



Julie Leonard, Place 1
Jacob Hammersmith, Chair, Place 2
Philip Tryon, Place 3
Isaac Rowe, Place 4
Ruben J. Cardona, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7
Barth Timmermann, Developer Representative

**COMMUNITY IMPACT FEE ADVISORY COMMITTEE
REGULAR MEETING
AGENDA**

Via Telephone/Video Conference

Wednesday, August 12, 2020

6:00 p.m.

**Manor City Hall – Council Chambers
105 E. Eggleston Street**

NOTICE IS HEREBY GIVEN in accordance with an order of the Office of the Governor issued March 16, 2020, the Community Impact Fee Advisory Committee will conduct this meeting by video conference in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the COVID-19. There will be no public access to the location described above.

This meeting will be live streamed on Facebook live.

You can access the meeting at <https://www.facebook.com/cityofmanor/>

Instructions for Public Speaking:

- Members of the public that wish to speak during public comments, public hearing or an agenda item will need to register in advance by visiting www.cityofmanor.org where a registration link will be posted on the calendar entry for each public meeting. You will register by filling in the speaker card available for that specific meeting and submitting it to publiccomments@cityofmanor.org. Once registered, instructions will be emailed to you on how to join the videoconference by calling in. Your Speaker Card must be received two (2) hours prior to scheduled meeting.

Upon receiving instructions to join Zoom meeting the following rules will apply:

- Speakers addressing non-agenda related items under public comments must address their comments to the Chairperson rather than to individual Committee Members or city staff. Speakers should speak clearly into their device and state their name and address prior to beginning their remarks. Speakers will be allowed 3 minutes for testimony. Speakers making personal, impertinent, profane or slanderous remarks may be removed from the meeting.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

Comments will be taken from the audience participating in the Zoom meeting 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 register and submit the speaker card following the instructions for public speaking above. **No Action May be Taken by the Community Impact Fee Advisory Committee During Public Comments.**

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the Community Impact Fee Advisory Committee Minutes of the July 8, 2020, Regular Meeting.

REGULAR AGENDA

2. Consideration, discussion, and possible action on an amended Community Impact Fee Advisory Committee calendar.
3. Consideration, discussion, and possible action on the 2020 Community Impact Fee Land Use Assumptions.
4. Consideration, discussion, and possible action on possible water source options.
5. Consideration, discussion, and possible action to generate a Capital Improvements Plan for the 2020 Community Impact Fee.

ADJOURNMENT

| |
|---|
| <p>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 <u>Texas Government Code</u> 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).</p> |
|---|

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, August 7, 2020, 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: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action to approve the Community Impact Fee Advisory Committee Minutes of the July 8, 2020, Regular Meeting.

BACKGROUND/SUMMARY:

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)* **YES** *(If YES, please list below in order to be presented)*

- Draft Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee approve the Community Impact Fee Advisory Minutes of the July 8, 2020 Regular Meeting.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)



Julie Leonard, Place 1
Jacob Hammersmith, Chair, Place 2
Philip Tryon, Place 3
Isaac Rowe, Place 4
Lian Stutsman, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7
Barth Timmermann, Developer Representative

COMMUNITY IMPACT FEE ADVISORY COMMITTEE REGULAR SESSION MINUTES

Wednesday, July 08, 2020

6:00 p.m.

**Manor City Hall – Council Chambers
105 E. Eggleston Street**

COMMITTEE

PRESENT:

Place 1: Julie Leonard
Place 2: Jacob Hammersmith
Place 4: Isaac Rowe
Place 6: Cecil Meyer

ABSENT:

Place 3: Philip Tryon
Place 5: Lian Stutsman
Place 7: LaKesha Small
BartTimmermann, Developer Representative

CITY STAFF PRESENT:

Scott Dunlop Asst. Development Services Director
Pauline M. Gray, P.E., City Engineer

REGULAR SESSION – 6:00 P.M.

With a quorum of the Committee Members present, the regular session of the Manor Community Impact Fee (CIF) Advisory Committee was called to order by Chairperson Hammersmith at 6:03 p.m. on Wednesday, July 8, 2020, in the Council Chambers of the Manor City Hall, 105 E. Eggleston Street, Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

CONSENT

1. **Consideration, discussion, and possible action to approve the Community Impact Fee Advisory Committee Minutes of the June 10, 2020, Regular Meeting.**

MOTION: Upon motion made by Committee Member Leonard and seconded by Committee Member Rowe the CIF Advisory Committee voted four (4) For and zero (0) Against to approve minutes for June 10, 2020. The motion carried unanimously.

