes of February 8, 2023, Community Impact Fee Advisory Regular Meeting.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- February 8, 2023, CIF Advisory Committee Regular Session Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee advisory Committee approve the minutes of the February 8, 2023, CIF Advisory Committee Regular Meeting.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



**COMMUNITY IMPACT FEE ADVISORY COMMITTEE
REGULAR SESSION MINUTES
FEBRUARY 8, 2023**

PRESENT:

COMMISSIONERS:

Cresandra Hardeman, Chairperson, Place 3
Julie Leonard, Chair, Place 1 (Absent)
Anthony Butler, Place 2 (Absent)
Felix Paiz, Place 4
Vacant, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7 (Absent)
Barth Timmermann, Developer Representative

CITY STAFF:

Pauline Gray, City Engineer
Scott Dunlop, Development Services Director
Matthew Woodard, Public Works Director
Mandy Miller, Permit Technician

REGULAR SESSION: 7:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Community Impact Fee (CIF) Advisory Committee present, the Regular Session of the Manor CIF Advisory Committee was called to order by Chair Hardeman at 8:24 p.m. on Wednesday February 8, 2023, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak during public comment. Mr. Battaile stated he felt people who visited Manor were wanting to visit a small town. He expressed his concerns with the momentum of growth in Manor. He stated he would like the committee to keep this in mind when discussing roads and how they need to interact and connect.

Joshua Hays, 301 E. Wheeler St., Manor, Texas, submitted a speaker card to speak during public comment regarding general concerns. Mr. Hays expressed his concerns regarding Manor's access to finite resources. He stated the limited resources and the number of people moving into Manor would create a drain on the water, wastewater, and electrical facilities. He stated this factor should be a focus point when considering allowing new development. He also expressed his desire to see more commercial development come to Manor such as bowling centers, movie theaters, and other recreational things.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the minutes of January 11, 2023, Community Impact Fee Advisory Regular Meeting.

MOTION: Upon a motion made by Developer Representative Timmerman and seconded by Commissioner Paiz to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 4-0

REGULAR AGENDA

2. Consideration, discussion, and possible action on a population growth factor.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak on the population growth factor. He expressed his disagreement with the layout of the map presented online. He stated he felt the growth factor voted on at 7% was not a true depiction of the actual growth in Manor.

Engineer Gray announced the City Council will have a Workshop soon with Raftelis. Raftelis is the Rate Consultant working with City Council. They will be evaluating the growth rate. She stated this item was placed on the agenda to inform the committee that the growth rate they voted on may change.

MOTION: Upon a motion made by Commissioner Paiz and second by Development Representative Timmerman to close discussion of Item #2 - population growth factor.

There was no further discussion.

Motion to Close Discussion carried 4-0

No Action was Taken.

3. Consideration, discussion, and possible action on Capital Improvement Project needs.

Director Dunlop informed the audience that this item would be mainly focused around the committee viewing and discussing a map presented by the City Engineer.

Engineer Gray stated she had 2 maps to present to the committee. One map shows water and wastewater as it currently exists, the other shows new proposed items to be added to the water side and the wastewater side.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak on the topic of Capital Improvement Project needs. Mr. Battaile requested clarification on the topic of discussion.

Engineer Gray clarified for the audience that discussion on this item was for water and wastewater impact fees only.

Mr. Battaile withdrew his request to speak on this item.

Engineer Gray presented the water map for review. She explained the newer items on the map. She answered questions from the committee regarding the lift station on Gregg Lane and the tie-in lines that was detailed out on the map.

Engineer Gray fielded questions from the committee regarding the impact of upcoming schools and commercial development in the area.

Director Woodard answered questions from the committee regarding recent water pressure issues. He stated that Manville had some outages with pumps that supply water to three of our subdivisions. EPCOR also had power issues. He assured the committee that the city was able to sustain with the water in our wells.

Discussion was held by the committee regarding the following items:

- Water supplied by Manville
- Population growth setting LUEs
- Impact of increased population
- Cost of ground water storage and pump stations
- Cost of alternative sources outside of our capacity
- Cost of creating Water Treatment Facilities

Engineer Gray Presented the wastewater map for review. She explained the newly added items on the map such as the Cottonwood Plant and some upgrades to lift stations. She stated the main item was the new Regional Wastewater Treatment.

Discussion was held regarding the current and proposed Wastewater Plants. The discussion topics focused on Phase 1 of the Regional Wastewater Plant, expansion of the Cottonwood Plant, and temporary package plant.

Consideration was given to the benefits of creating a Regional Plant which included shared cost with nearby municipalities and the potential additional funding from Texas Water Development Board and other entities.

Engineer Gray answered questions regarding the following:

- Wastewater treatment plant capacity
- Wastewater usage per household
- Estimated cost of wastewater
- Cost of upgrades
- Current studies of evaluation of current facilities
- Phases of transition for the current and proposed plants

Engineer Gray recapped the Land Use Map and the relationship with setting LUEs. She explained how the zoning on the Land Use Map helps us foresee the potential usage of water and wastewater for the development.

MOTION: Upon a motion made by Chair Hardeman and second by Commissioner Paiz to approve item #3: Capital Improvement Project needs

There was no further discussion.

Motion to Approve carried 4-0

4. Consideration, discussion, and possible action on a Roadway Impact Fee district map.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak on the Roadway Impact Fee District Map. Mr. Battaile stated he was confused because the map circulating in the Comprehensive Plan does not match the map presented for this item. He expressed his dislike of the layout of the maps. He stated that he had questions and concerns surrounding the representation of major artery and connection roads on the map.

Engineer Gray presented the Roadway Impact Fee District Map. She explained the layout of the two districts indicated in different colors on the map. She stated it sets the service areas for the roadway impact fees that will be charged to developers.

Engineer Gray reminded the committee of the purpose of Roadway Impact Fees and the projects the fees collected could fund. She reiterated fees collected could not be used to repair already existing streets.

Engineer Gray described the next steps for this item. She stated a list of projects for each service area and their costs would be presented at the next meeting.

Discussion was held. Concerns were expressed regarding setting the districts before knowing what the impact fees would be for each district. It was suggested to wait until the fees were decided in the event the boundaries need to be adjusted.

