



Cresandra Hardeman, Chair, Place 3
Julie Leonard, Place 1
Anthony Butler, Place 2
Felix Paiz, Place 4
Jennifer Wissmann, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7
Barth Timmermann, Developer Representative

Community Impact Fee Advisory Committee Regular Meeting

Wednesday, December 14, 2022 at 7:00 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

*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. Comments on specific agenda items must be made when the item comes before the Committee. To address the Community Impact Fee Advisory Committee, please complete the white card and present it to the City staff prior to the meeting. **No Action May be Taken by the Community Impact Fee Advisory Committee During Public Comments.***

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 the November 9, 2022, CIF Advisory Committee Regular Meeting.**

REGULAR AGENDA

- 2. Consideration, discussion, and possible action on the Land Use Assumptions map.**
- 3. Consideration, discussion, and possible action on setting a population projection.**
- 4. Consideration, discussion, and possible action on Capital Improvement Project needs.**

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, December 9, 2022, 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 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail lalmaraz@cityofmanor.org.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action to approve the minutes of the November 9, 2022, CIF Advisory Committee Regular Meeting

BACKGROUND/SUMMARY:

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- November 9, 2022, CIF Advisory Committee Regular Meeting Draft Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee approve the minutes of the November 9, 2022, CIF Advisory Committee Regular Meeting.

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Land Use Assumptions map.

BACKGROUND/SUMMARY:

The map has been updated to reflect comments from last CIF AC meeting. Does the committee want to modify the map to more closely match with the Comprehensive Plan? If there are no additional changes a vote can be made to send the map to the City Council for approval.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *NO*

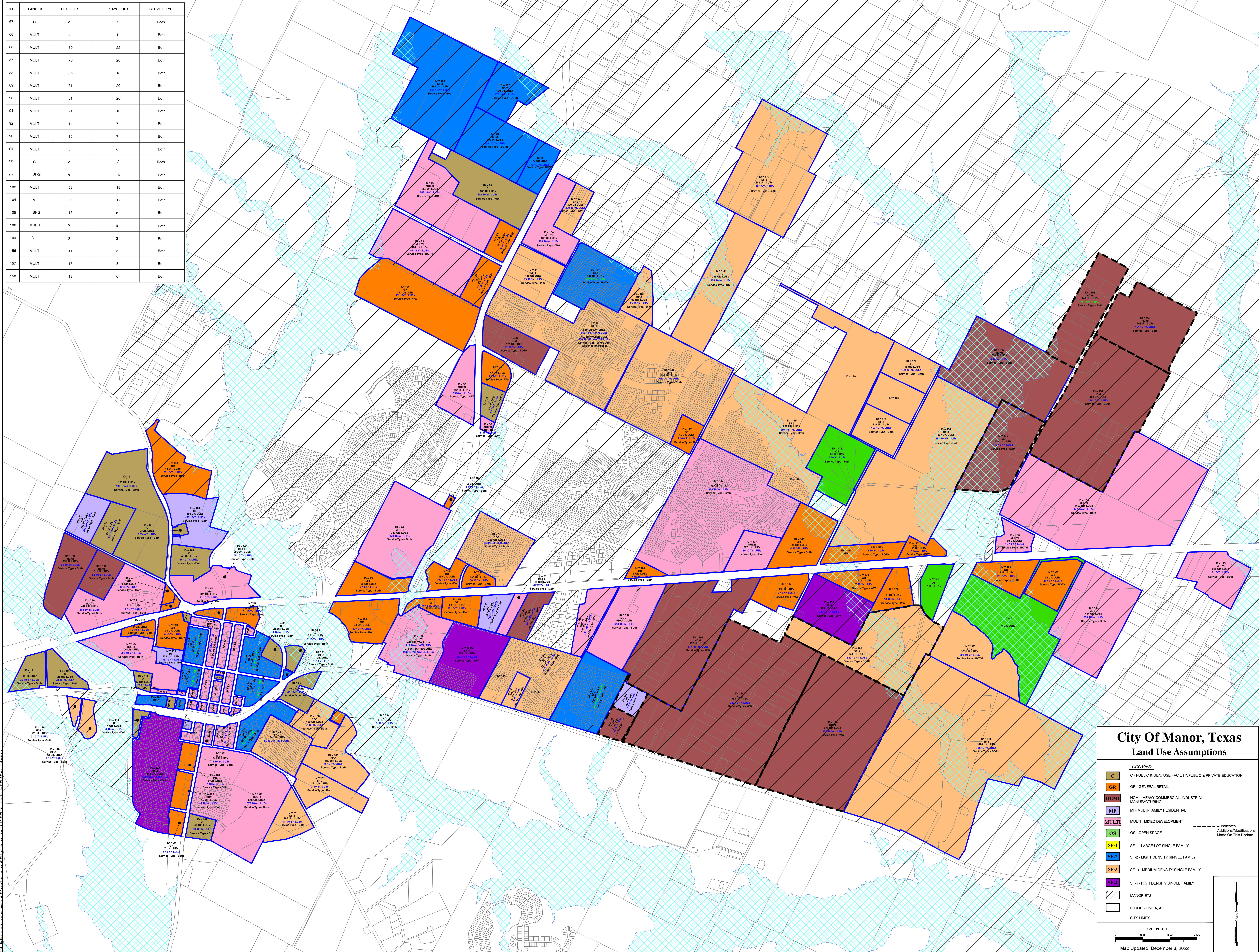
- Land Use Assumption Map
- Proposed Land Use Table
- Existing Land Use Table

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee review the Land Use Assumptions map.

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

ID	LAND USE	ULT. LUEs	10-Yr. LUEs	SERVICE TYPE
67	C	2	2	Both
68	MULTI	4	1	Both
86	MULTI	89	22	Both
87	MULTI	78	20	Both
88	MULTI	36	18	Both
89	MULTI	51	26	Both
90	MULTI	51	26	Both
91	MULTI	21	10	Both
92	MULTI	14	7	Both
93	MULTI	12	7	Both
94	MULTI	8	6	Both
96	C	2	2	Both
97	SF-2	8	6	Both
102	MULTI	52	18	Both
104	MF	33	17	Both
105	SF-2	15	6	Both
106	MULTI	21	9	Both
109	C	3	3	Both
156	MULTI	11	5	Both
157	MULTI	15	8	Both
158	MULTI	13	6	Both



C

C

C - PUBLIC & GEN. USE FACILITY, PUBLIC & PRIVATE EDUCATION

GR

GR

GR - GENERAL RETAIL

HCMI

HCMI

HCMI - HEAVY COMMERCIAL, INDUSTRIAL, MANUFACTURING

MF

MF

MF - MULTI-FAMILY RESIDENTIAL

MULTI

MULTI

MULTI - MIXED DEVELOPMENT

OS

OS

OS - OPEN SPACE

SF-1

SF-1

SF-1 - LARGE LOT SINGLE FAMILY

SF-2

SF-2

SF-2 - LIGHT DENSITY SINGLE FAMILY

SF-3

SF-3

SF-3 - MEDIUM DENSITY SINGLE FAMILY

SF-4

SF-4

SF-4 - HIGH DENSITY SINGLE FAMILY

MANOR ETJ

MANOR ETJ

MANOR ETJ

FLOOD ZONE A, AE

FLOOD ZONE A, AE

FLOOD ZONE A, AE

CITY LIMITS

CITY LIMITS

CITY LIMITS

LEGEND

Indicates Additions/Modifications Made On This Update

SCALE IN FEET

0 800 1600 2400

Map Updated: December 8, 2022

C:\Users\jstevens\Desktop\2023\Manor\Map_2023.mxd, Map_2023.mxd, Date: 12/08/2023, User: jstevens, 12/08/2023, 10:00 AM

5

CITY OF MANOR
LAND USES - PROPOSED

Item 2.

Existing Land Use			
Identifier	Existing Land Use Category	Usage	LUEs/Acre
C	Civic	Municipal, School District	1-6
GR	General Retail	All retail commercial	2
HCM	Heavy Commercial, Manufacturing, Industrial	All heavy commercial, manufacturing and industrial	1-3
MF	Multi-Family	Duplex, quadruplex and apartments	10-14
MULTI	Mixed Development	Combined single family and general retail	5-10
OS	Open Space/Agricultural	Parks, Agricultural	0
SF-1	Single Family 1	Large lot single family	4
SF-2	Single Family 2	light density single family	4
MULTI	Multi-Family	medium density single family	4
SF-4	Single Family 4	high density single family	5

CITY OF MANOR
LAND USES - PREVIOUS UPDATES

Item 2.

Land Use Identifier	Land Use Category	Usage	LUEs/Acre
C	Civic	Municipal, School District	1-6
GR	General Retail	All retail commercial	1
HCM	Heavy Commercial, Manufacturing, Industrial	All heavy commercial, manufacturing and industrial	1-3
MF	Multi-Family	Duplex, quadruplex and apartments	10-14
MULTI	Mixed Development	Combined single family and general retail	5-10
OS	Open Space/Agricultural	Parks, Agricultural	0
SF-1	Single Family 1	Large lot single family	1
SF-2	Single Family 2	light density single family	2
SF-3	Single Family 3	medium density single family	4
SF-4	Single Family 4	high density single family	5



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2022

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on setting a population projection.

BACKGROUND/SUMMARY:

Review planned and in-progress projects to help determine the city's growth rate.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *NO*

- LUE Growth projections
- Population growth projections
- In-progress and planned projects

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee review planned and in-progress projects to help determine the city's growth rate.

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

MANOR WATER LUES LUE GROWTH PROJECTIONS

Year	LUE's	Max. Demand (MGD)	Avg. Demand (MGD)	Required Production Capacity (MGD)	Required Ground Storage Capacity (MG)	Required Elevated Storage Capacity (MG)	Water Capacity	Ground Storage	Elevated Storage
2021	3,700	3.337	1.669	3.197	0.740	0.370	2.975	0.53	1.00
2022	4,480	4.041	2.020	3.871	0.896	0.448	3.05	0.53	1.00
2023	5,260	4.745	2.372	4.545	1.052	0.526	3.125	0.53	1.00
2024	6,040	5.448	2.724	5.219	1.208	0.604	3.2	0.53	1.00
2025	6,820	6.152	3.076	5.892	1.364	0.682	3.275	0.53	1.00
2026	7,604	6.859	3.429	6.570	1.521	0.760	3.35	0.53	1.00
2027	8,389	7.567	3.783	7.248	1.678	0.839	3.425	0.53	1.00
2028	9,174	8.275	4.137	7.926	1.835	0.917	3.5	0.53	1.00
2029	9,959	8.983	4.492	8.605	1.992	0.996	3.5	0.53	1.00
2030	10,744	9.691	4.846	9.283	2.149	1.074	3.5	0.53	1.00

Total Added LUEs 7,044

Avg. Demand = LUE's * 451, Average use per LUE = 410 gal/day times 1.1 for losses, Use 451

Avg. Demand based on information provided by City for water used by City in June 2019

Bell Farms, Carriage Hill, portions of Stonewater and Stonewater North receive their water from Manville WSC
Manor Commons East PUD residential portion will receive water from Manville WSC, all other portions will be served by City of Manor
Manor Commons East PUD wastewater will be treated by the City of Manor

MANOR WASTEWATER LUES LUE GROWTH PROJECTIONS

Year	Wilbarger LUES	Cottonwood LUES	Wilbarger Avg. Demand (MGD)	Cottonwood Avg. Demand (MGD)
2021	5,539	0	1.108	0.000
2022	6,099	603	1.220	0.121
2023	6,658	1,207	1.332	0.241
2024	7,217	1,810	1.443	0.362
2025	7,776	2,413	1.555	0.483
2026	8,335	3,016	1.667	0.603
2027	8,894	3,619	1.779	0.724
2028	9,453	4,222	1.891	0.844
2029	10,012	4,825	2.002	0.965
2030	10,571	5,428	2.114	1.086
Added LUES	5,032	5,428	10,460	