MOTION: Upon a motion made by Commissioner Paiz and second by Development Representative Timmerman to close discussion on the Roadway Impact Fee Distract Map.

There was no further discussion.

Motion to Close Discussion carried 4-0

No Action was Taken.

ADJOURNMENT

The Regular Session of the Community Impact Fee Advisory Committee Adjourned at 9:17 p.m. on Wednesday, February 8, 2023.

These minutes approved by the Community Impact Fee Advisory Committee on the 8th day of March 2023. *(Audio recording archived)*

APPROVED:

Cresandra Hardeman
Chairperson

ATTEST:

Scott Dunlop
Development Services Director

Here's a couple of notes:

1) Why are all the Old Manor neighborhood streets in purple AND called "URBAN" streets? They are miniscule, have no sidewalks and are cracked and horrible... but all the other streets in town (including the WIDE spacious boulevards in ShadowGlen) shown in grey?

It's because in these warped designer's minds, they want this purple "urban" area to be like Westwood in Los Angeles. 6-story high rise townhomes/apartments.

2) Since when is Parson's a "Major Arterial" and shown in red? It's a two-lane road. We just upgraded it. "Major Arterial" should be 4-lane. We don't want a 4-lane major arterial going through our quaint Old Manor Parsons Street shops. The main arterials should bypass this historic district and NEIGHBORHOOD of houses - almost all are single family. We don't want any "HIGH-DENSITY" anything down here. Lexington needs to stay TWO-LANE also! Until it gets well south of town.

3) The "DOWNTOWN" needs to go in the center of "Greater Manor." (AKA the ETJ)

4) When will these cross-roads be completed? Is there a plan to do so? Or are we just going to wait and hope developers will put them in for us? In another 15 years? We need a bond issue don't we? We just borrowed \$10 million for pumping future poop - can't we borrow some for building roads for us now?

5) The new Greg Manor needs to continue south to connect at the Wildhorse Corridor (4 lanes)

6) Wildhorse Corridor needs to continue east to connect with Littig staying well south of town. Why isn't Blake Manor shown?

7) What's with the blue circles? "Grade separated intersections?" More pompous nothing.

8) Wilbarger Creek Trail... yeah, right. In the center of the creek? We've had the 200-acre Woodlands Park since 2003 and the ShadowGlen developers have only managed a one-mile Nature Trail. Per their Master Plan Agreement, they should have had at least 3 miles of trail by now WITH SOME PARKING lots. Note: Despite what the Comp Bogus Plan says, you can park on the public streets ANYWHERE you want to. "They" (our City Council and the Planners) want us to park at SG ELEM SCHOOL a half mile away. No thanks.

9) Lexington curves around and gets to 290. That seems confusing to future folks looking for Lexington.

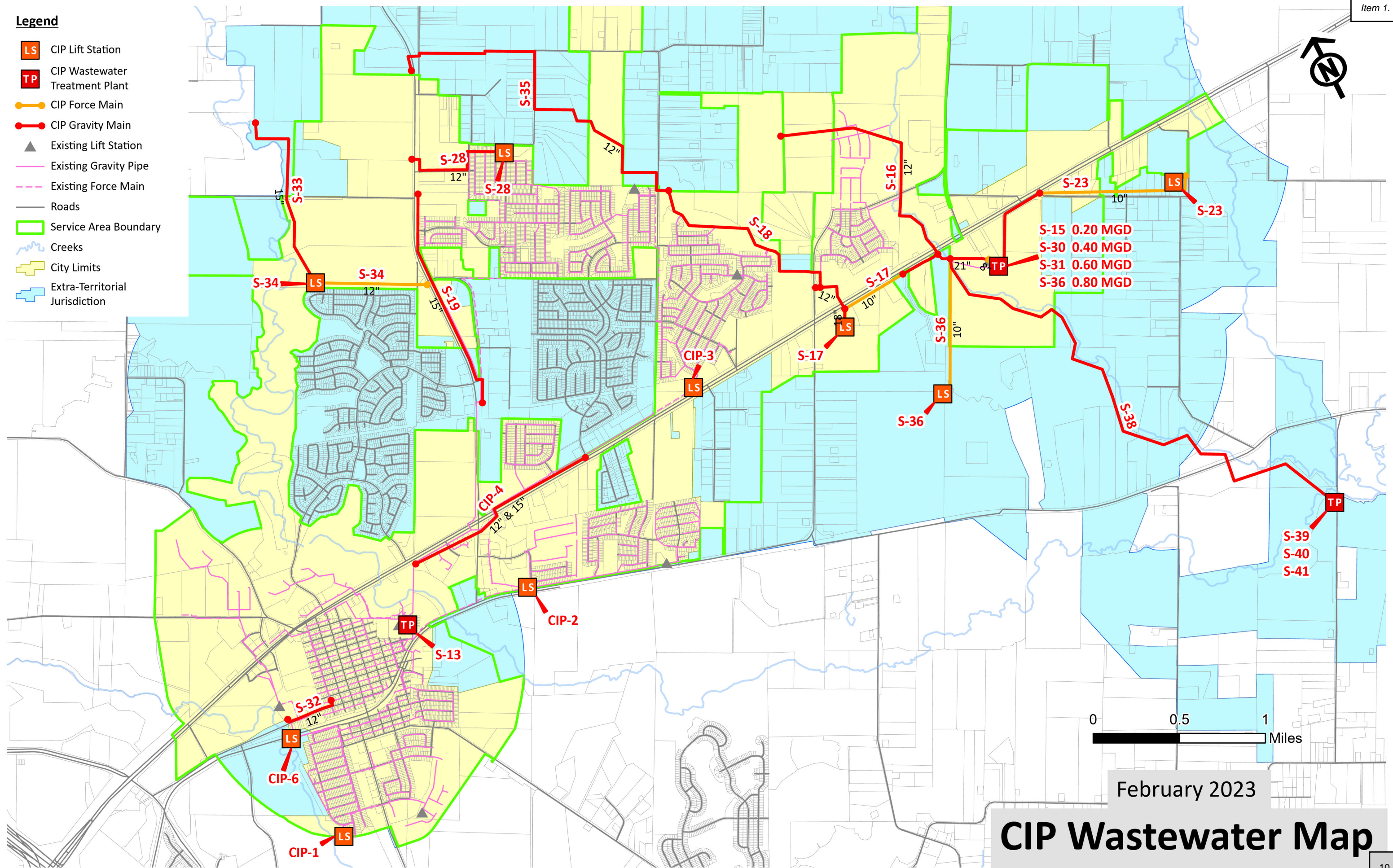
10) There are a few candidate parcels for our NEW DOWNTOWN. I like the parcel north of ShadowGlen where 973 takes a slight bend. We should buy the front 30 acres of this 100-acre parcel. The new downtown should be at the confluence of several of these roads. Remember, we want a Recreation Center, a Community Pool, a Library, an Art Museum, a Performing Arts Center, a Visitors Center, a Town Square/Plaza, a Park w tennis courts, basketball, etc. Parsons Street will never have enough room.