Avg. Demand = LUE's * 200 gallons/day

***Once Wilbarger WWTP expansion is completed and ww no longer going to Austin

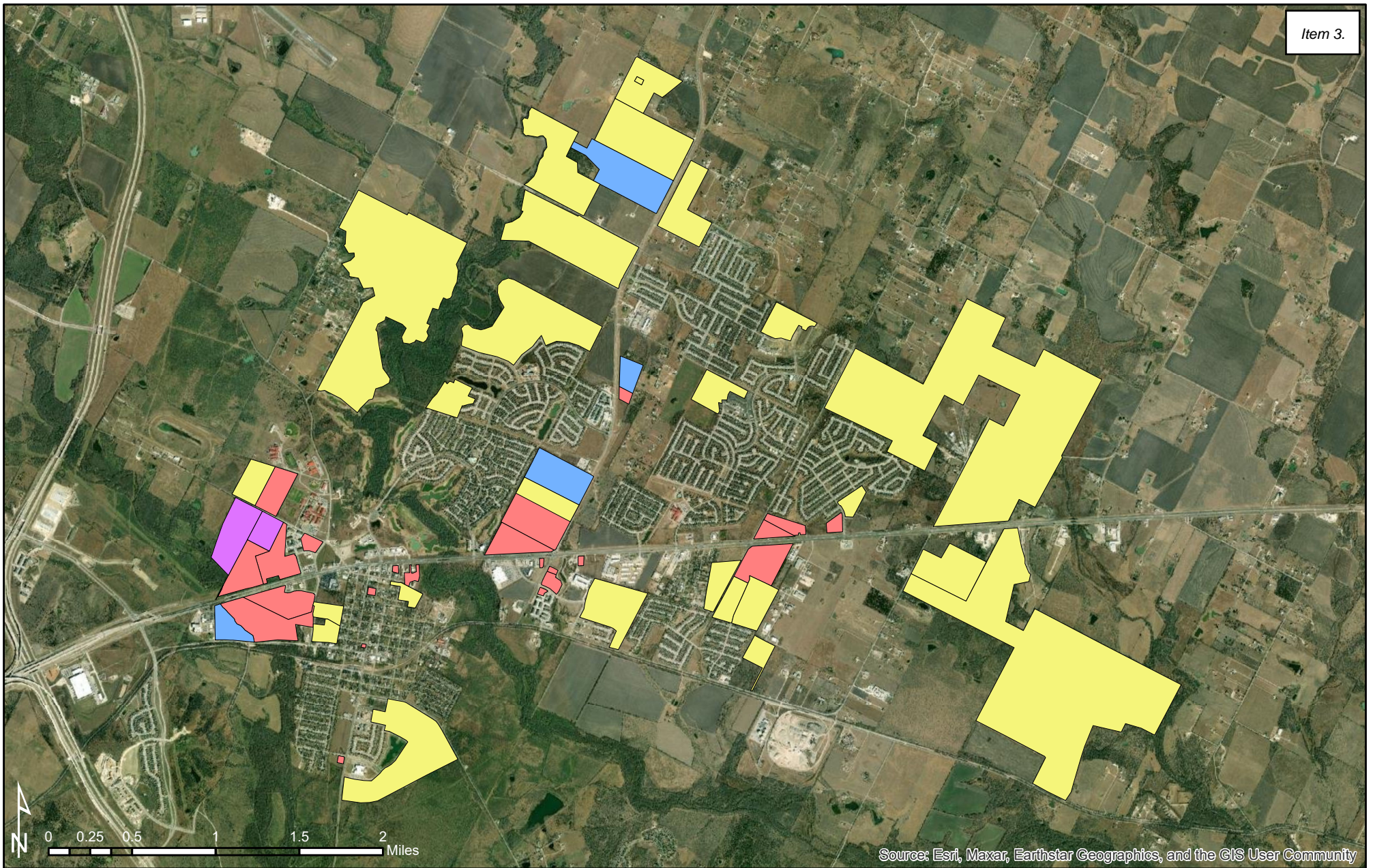
	City of Manor			Shadowglen			Presidential Meadows		TOTAL		
Year	Households	MF Units	Population	Households	MF Units	Population	Households	Population	Households	Population	Yearly Change
2006	1,548	33	3,946	385		970	261	658	2,227	5,573	
2007	1,625	33	4,140	500		1,260	310	781	2,468	6,181	607
2008	1,630	33	4,152	599		1,509	360	907	2,622	6,569	388
2009	1,651	33	4,205	618		1,557	384	968	2,686	6,730	161
2010	1,735	33	5,037	641		1,615	384	968	2,793	7,620	890
2011	1,803	33	5,562	669		2,047	384	1,175	2,889	8,784	1,164
2012	1,878	33	5,791	724		2,215	384	1,175	3,019	9,182	398
2013	2,137	33	6,584	757		2,316	496	1,518	3,423	10,418	1,236
2014	2,306	33	7,246	760		2,373	496	1,549	3,595	11,169	751
2015	2,572	33	8,378	766		2,482	581	1,882	3,952	12,742	1,573
2016	2,794	33	9,625	787		2,699	776	2,661	4,390	14,985	2,243
2017	3,194	33	10,997	981		3,364	1,041	3,570	5,249	17,930	2,946
2018	3,583	33	12,331	1,122		3,847	1,041	3,570	5,779	19,748	1,817
2019	3,948	33	13,582	1,372	124	4,928	1,041	3,570	6,394	22,080	2,332
2020	4,443	33	15,280	1,588	248	5,892	1,416	4,855	7,447	26,027	3,947
2021	4,740	205	16,530	1,709	248	6,307	1,513	5,188	7,962	28,025	1,998
Nov-22	5,138	1,102	19,417	1,851	248	6,793	1,683	5,771	8,672	31,982	FIVE YR AVG 2017 - 2021 = 2,453

CITY LIMITS CHANGES	2000 pop.	1,204	2000/2010 diff.	3,833	2000 - 2010 % change	318%
	2010 pop.	5,037	2010/2020 diff.	10,243	2010 - 2020 % change	203%
	2030 pop.					
	est.	25,522	2010/2030 diff. est.	20,485	2010 - 2030 % change est.	407%

CITY LIMITS, SHADOWGLEN, PRESIDENTIAL MEADOWS CHANGES	2000 pop.	1,204	2000/2010 diff.	6,416	2000 - 2010 % change	533%
	2010 pop.	7,620	2010/2020 diff.	18,407	2010 - 2020 % change	242%
	2030 pop.					
	est.	44,433	2010/2030 diff. est.	36,813	2010 - 2030 % change est.	483%

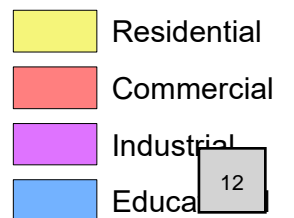
CITY LIMITS AVERAGES	2010-2020	10,243	CITY LIMITS, SHADOWGLEN, PRES. MEADOWS AVERAGES	2010-2020	18,407
	year avg.	1,024		year avg.	1,841
	month avg.	85		month avg.	153
	day avg.	2.8		day avg.	5.0

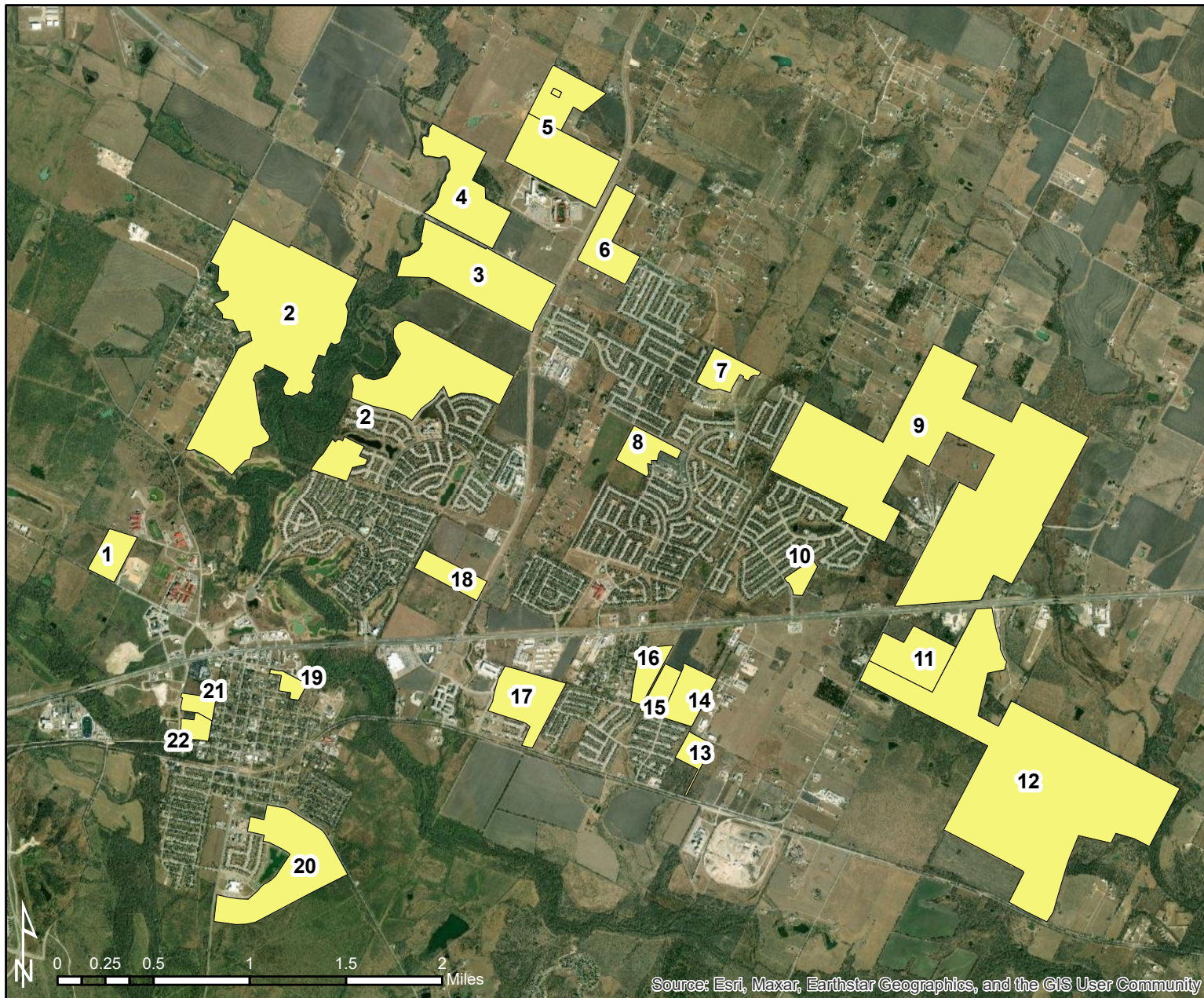
Notes: Shadowglen & Presidential Meadows are in the Manor ETJ. Certificates of Occupancy are issued in Shadowglen but not in Presidential Meadows so residential totals in Presidential Meadows are based on platted lots. Prior to 2010 the residential multiplier was 2.80, 2010-2013 the multiplier is 3.40, 2014 is 3.47, 2015 is 3.6, 2016 on is 3.81. Persons per household is provided by the US Census Bureau. Occupancy rate for all years is 90%. 2030 projections are based on simple linear equations with growth rates based on 2010-2020 estimates. Multi-family is averaged at 2 residents per unit. 205 of the total units are senior multi-family averaged at 1 resident per unit.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

In-Progress and Planned Developments



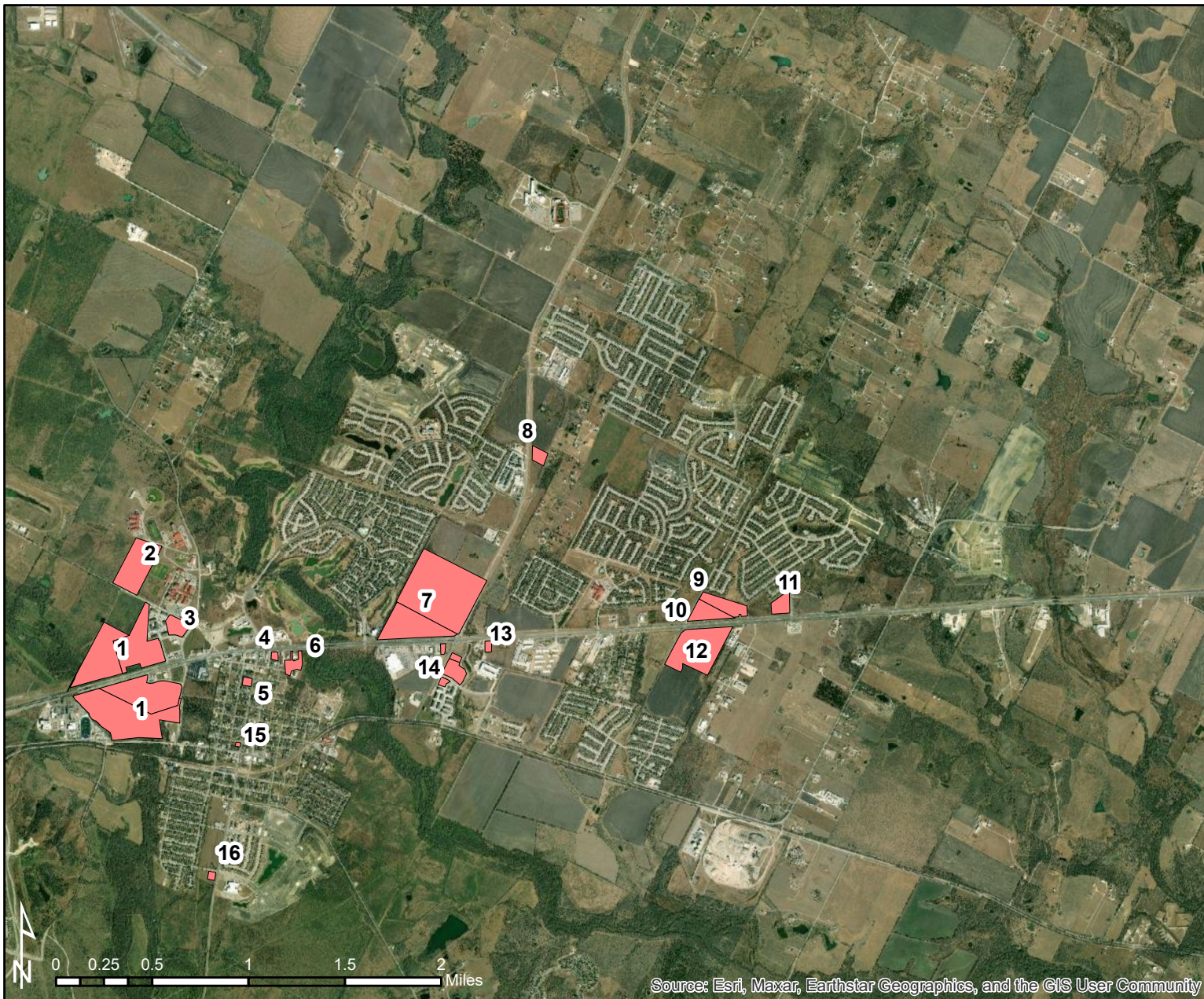


1. Hill Lane Apartments: 350 MF Units Item 3.
2. Shadowglen Phases 2 & 3: 1,500 SF Units (3,000 total)
3. Monarch Ranch: 400 SF Units
4. New Haven: 272 SF Units
5. Mustang Valley: 380 SF Units
6. Palomino: 234 Two-Family Units
7. Presidential Heights Phase 6: 126 SF Units (600 total)
8. Presidential Meadows Phases 17 & 18: 170 SF Units (1,600 total)
9. Manor Heights (Carillon): 1,500 SF and Townhome Units
10. Presidential Glen Townhomes: 90 TH Units
11. Amavi Townhomes: 335 TH Units
12. Manor Springs: 3,900 SF, TH, MF Units
13. Old Hwy 20 Townhomes: 130 TH Units
14. Ginsel Tract Townhomes: 300-360 TH Units
15. Ginsel Tract Multifamily: 450-500 MF Units
16. Landmark Multifamily: 600 MF Units
17. Village at Manor Commons: 375 SF Units
18. View at Manor Apartments: 600 MF Units
19. Downtown Townhomes: 100 TH Units
20. Lagos Manor: 500 SF Units
21. Manor Apartments: 268 MF Units
22. DB&B Apartments: 200 MF Units 13