11) PARKS! We need 8-10 parks spread throughout. Note: Developers will never voluntarily give us another square foot of parkland. Our P&Z Commission and City Council will have to "grab" that parkland for us. In our City Codes, we "reserve that right" and they MUST have the oeuvo to enforce it.

Remember, there will be 100,000 people living here within probably ten years. The requisite housing developments are ALREADY ON THE BOOKS and going thru approval processes RIGHT NOW.

Legend

- LS CIP Lift Station
- TP CIP Wastewater Treatment Plant
- CIP Force Main
- CIP Gravity Main
- ▲ Existing Lift Station
- Existing Gravity Pipe
- Existing Force Main
- Roads
- Service Area Boundary
- Creeks
- City Limits
- Extra-Territorial Jurisdiction



0 0.5 1 Miles

February 2023

CIP Wastewater Map

EXHIBIT A-4
CITY OF MANOR WASTEWATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
FEBRUARY 2023

The following projects have been identified as required to serve new growth within the service area, in accordance with approved land use assumptions and as part of the 10-year Capital Improvements Plan















Project No.	Year	Description	Construction Cost (2022 Dollars)	Interest	Period (months)	Payment	Total Payment	Size	Length	Construction Cost (adjusted for Inflation @ 5% per annum)	Soft Costs	Contingency (10% + 1% per annum)	Financing Cost (5.1% over 20 Years)	Total Project Costs	Detailed Description
S-13	2020	Addl. Wilbarger WWTP Capacity	\$ 16,825,000.00	0.00425	240	\$ 145,667.98	\$ 34,960,314.38	1.33 MGD		\$ 19,348,750.00	\$ 2,140,000.00	\$ 400,000.00	\$ 13,071,564.38	\$ 34,960,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-15	2022	Cottonwood WWTP, Phase 1, 0.20 MGD	\$5,227,569.50	0.00425	240	\$ 52,593.61	\$ 12,622,467.33	0.20 MGD		\$ 6,534,461.88	\$ 398,000.00	\$ 970,500.00	\$ 4,719,505.45	\$ 12,622,000.00	Build plant at Regional Site, road and electrical improvements add \$500,000
S-16	2024	East Cottonwood Gravity Line	\$ 1,500,000.00	0.00425	240	\$ 14,274.81	\$ 3,425,955.08	12"	3,200	\$ 2,025,000.00	\$ 51,000.00	\$ 69,000.00	\$ 1,280,955.08	\$ 3,426,000.00	Extend East Cottonwood gravity ww to Regional Site, sized for 10-year capacity
S-17	2024	West Cottonwood LS and FM	\$ 949,000.00	0.00425	240	\$ 9,377.79	\$ 2,250,668.81	6" FM and 350 gpm LS	3,700	\$ 1,281,150.00	\$ 79,000.00	\$ 49,000.00	\$ 841,518.81	\$ 2,251,000.00	Extend 27" and 30" gravity ww from confluence with East Cottonwood to US 290, ultimate capacity
S-18	2024	West Cottonwood Gravity Line, Phase 2	\$ 984,000.00	0.00425	240	\$ 9,572.44	\$ 2,297,386.38	15"	8,200	\$ 1,328,400.00	\$ 64,000.00	\$ 46,000.00	\$ 858,986.38	\$ 2,297,000.00	Serves West Cottonwood Sub-Basin up to Bois D'Arc Ln, 21" and 24" gravity ww sized for ultimate capacity
S-19	2022	FM 973 Gravity Wastewater Line	\$ 684,400.00	0.00425	240	\$ 6,139.30	\$ 1,473,432.00	15"	5,800	\$ 855,500.00	\$ 128,300.00	\$ 106,100.00	\$ 383,532.00	\$ 1,473,000.00	Serves FM 973 Corridor up to Wilbarger Basin divide (approx. Gregg Ln)
S-23	2024	Willow Lift Station and Force Main	\$ 1,000,000.00	0.00425	240	\$ 11,984.85	\$ 2,876,364.81	200 gpm		\$ 1,350,000.00	\$ 202,500.00	\$ 248,400.00	\$ 1,075,464.81	\$ 2,876,000.00	Lift Station and Force Main to serve 220 LUEs in Willow Basin along US 290. 10-Yr ADF approx. 60,000 gpd, PWWF approx 200 gpm
S-28	2018	High School gravity line to Stonewater Lift Station; Stonewater Lift Station Upgrades	\$ 26,271.96	0.00425	240	\$ 210.84	\$ 50,601.98	12"	3,100	\$ 27,585.56	\$ 4,096.48	\$ -	\$ 18,919.94	\$ 51,000.00	Gravity main to serve new high school; upgrades to existing Stonewater Lift Station.