Residential In-Progress and Planned Developments

Residential



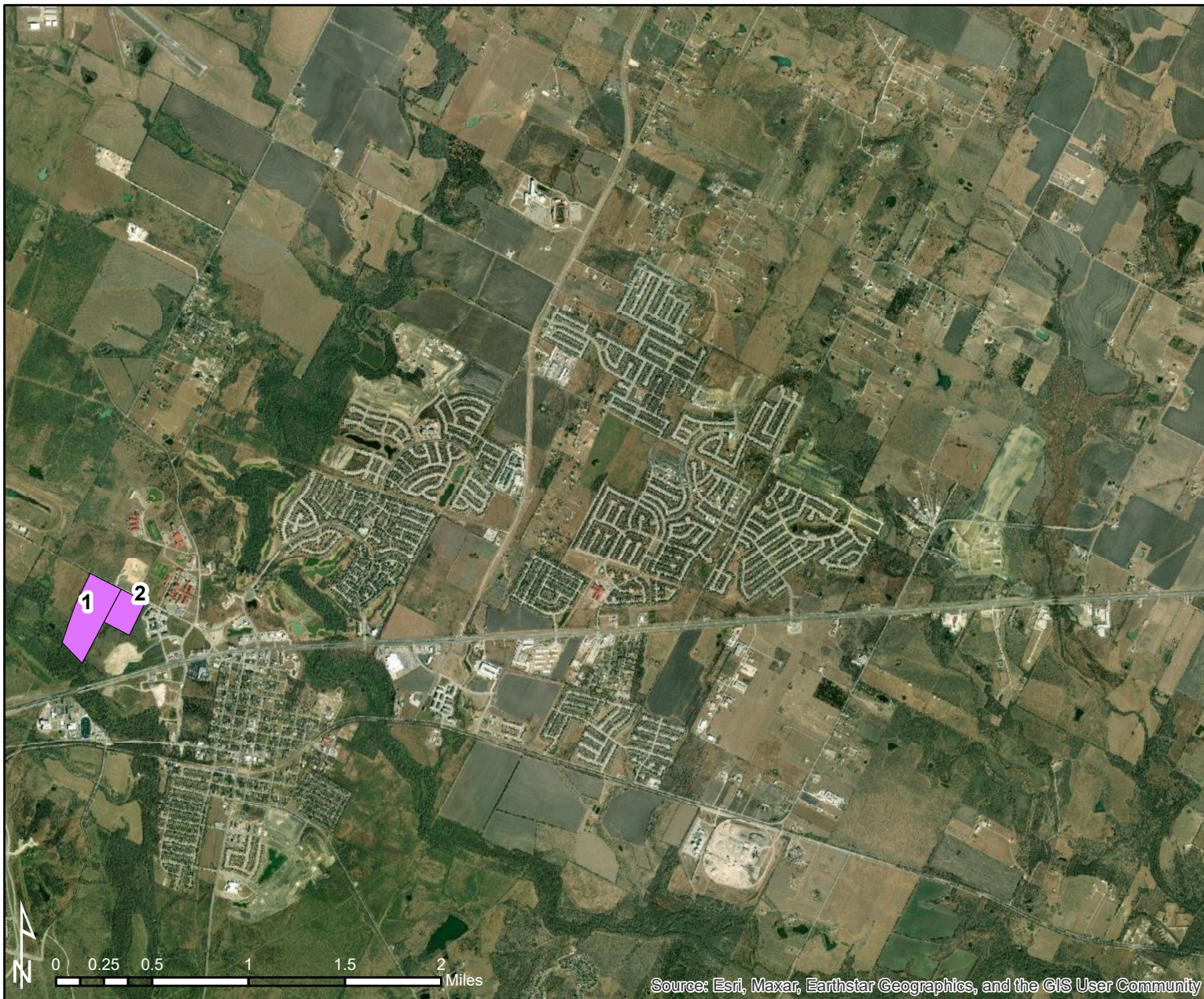
1. Las Entradas North and Item 3.
2. St. Joseph Catholic Church
3. Hotels
4. New Independent Bank
5. 709 N. Lexington Restaurant
6. Manor Village Commercial
7. Manor Crossing Shopping Center
8. Gas Station and Flex Commercial Space
9. Presidential Glen Storage Units
10. MinMax Travel Center
11. Gas Station
12. Ginsel Tract Commercial
13. Rapid Express Car Wash
14. La Mexicana Market, North Forest Office, Holiday Inn Express, Vet Clinic, Sherwin Williams, Bank of America
15. 109 N. Lexington Mixed-Use
16. The Lex Commercial Flex



Commercial In-Progress and Planned Developments

Commercial

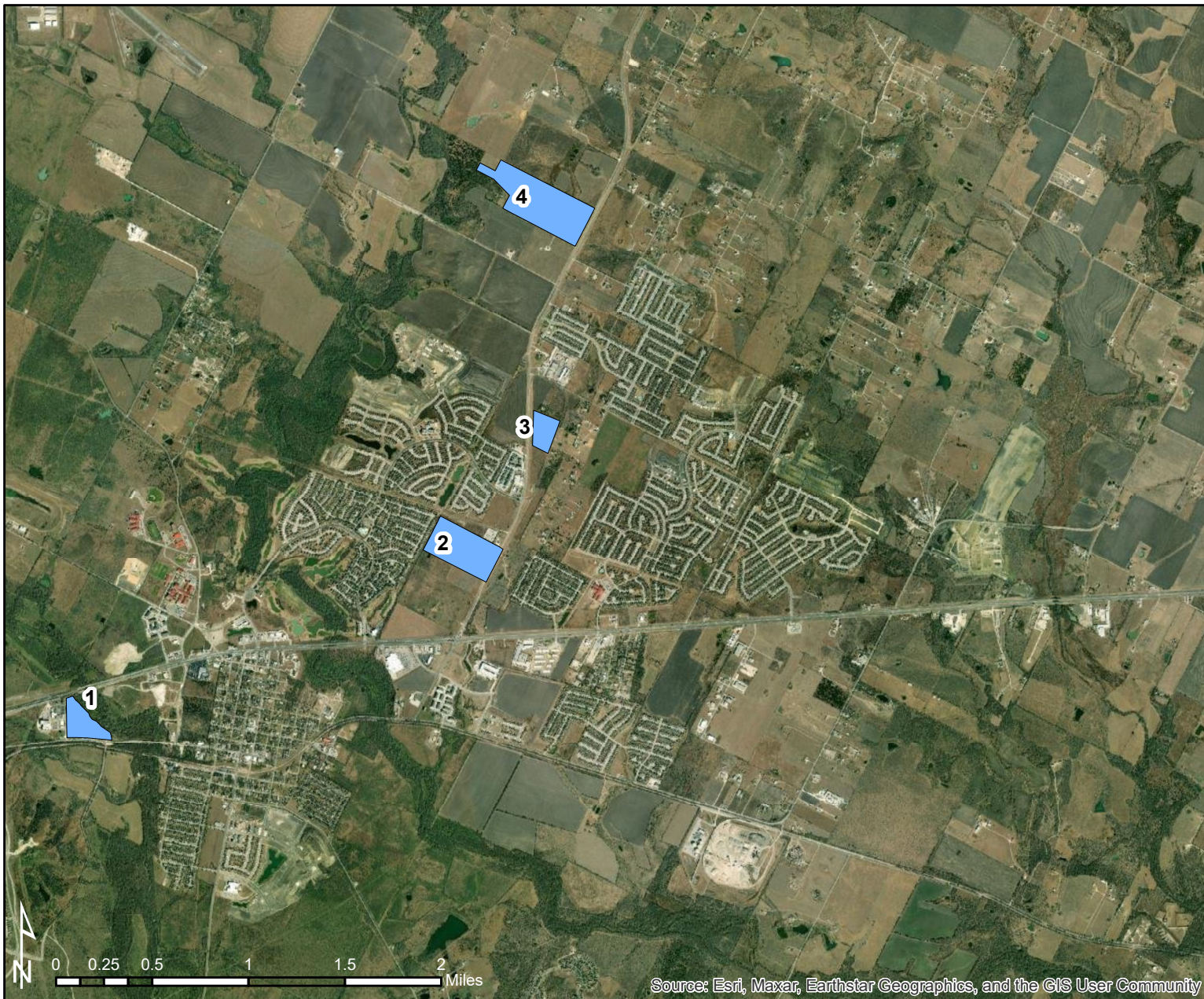
1. Whole Foods Cold Storage
Dist. - 136,000 sf and
196,000 sf Spec Industrial
2. Two 150,000 sf Warehouses




Industrial In-Progress and Planned Developments

 Industrial

1. New Tech HS/MS Indoor Practice Facility
2. K-8 District Campus (900-1,100 Students)
3. Compass Rose Charter School (1,200 students upon Phase 3)
4. Senior HS Early College, Sports Complex, Indoor Practice Facility



Educational In-Progress and Planned Developments

 Educational



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2022

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

Based on the Land Use Assumptions Map and the population growth projections, we'll need to begin planning future capital improvement projects to serve these areas.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *NO*

- Current water and wastewater CIP

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee review the current CIP and begin discussion future capital improvement projects.


PLANNING & ZONING COMMISSION:


Recommend Approval


Disapproval


None


Legend


 Proposed Storage Tank


 Existing Storage Tank


 12" Water Main


 12"/16" Water Main


 16" Water Main

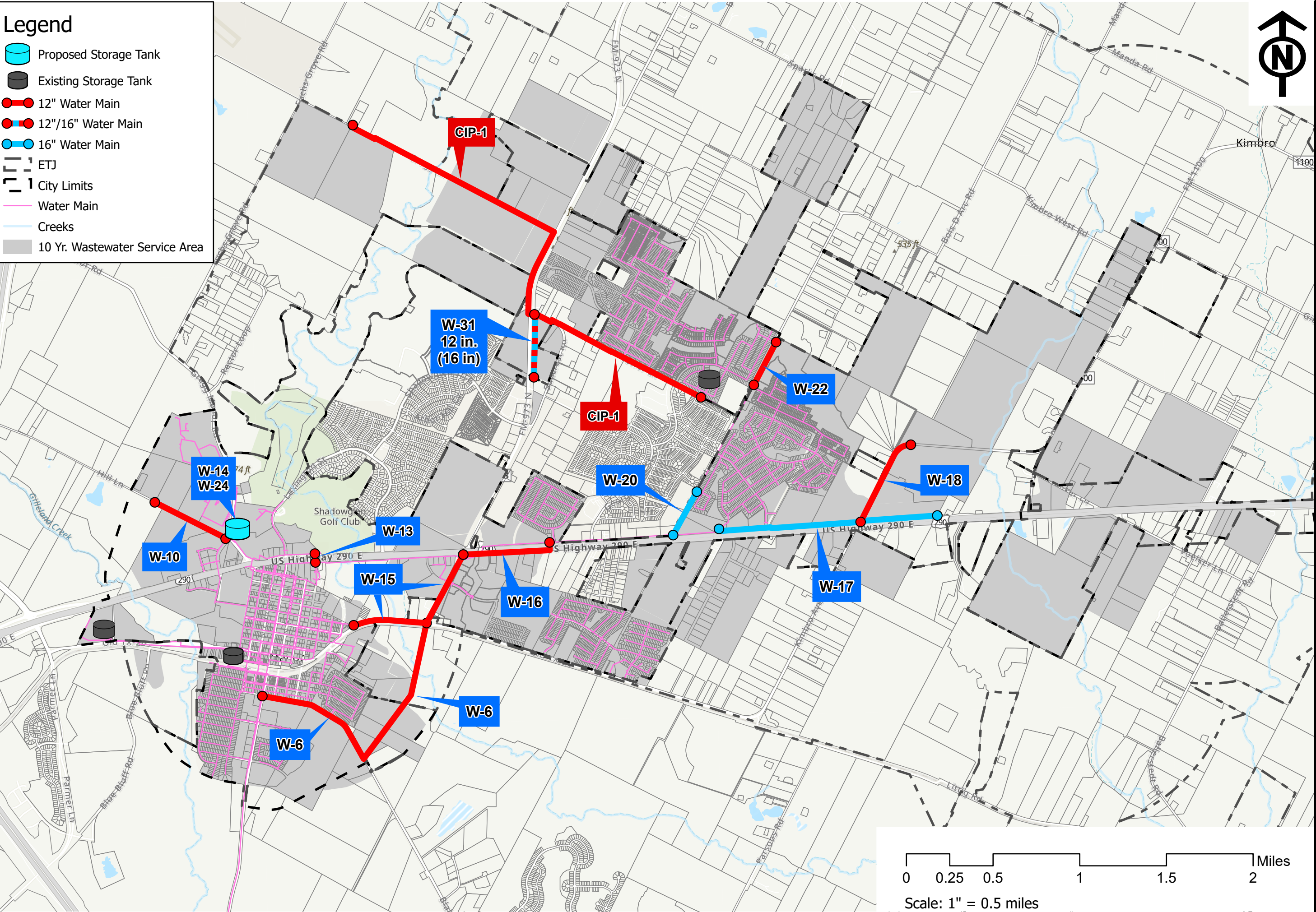
 ETJ

 City Limits

 Water Main

 Creeks

 10 Yr. Wastewater Service Area



EXHIBIT

Item 4.