S-30	2024	Expand Cottonwood WWTP to 0.40 MGD Capacity	\$ 3,500,000.00	0.00425	240	\$ 41,947.32	\$ 10,067,356.68	0.40 MGD		\$ 4,725,000.00	\$ 708,800.00	\$ 869,400.00	\$ 3,764,156.68	\$ 10,067,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-31	2025	Expand Cottonwood WWTP to 0.60 MGD Capacity	\$ 3,500,000.00	0.00425	240	\$ 43,875.92	\$ 10,530,219.99	0.50 MGD		\$ 4,900,000.00	\$ 735,000.00	\$ 958,000.00	\$ 3,937,219.99	\$ 10,530,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-32	2021	Bastrop-Parsons WW Improvements	\$ 423,292.00	0.00425	240	\$ 4,392.59	\$ 1,054,220.52	12"		\$ 507,950.40	\$ 76,200.00	\$ 75,900.00	\$ 394,170.12	\$ 1,054,000.00	Replacement of existing wastewater line in Bastrop and Parsons; to correct current capacity issues and serve additional growth
S-33	2023	Wilbarger Basin Gravity Line to Lift Station (off Gregg Lane)	\$ 1,000,000.00	0.00425	240	\$ 11,441.81	\$ 2,746,034.77	15"	6,200	\$ 1,300,000.00	\$ 195,000.00	\$ 224,300.00	\$ 1,026,734.77	\$ 2,746,000.00	New wastewater line to serve growth along Gregg Lane.
S-34	2023	Wilbarger Basin lift station and force main (off Gregg Lane)	\$ 1,300,000.00	0.00425	240	\$ 14,873.76	\$ 3,569,701.45	12" FM and 225 gpm LS	3,500	\$ 1,690,000.00	\$ 253,500.00	\$ 291,500.00	\$ 1,334,701.45	\$ 3,570,000.00	New lift station and force main to servie growth along Gregg Lane.
S-35	2023	Gravity line from City Limits to tie in to Wastewater line to Cottonwood	\$ 1,100,000.00	0.00425	240	\$ 12,585.79	\$ 3,020,590.33	12"	8,130	\$ 1,430,000.00	\$ 214,500.00	\$ 246,700.00	\$ 1,129,390.33	\$ 3,021,000.00	Option 1 -New gravity wastewater line to extend wastewater service to City Limits for future growth.
S-36	2024	Lift Station and Force main to Cottonwood WWTP	\$ 2,000,000.00	0.00425	240	\$ 23,969.71	\$ 5,752,729.61	10" FM 1,575 LUEs		\$ 2,700,000.00	\$ 405,000.00	\$ 496,800.00	\$ 2,150,929.61	\$ 5,753,000.00	New lift station and force main to serve areas south of US Hwy 290 along Old Kimbro Road.
S-37	2025	Expand Cottonwood WWTP to 0.80 MGD Capacity	\$ 3,500,000.00	0.00425	240	\$ 43,875.92	\$ 10,530,219.99	0.20 MGD		\$ 4,900,000.00	\$ 735,000.00	\$ 958,000.00	\$ 3,937,219.99	\$ 10,530,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-38	2025	Travis County Regional WWTP - with Elgin - Phase 1 - 1.1 MGD and 39" trunk main	\$39,000,000.00	0.00425	240	\$ 428,229.08	\$ 102,774,979.01	0.20 MGD		\$ 54,600,000.00	\$ 398,000.00	\$ 9,349,700.00	\$ 38,427,279.01	\$ 102,775,000.00	Build plant at Regional Site, road and electrical improvements add \$500,000
CIP-1	2021	Wildhorse Creek Lift Station Expansion	\$ 867,081.50	0.00425	240	\$ 8,595.49	\$ 2,062,916.57	1,075 gpm, 2nd WW		\$ 1,040,497.80	\$ 156,100.00	\$ 95,000.00	\$ 75,900.00	\$ 1,367,000.00	Change in discharge point increased Phase 1 capacity from 440 to 1026 LUEs, currently at about 706 LUEs. Will need to expand LS when Lagos develops to ultimate 1586 LUE capacity.
CIP-2	2023	Bell Farms Lift Station Expansion	\$ 866,000.00	0.00425	240	\$ 2,984.94	\$ 716,385.60	1,400 gpm, 2nd WW		\$ 1,125,800.00	\$ 45,000.00	\$ 30,000.00	\$ (484,414.40)	\$ 716,000.00	Presently at approximately 730 LUES. Current phase 1 capacity is 1264 LUES. Ultimate Capcity at phase 2 is 2172.
CIP-3	2023	Presidential Glen Lift Station Expansion	\$ 866,000.00	0.00425	240	\$ 2,984.94	\$ 716,385.60	2,275 gpm, 2nd WW		\$ 1,125,800.00	\$ 45,000.00	\$ 30,000.00	\$ (484,414.40)	\$ 716,000.00	Presently at approximately 1281 LUES. Actual phase 1 capacity with current wastewater flows is in excess of 1500 LUES. Ultimate Capacity at phase 2 is 3517.
CIP-4	2024	US 290 WW Line Expansion	\$ 603,378.00	0.00425	240	\$ 7,231.64	\$ 1,735,594.12	12" & 15"	1,566 & 2,760	\$ 814,560.30	\$ 122,200.00	\$ 149,900.00	\$ 648,933.82	\$ 1,736,000.00	Presently at approximately 264 PG+308 SW = 572 LUEs out of 1800 LUE capacity, expansion will double capacity.
CIP-6	2020	Travis County Rural Center Lift Station, force main	\$ 1,176,592.00	0.00425	240	\$ 10,515.32	\$ 2,523,676.39	500 gpm	500	\$ 1,353,080.80	\$ 127,000.00	\$ 100,000.00	\$ 943,595.59	\$ 2,524,000.00	Lift Station and Force Main from Rural Center to existing wastewater line

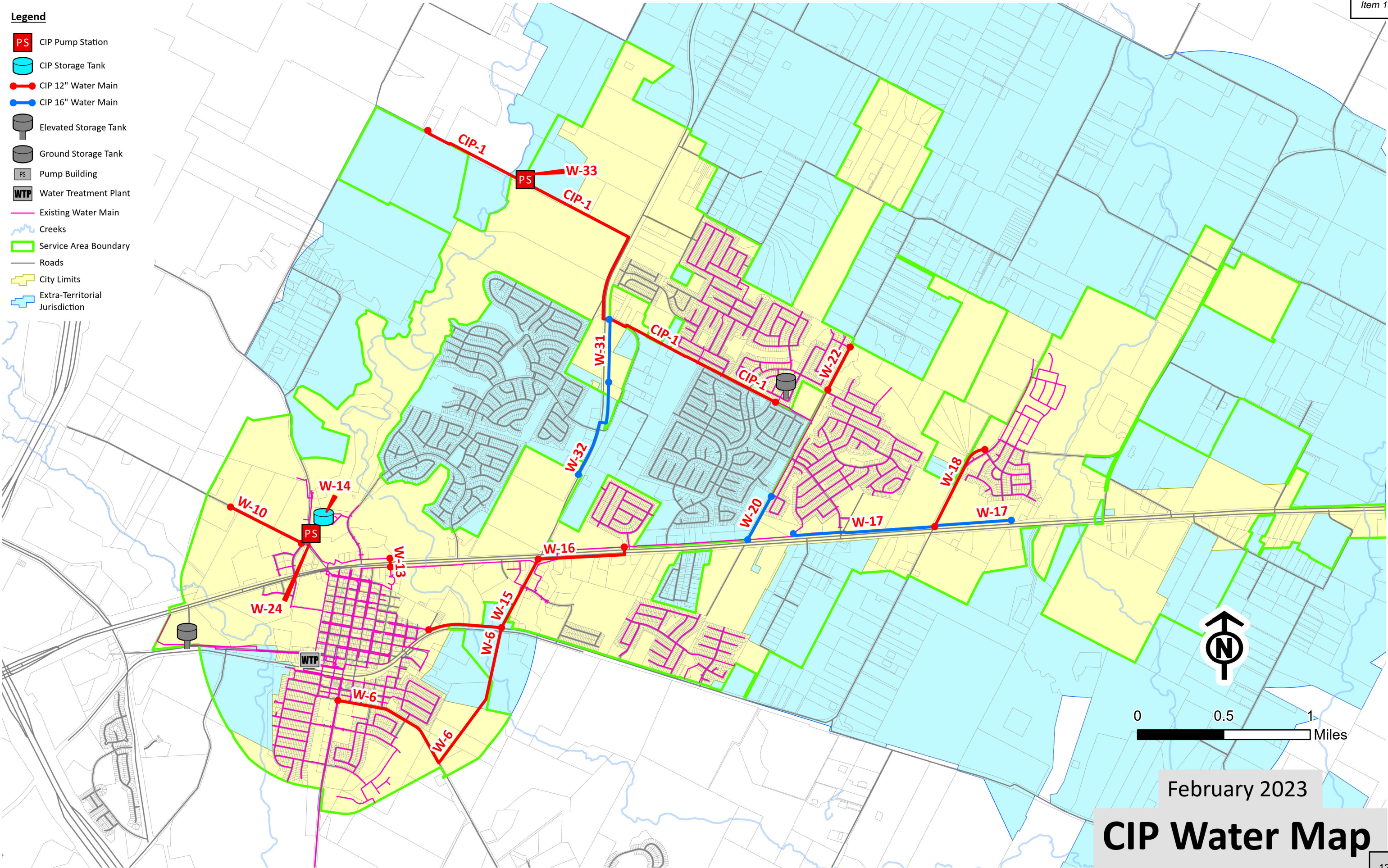


Wastewater LUEs are defined as producing 275 gallons of wastewater per day per single family residence as determined in the the City of Manor Wastewater Master Plan.

Total: \$ 217,061,000.00

Legend

-  CIP Pump Station
-  CIP Storage Tank
-  CIP 12" Water Main
-  CIP 16" Water Main
-  Elevated Storage Tank
-  Ground Storage Tank
-  Pump Building
-  Water Treatment Plant
-  Existing Water Main
-  Creeks
-  Service Area Boundary
-  Roads
-  City Limits
-  Extra-Territorial Jurisdiction



0 0.5 1 Miles

February 2023

CIP Water Map

EXHIBIT A-2
CITY OF MANOR WATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
FEBRUARY 2023

The following projects have been identified as required to serve new growth within the service area, in accordance with approved land use assumptions and as part of the 10-year Capital Improvements Plan