2

CITY OF MANOR

10 YEAR WATER

CAPITAL IMPROVEMENTS PLAN

2021 UPDATE

PROJECT NUMBER

14966.00

DATE

9/9/2021

 Jaeco

JAY ENGINEERING, A DIVISION OF CBA

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EXHIBIT A-2
CITY OF MANOR WATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
NOVEMBER 2021

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 (2020 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	2021	Blake Manor Road Water Line	12	inch	3,200	\$ 268,800.00	0.050	20	\$ 322,560.00	\$ 48,400.00	\$ 48,200.00	\$ 253,529.66	\$ 673,000.00	Transmission main from downtown along Blake Manor Road to future FM 973. Includes replacing 400 LF of 6" pipe in Downtown Plant
W-10	2020	Hill Lane Water Line	12	inch	3,450	\$ 289,800.00	0.050	20	\$ 333,270.00	\$ 50,000.00	\$ 46,000.00	\$ 259,644.71	\$ 689,000.00	Water Distribution main along Hill Lane to serve new growth
W-13	2023	US 290 Crossing at Golf Course	12	inch	250	\$ 100,000.00	0.050	20	\$ 130,000.00	\$ 19,500.00	\$ 22,400.00	\$ 103,974.01	\$ 276,000.00	Connect 12" water lines on north and south sides of US 290
W-14	2022	Gregg Manor Road Water Supply - Ground Storage Tank and Pumps	250,000	gallon		\$ 2,500,000.00	0.050	20	\$ 3,125,000.00	\$ 468,800.00	\$ 503,100.00	\$ 2,478,017.11	\$ 6,575,000.00	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	2022	US 290 Water Line	12	inch	2900	\$ 275,000.00	0.050	20	\$ 343,750.00	\$ 51,600.00	\$ 55,300.00	\$ 272,576.44	\$ 723,000.00	Parallel 12" waterline to increase US 290 capacity
W-17	2020	US 290 Water Line	16	inch	4400	\$ 540,000.00	0.050	20	\$ 621,000.00	\$ 93,200.00	\$ 85,700.00	\$ 483,820.91	\$ 1,284,000.00	Extend transmission main from Presidential Glen to Old Kimbro Road
W-18	2020	Old Kimbro Road Water Line	12	inch	3000	\$ 474,000.00	0.050	20	\$ 545,100.00	\$ 81,800.00	\$ 75,200.00	\$ 424,666.41	\$ 1,127,000.00	Transmission main to serve new growth north of US 290
W-20	2023	Bois D'Arc Lane Water Line	16	inch	2700	\$ 302,400.00	0.050	20	\$ 393,120.00	\$ 59,000.00	\$ 67,800.00	\$ 314,474.52	\$ 834,000.00	Transmission main to improve delivery of water from East EST
W-22	2023	Bois D'Arc Lane Water Line	12	inch	2500	\$ 210,000.00	0.050	20	\$ 273,000.00	\$ 41,000.00	\$ 47,100.00	\$ 218,411.96	\$ 580,000.00	Transmission main to serve new growth north of Tower Rd
W-24	2025	Gregg Manor Road Pump Improvements	1200	gpm		\$ 200,000.00	0.050	20	\$ 280,000.00	\$ 42,000.00	\$ 54,700.00	\$ 227,847.65	\$ 605,000.00	Increase Pump Capacity (and contracted supply) at wholesale water connection
W-31	2022	FM 973 Water Line	12	inch	5200	\$ 436,800.00	0.050	20	\$ 546,000.00	\$ 81,900.00	\$ 87,900.00	\$ 432,952.88	\$ 1,149,000.00	Transmission main along FM 973 from Tower Road to Canopy Lane to serve new growth.
Water CIP-1	2020	Gregg Lane to Tower Road Waterline	12	inch	3400	\$ 1,560,000.00	0.050	20	\$ 1,794,000.00	\$ 269,100.00	\$ 247,600.00	\$ 1,397,630.92	\$ 3,708,000.00	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													\$ 20,564,000.00	

Notes:
Water LUEs are defined as requiring 451 gallons of water per day per single family residence as determined in the the City of Manor Water Master Plan.

Legend

- LS Lift Station
- Wastewater Treatment Plant
- Force Main
- Gravity Main
- 10 Yr. Wastewater Service Area
- ETJ
- City Limits
- Sewer Main
- Creeks

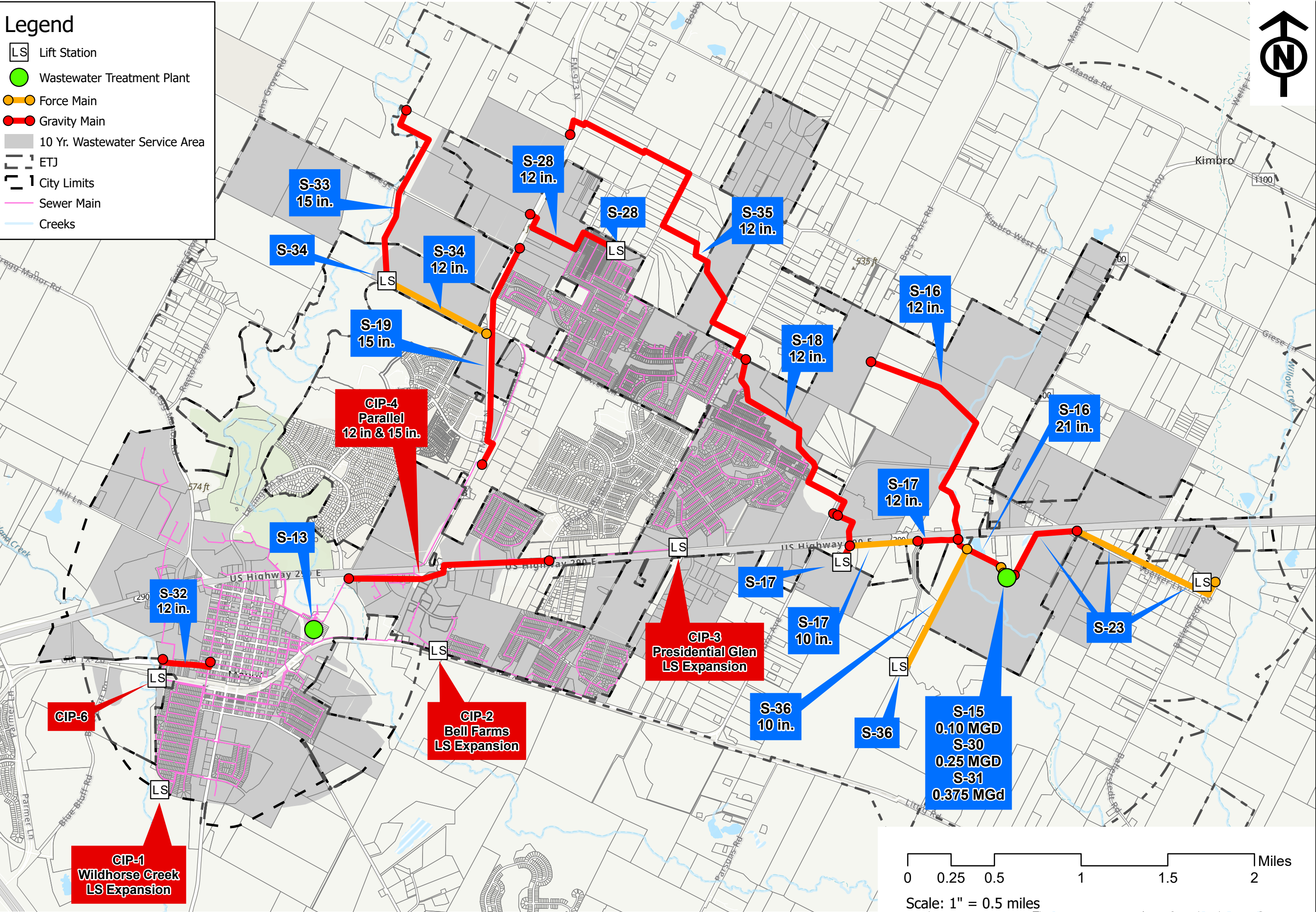


EXHIBIT A-4
CITY OF MANOR WASTEWATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
NOVEMBER 202

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

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.