Project No.	Year	Description	Size	Unit	Length (ft)	Construction Cost (2022 Dollars)	Annual Interest	Period (yr)	Construction Cost (adjusted for Inflation @ 5% per annum)	Soft Costs	Contingency (10% + 1% per annum)	Financing Cost (5% over 20 Years)	Total Project Costs	Detailed Description
W-6	2026	Blake Manor Road Water Line	12	inch	3,200	\$ 400,000.00	0.050	20	\$ 580,000.00	\$ 87,000.00	\$ 120,100.00	\$ 476,078.81	\$ 1,263,000.00	Transmission main from downtown along Blake Manor Road to future FM 973. Includes replacing 400 LF of 6" pipe in Downtown Plant
W-10	2022	Hill Lane Water Line	12	inch	3,450	\$ 289,800.00	0.050	20	\$ 362,250.00	\$ 54,300.00	\$ 58,300.00	\$ 287,213.85	\$ 762,000.00	Water Distribution main along Hill Lane to serve new growth
W-13	2023	US 290 Crossing at Golf Course	12	inch	250	\$ 200,000.00	0.050	20	\$ 260,000.00	\$ 39,000.00	\$ 44,900.00	\$ 208,008.51	\$ 552,000.00	Connect 12" water lines on north and south sides of US 290
W-14	2023	Gregg Manor Road Water Supply - Ground Storage Tank and Pumps	250,000	gallon		\$ 2,500,000.00	0.050	20	\$ 3,250,000.00	\$ 487,500.00	\$ 560,600.00	\$ 2,599,713.28	\$ 6,898,000.00	250,000 gal Ground Storage Tank and 1,400 gpm expandable pump station for wholesale water supply connection
W-15	2022	FM 973 Water Line	12	inch	4000	\$ 336,000.00	0.050	20	\$ 420,000.00	\$ 63,000.00	\$ 67,600.00	\$ 333,031.37	\$ 884,000.00	Transmission main from US 290 to serve new growth on the east and west sides of FM 973
W-16	2023	US 290 Water Line	12	inch	2900	\$ 500,000.00	0.050	20	\$ 650,000.00	\$ 97,500.00	\$ 112,100.00	\$ 519,930.56	\$ 1,380,000.00	Parallel 12" waterline to increase US 290 capacity
W-17	2021	US 290 Water Line	16	inch	4400	\$ 677,626.12	0.050	20	\$ 813,151.34	\$ 122,000.00	\$ 121,600.00	\$ 639,177.89	\$ 1,696,000.00	Extend transmission main from Presidential Glen to Old Kimbro Road
W-18	2021	Old Kimbro Road Water Line	12	inch	3000	\$ 474,000.00	0.050	20	\$ 568,800.00	\$ 85,300.00	\$ 85,000.00	\$ 447,045.92	\$ 1,186,000.00	Transmission main to serve new growth north of US 290
W-20	2024	Bois D'Arc Lane Water Line	16	inch	2700	\$ 500,000.00	0.050	20	\$ 675,000.00	\$ 101,300.00	\$ 124,200.00	\$ 544,669.00	\$ 1,445,000.00	Transmission main to improve delivery of water from East EST
W-22	2024	Bois D'Arc Lane Water Line	12	inch	2500	\$ 400,000.00	0.050	20	\$ 540,000.00	\$ 81,000.00	\$ 99,400.00	\$ 435,735.20	\$ 1,156,000.00	Transmission main to serve new growth north of Tower Rd
W-24	2025	Gregg Manor Road Pump Improvements	1200	gpm		\$ 400,000.00	0.050	20	\$ 560,000.00	\$ 84,000.00	\$ 109,500.00	\$ 455,755.79	\$ 1,209,000.00	Increase Pump Capacity (and contracted supply) at wholesale water connection
W-31	2022	FM 973 Water Line	16	inch	5200	\$ 582,400.00	0.050	20	\$ 728,000.00	\$ 109,200.00	\$ 117,200.00	\$ 577,270.50	\$ 1,532,000.00	Transmission main along FM 973 from Tower Road to boundary of school site..
W-32	2023	FM 973 Water Line	16	inch	3200	\$ 358,400.00	0.050	20	\$ 465,920.00	\$ 69,900.00	\$ 80,400.00	\$ 372,721.74	\$ 989,000.00	Transmission main along FM 973 to connect waterlines along FM 973.
W-33	2024	Gregg Lane Water Supply - Ground Storage Tank and Pumps	250,000	gallon		\$ 2,500,000.00	0.050	20	\$ 3,375,000.00	\$ 506,300.00	\$ 621,000.00	\$ 2,723,224.01	\$ 7,226,000.00	250,000 gal Ground Storage Tank and 1,400 gpm expandable pump for future growth.
Water CIP-1	2021	Gregg Lane to Tower Road Waterline	12	inch	3400	\$ 1,595,346.40	0.050	20	\$ 1,914,415.68	\$ 287,200.00	\$ 286,200.00	\$ 1,504,759.65	\$ 3,993,000.00	Transmission main from Manville WSC Booster Station to East Elevated Storage Tank
Water CIP-2	2017	AMR Water Meters				\$ 300,000.00	0.05	20	\$ 300,000.00	\$ 45,000.00	\$ 31,100.00	\$ 227,484.74	\$ 604,000.00	1350 Meter bodies and AMR registers, 810 replacement meter box lids, software, two vehicle transmitter units, two laptops.
Water CIP-3	2018	AMR Water Meters				\$ 400,000.00	0.05	20	\$ 420,000.00	\$ 63,000.00	\$ 48,300.00	\$ 321,357.73	\$ 853,000.00	1350 Meter bodies and AMR registers, 810 replacement meter box lids, software, two vehicle transmitter units, two laptops.
Total													\$ 33,628,000.00	

Notes:
Water LUEs are defined as requiring 450 gallons of water per day per single family residence as determined in the the City of Manor Water Master Plan.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 8, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Roadway Impact Fee district map.

BACKGROUND/SUMMARY:

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

- Roadway impact fee district map

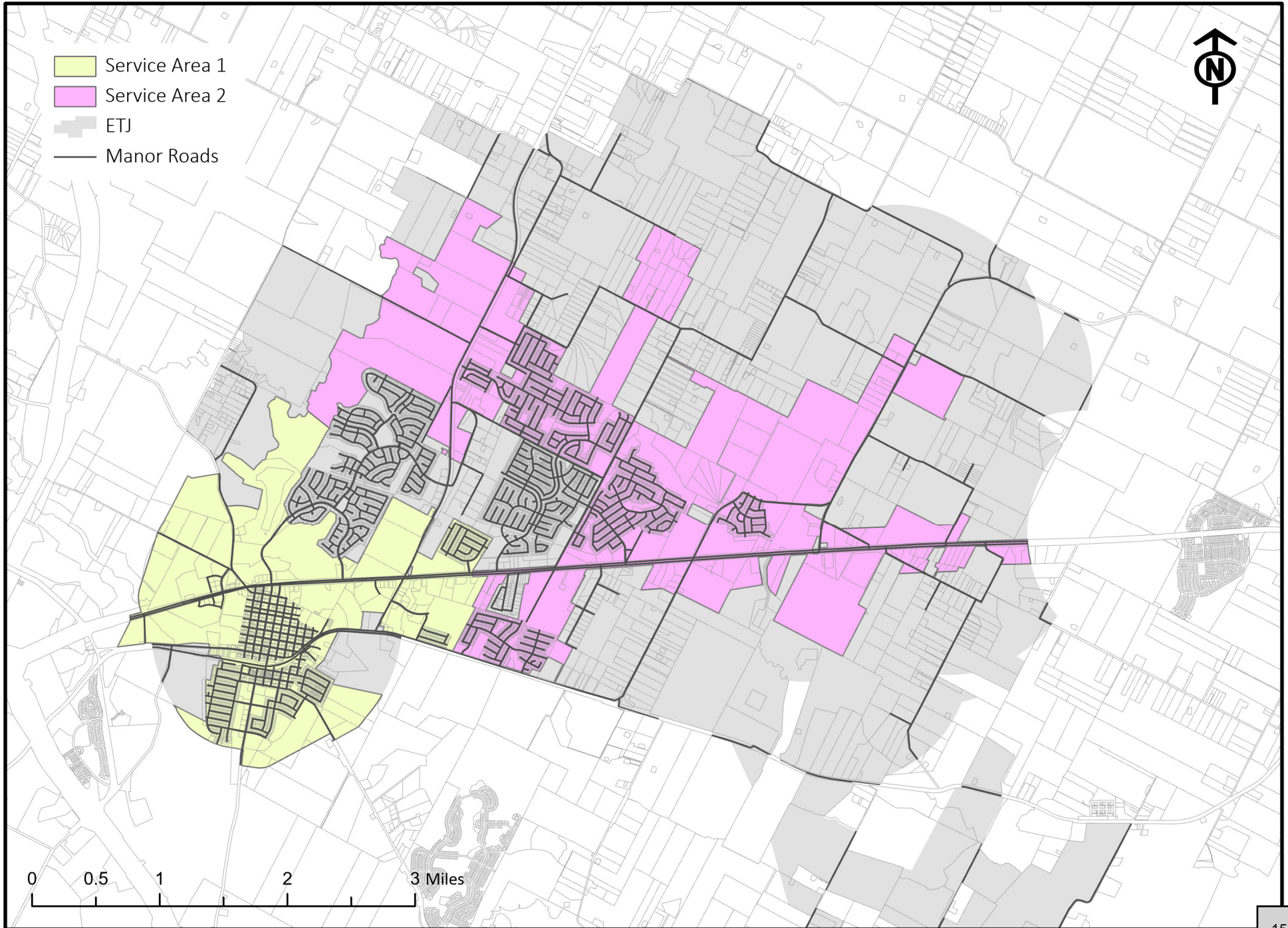
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee discuss the roadway impact fee district map.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

Manor Road Impact Fee Map

Item 2.





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 8, 2023

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on Roadway Impact Fee Capital Improvements Projects.

BACKGROUND/SUMMARY:

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

- Roadway impact fee project locations
- Roadway impact fee project list
- Roadway impact fee spreadsheet

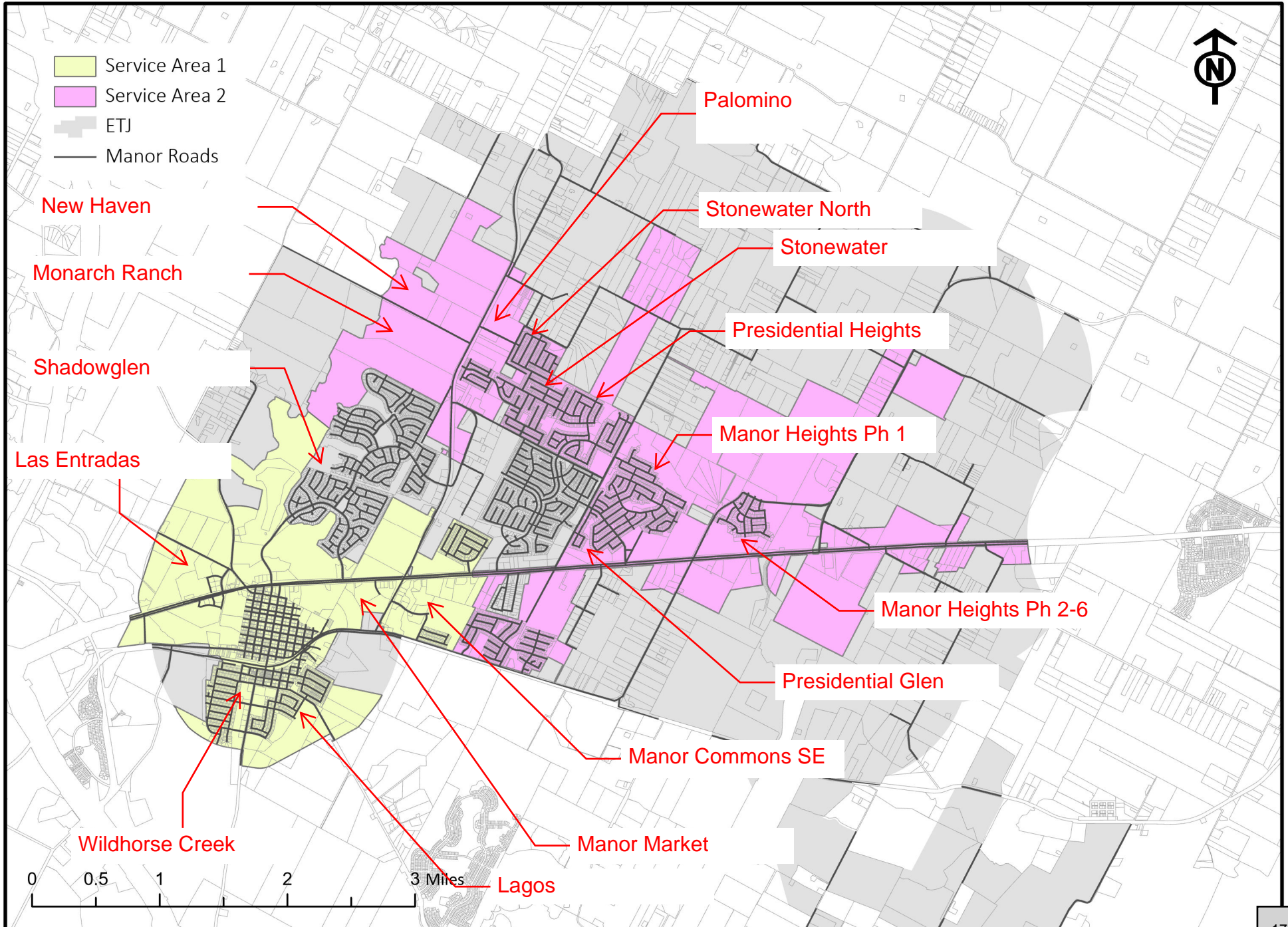
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee discuss the Roadway Impact Fee Capital Improvements Projects.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