Project No.	Year	Description	Construction Cost (2021 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	2021	Cottonwood WWTP, Phase 1, 0.20 MGD	\$5,119,897.50	0.00425	240	\$ 49,195.04	\$ 11,806,810.71	0.20 MGD		\$ 6,143,877.00	\$ 398,000.00	\$ 850,400.00	\$ 4,414,533.71	\$ 11,807,000.00	Build plant at Regional Site, road and electrical improvements add \$500,000
S-16	2021	East Cottonwood Gravity Line	\$ 1,750,000.00	0.00425	240	\$ 14,773.93	\$ 3,545,743.72	12"	3,200	\$ 2,100,000.00	\$ 51,000.00	\$ 69,000.00	\$ 1,325,743.72	\$ 3,546,000.00	Extend East Cottonwood gravity ww to Regional Site, sized for 10-year capacity
S-17	2021	West Cottonwood LS and FM	\$ 1,000,000.00	0.00425	240	\$ 8,837.74	\$ 2,121,057.51	6" FM and 350 gpm LS	3,700	\$ 1,200,000.00	\$ 79,000.00	\$ 49,000.00	\$ 793,057.51	\$ 2,121,000.00	Extend 27" and 30" gravity ww from confluence with East Cottonwood to US 290, ultimate capacity
S-18	2022	West Cottonwood Gravity Line, Phase 2	\$ 984,000.00	0.00425	240	\$ 8,917.60	\$ 2,140,223.69	15"	8,200	\$ 1,230,000.00	\$ 64,000.00	\$ 46,000.00	\$ 800,223.69	\$ 2,140,000.00	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	\$ 700,000.00	0.00425	240	\$ 6,139.30	\$ 1,473,432.00	15"	5,800	\$ 875,000.00	\$ 131,300.00	\$ 106,100.00	\$ 361,032.00	\$ 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	\$ 750,000.00	0.00425	240	\$ 8,988.81	\$ 2,157,313.53	200 gpm		\$ 1,012,500.00	\$ 151,900.00	\$ 186,300.00	\$ 806,613.53	\$ 2,157,000.00	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	2022	Expand Cottonwood WWTP to 0.40 MGD Capacity	\$ 2,000,000.00	0.00425	240	\$ 21,811.51	\$ 5,234,763.54	0.40 MGD		\$ 2,500,000.00	\$ 375,000.00	\$ 402,500.00	\$ 1,957,263.54	\$ 5,235,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-31	2025	Expand Cottonwood WWTP to 0.50 MGD Capacity	\$ 2,500,000.00	0.00425	240	\$ 31,340.04	\$ 7,521,608.52	0.50 MGD		\$ 3,500,000.00	\$ 525,000.00	\$ 684,300.00	\$ 2,812,308.52	\$ 7,522,000.00	New Treatment Plant Capacity to Serve Addl Growth
S-32	2021	Bastrop-Parsons WW Improvements	\$ 418,097.00	0.00425	240	\$ 4,339.12	\$ 1,041,388.76	12"		\$ 501,716.40	\$ 75,300.00	\$ 75,000.00	\$ 389,372.36	\$ 1,041,000.00	Replacement of existing wastewater line in Bastrop and Parsons; to correct current capacity issues and serve additional growth
S-33	2022	Wilbarger Basin Gravity Line to Lift Station (off Gregg Lane)	\$ 750,000.00	0.00425	240	\$ 8,178.90	\$ 1,962,936.50	15"	6,200	\$ 937,500.00	\$ 140,600.00	\$ 150,900.00	\$ 733,936.50	\$ 1,963,000.00	New wastewater line to serve growth along Gregg Lane.
S-34	2022	Wilbarger Basin lift station and force main (off Gregg Lane)	\$ 1,000,000.00	0.00425	240	\$ 10,906.09	\$ 2,617,461.63	12" FM and 225 gpm LS	3,500	\$ 1,250,000.00	\$ 187,500.00	\$ 201,300.00	\$ 978,661.63	\$ 2,617,000.00	New lift station and force main to servie growth along Gregg Lane.
S-35	2022	Gravity line from City Limits to tie in to Wastewater line to Cottonwood	\$ 850,000.00	0.00425	240	\$ 9,270.31	\$ 2,224,874.33	12"	8,130	\$ 1,062,500.00	\$ 159,400.00	\$ 171,100.00	\$ 831,874.33	\$ 2,225,000.00	Option 1 -New gravity wastewater line to extend wastewater service to City Limits for future growth.
S-36	2022	Lift Station and Force main to Cottonwood WWTP	\$ 2,000,000.00	0.00425	240	\$ 21,811.51	\$ 5,234,763.54	10" FM 1,575 LUEs		\$ 2,500,000.00	\$ 375,000.00	\$ 402,500.00	\$ 1,957,263.54	\$ 5,235,000.00	New lift station and force main to serve areas south of US Hwy 290 along Old Kimbro Road.
CIP-1	2021	Wildhorse Creek Lift Station Expansion	\$ 750,000.00	0.00425	240	\$ 7,520.06	\$ 1,804,815.50	1,075 gpm, 2nd WW		\$ 900,000.00	\$ 135,000.00	\$ 95,000.00	\$ 75,900.00	\$ 1,206,000.00	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	2022	Bell Farms Lift Station Expansion	\$ 400,000.00	0.00425	240	\$ 3,826.58	\$ 918,379.57	1,400 gpm, 2nd WW		\$ 500,000.00	\$ 45,000.00	\$ 30,000.00	\$ 343,379.57	\$ 918,000.00	Presently at approximately 730 LUES. Current phase 1 capacity is 1264 LUES. Ultimate Capcity at phase 2 is 2172.
CIP-3	2022	Presidential Glen Lift Station Expansion	\$ 400,000.00	0.00425	240	\$ 3,826.58	\$ 918,379.57	2,275 gpm, 2nd WW		\$ 500,000.00	\$ 45,000.00	\$ 30,000.00	\$ 343,379.57	\$ 918,000.00	Presently at approximately 1281 LUES. Actual phase 1 capacity with current wastewater flows is in excess of 1500 LUES. Ultimate Capcity at phase 2 is 3517.
CIP-4	2022	US 290 WW Line Expansion	\$ 603,378.00	0.00425	240	\$ 6,579.87	\$ 1,579,169.64	12" & 15"	1,566 & 2,760	\$ 754,222.50	\$ 113,100.00	\$ 121,400.00	\$ 590,447.14	\$ 1,579,000.00	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	\$ 1,931,000.00	0.00425	240	\$ 16,288.93	\$ 3,909,342.17	500 gpm	500	\$ 2,220,650.00	\$ 127,000.00	\$ 100,000.00	\$ 1,461,692.17	\$ 3,909,000.00	Lift Station and Force Main from Rural Center to existing wastewater line



Total: \$ 92,623,000.00