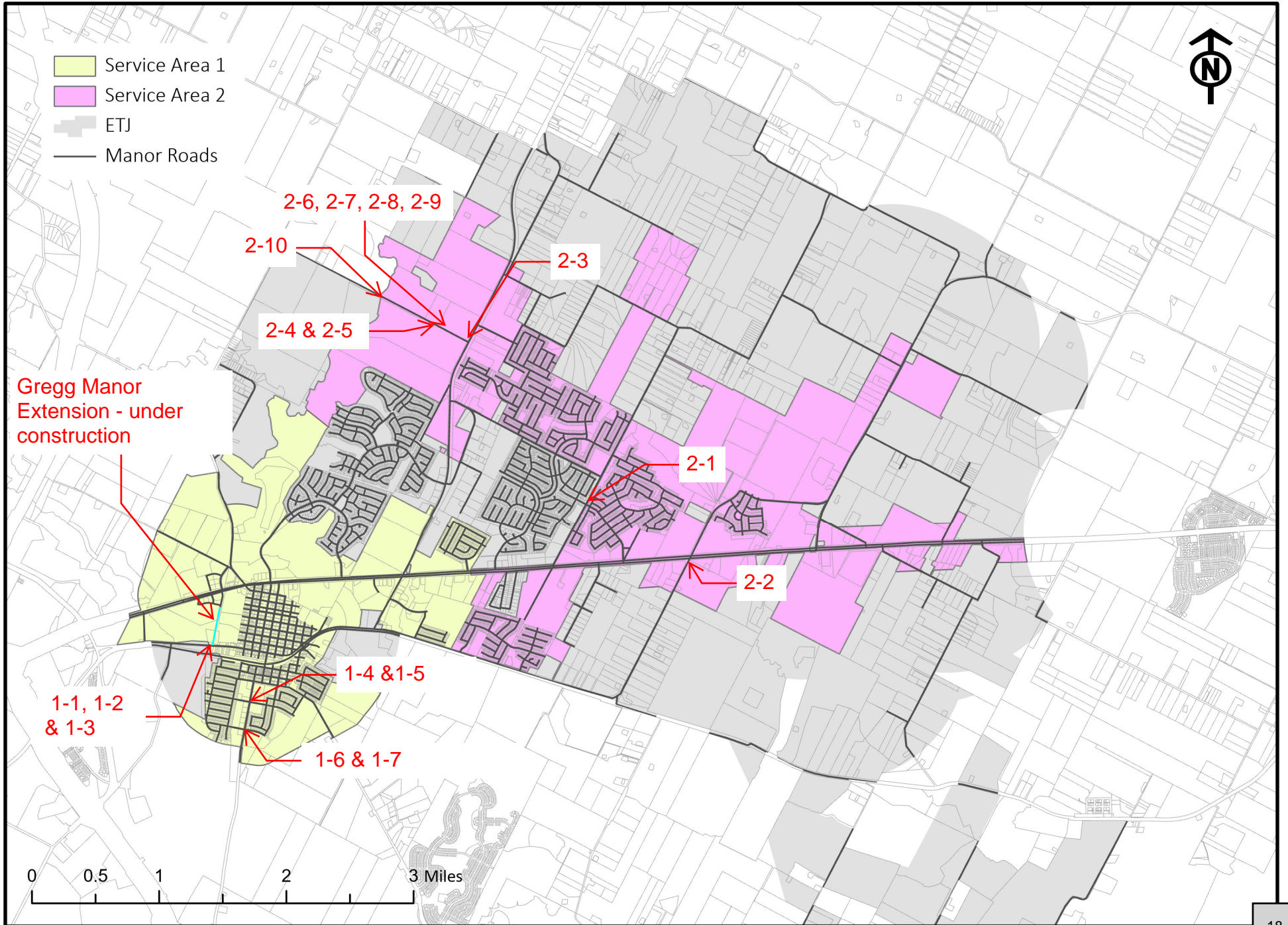
Manor Road Impact Fee Map

Item 3.



Manor Road Impact Fee Map

Item 3.



Capital Improvement Projects for Roadway Impact Fees - Service Area 1

Service Area	Proj. #	Roadway	Project	% in Service Area	Estimated Cost	TIA
1	1-1	West Parsons	Construction of a left turn lane on eastbound approach	100%	\$500,000.00	Las Entradas
	1-2	West Parsons	Construction of right turn lane on the westbound approach	100%	\$500,000.00	Las Entradas
	1-3	West Parsons/Gregg Manor	Installation of a traffic signal	100%	\$650,000.00	Las Entradas
	1-4	LaPoyner/Lexington	NB left turn lane - 100 ft storage & 100 ft of taper	100%	\$200,000.00	Wildhorse Commercial
	1-5	LaPoyner/ Lexington EB	Restripe approach providing exclusive left and through-righter turn lanes	100%	\$10,000.00	Wildhorse Commercial
	1-6	Murchison @ FM 973 EB	Restripe approach providing exclusive left and through-righter turn lanes	100%	\$10,000.00	Wildhorse Commercial
	1-7	Murchison @ FM 973 NB	NB left turn lane - 100 ft storage & 100 ft of taper	100%	\$200,000.00	Wildhorse Commercial

Total Cost	\$2,070,000.00
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Capital Improvement Projects for Roadway Impact Fees - Service Area 2

Service Area	Proj. #	Roadway	Project	% in Service Area	Estimated Cost	TIA
2	2-1	Bois D'arc	Expand roadway by 4' - City Portion	100%	\$700,000.00	Minimax
	2-2	Old Kimbro Road (SB)	Add 375 LF and 100' Taper SBR	100%	\$125,000.00	Manor Heights
	2-3	FM 973/Gregg Lane	Westbound through-receiving lane - 850 feet	100%	\$300,000.00	Palomino
	2-4	Gregg Ln between FM 973 and driveway 3	Expand roadway cross section	100%	\$1,700,000.00	Monarch Ranch
	2-5	Driveway 3 and Gregg Ln	Add EB right turn bay	100%	\$150,000.00	Monarch Ranch
	2-6	Gregg Ln at Roadway 1	Install 425' eastbound left turn	100%	\$145,000.00	New Haven
	2-7	Gregg Ln at Roadway 1	Install 235' westbound right turn lane	100%	\$145,000.00	New Haven
	2-8	Gregg Lane at Roadway 2	Install 425' eastbound left turn	100%	\$145,000.00	New Haven
	2-9	Gregg Lane at Commercial Driveway 1	Install 415' westbound right turn lane	100%	\$145,000.00	New Haven
	2-10	Gregg Lane	Widen to 1-34E from Roadway 1 to FM 973	100%	\$945,000.00	New Haven
Total Cost					\$4,500,000.00	