REGULAR AGENDA

2. **Consideration, discussion, and possible action to generate a Capital Improvements Plan.**

The City staff's recommendation was that the CIF Advisory Committee postpone agenda item # 2 to the August 12, 2020, CIF Advisory Committee Meeting

MOTION: Upon a motion made by Committee Member Rowe and Seconded by Committee Member Meyer the CIF Advisory Committee voted four (4) For and zero (0) Against to postpone agenda item # 2 until the next regular session meeting scheduled for Wednesday, August 12, 2020. The motion carried unanimously.

ADJOURNMENT

MOTION: Upon a motion made by Committee Member Leonard ; and Seconded by Committee Member Rowe the CIF Advisory Committee voted four (4) For and zero (0) Against to adjourn the regularly session of the CIF Advisory Committee at 6:07 p.m. on Wednesday, July 8, 2020. The motion carried unanimously.

These minutes approved by the Community Impact Fee Advisory Committee on the 12TH of August 2020.

APPROVED:

Jacob Hammersmith
Chairperson

ATTEST:

Scott Dunlop
Assistant Development Services Director



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on an amended Community Impact Fee Advisory Committee calendar.

BACKGROUND/SUMMARY:

Under the previously amended calendar this August 12th meeting was set to be the final one but we still needed more information on the water source options. This amendment adds a meeting next month on September 9th.

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)* *(If YES, please list below in order to be presented)*

- Amended CIF Advisory Committee calendar

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee approve an amended Community Impact Fee Advisory Committee calendar.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)

CITY OF MANOR, TEXAS

2020 COMMUNITY IMPACT FEE PROGRAM SCHEDULE - REVISED August 4, 2020

1. ADVISORY COMMITTEE (AC) REVIEW AND EVALUATE LAND USE ASSUMPTIONS (LUA), CAPITAL IMPROVEMENTS PLAN (CIP) AND COMMUNITY IMPACT FEE (CIF)
 - a. ~~City Council orders evaluation by Consultant~~ November 6, 2019
 - b. ~~Review Advisory Committee make-up and activities~~ January 8, 2020
 - c. ~~Evaluate LUA's with assistance from AC~~ February 12, 2020, February 26, 2020
 - d. ~~Generate population projections and CIP needs~~ March 11, 2020, May 13, 2020
 - e. ~~AC Workshop~~ May 27, 2020
 - f. ~~Review of workshop information~~ June 10, 2020
 - g. - Discuss Land Use Map Revision; water sources August 12, 2020
 - h. - Generate CIP with review and comment from AC August 12, 2020
 - i. - Present LUA's and CIP to Council August 19, 2020
 - j. - Discuss CIF Calculation September 9, 2020
 - k. - Recommend Community Impact Fee September 9, 2020

2. COUNCIL ADOPT RESOLUTION SETTING PUBLIC HEARING ON LUA's AND CIP
 - Must adopt resolution within 60 days of receipt of LUA's and CIP August 19, 2020
 - Information must be available prior to advertisement of public hearing

3. CITY ADVERTISE PUBLIC HEARING August 28, 2020
 - 30 days prior to day before hearing date
 - Mail notices to registered interested parties
 - Advisory Committee files comments by 5th day prior to hearing date

4. COUNCIL CONDUCT PUBLIC HEARING October 7, 2020
 - Discussion of proposed LUAs and CIP
 - Receipt of public, interested party input

5. COUNCIL APPROVES LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENT PLAN October 7, 2020
 - Adopt Land Use Assumptions and CIP
 - Must act within 30 days of hearing date

6. COUNCIL ADOPT RESOLUTION SETTING PUBLIC HEARING ON CIF October 21, 2020
 - Must adopt resolution within 60 days of receipt of CIF
 - Information must be available prior to advertisement of public hearing

7. CITY ADVERTISE PUBLIC HEARING October 30, 2020
 - 30 days prior to hearing date
 - Mail notices to registered interested parties
 - Advisory Committee files comments by 5th day prior to hearing date

8. COUNCIL CONDUCT PUBLIC HEARING December 2, 2020
 - Discussion of proposed CIF
 - Receipt of public, interested party input

9. COUNCIL APPROVES COMMUNITY IMPACT FEE ORDINANCE December 2, 2020
 - Adopt Ordinance
 - Must act within 30 days of hearing date



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on the 2020 Community Impact Fee Land Use Assumptions.

BACKGROUND/SUMMARY:

The land use assumptions (LUAs) need to be discussed and approved to be presented to Council on 8/19. The LUA provides the project 10-year Living Unit Equivalents (LUEs) and the Ultimate LUEs, which is an indicator of how much demand a property is projected to place on our water and wastewater distribution and collection systems. This informs the Capital Improvements Plan (CIP) on where new or upgraded water and wastewater infrastructure needs to be constructed.

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)*

(If YES, please list below in order to be presented)

- Land Use Assumptions

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee discuss and approve a 2020 Community Impact Fee Land Use Assumptions map.

PLANNING & ZONING COMMISSION:

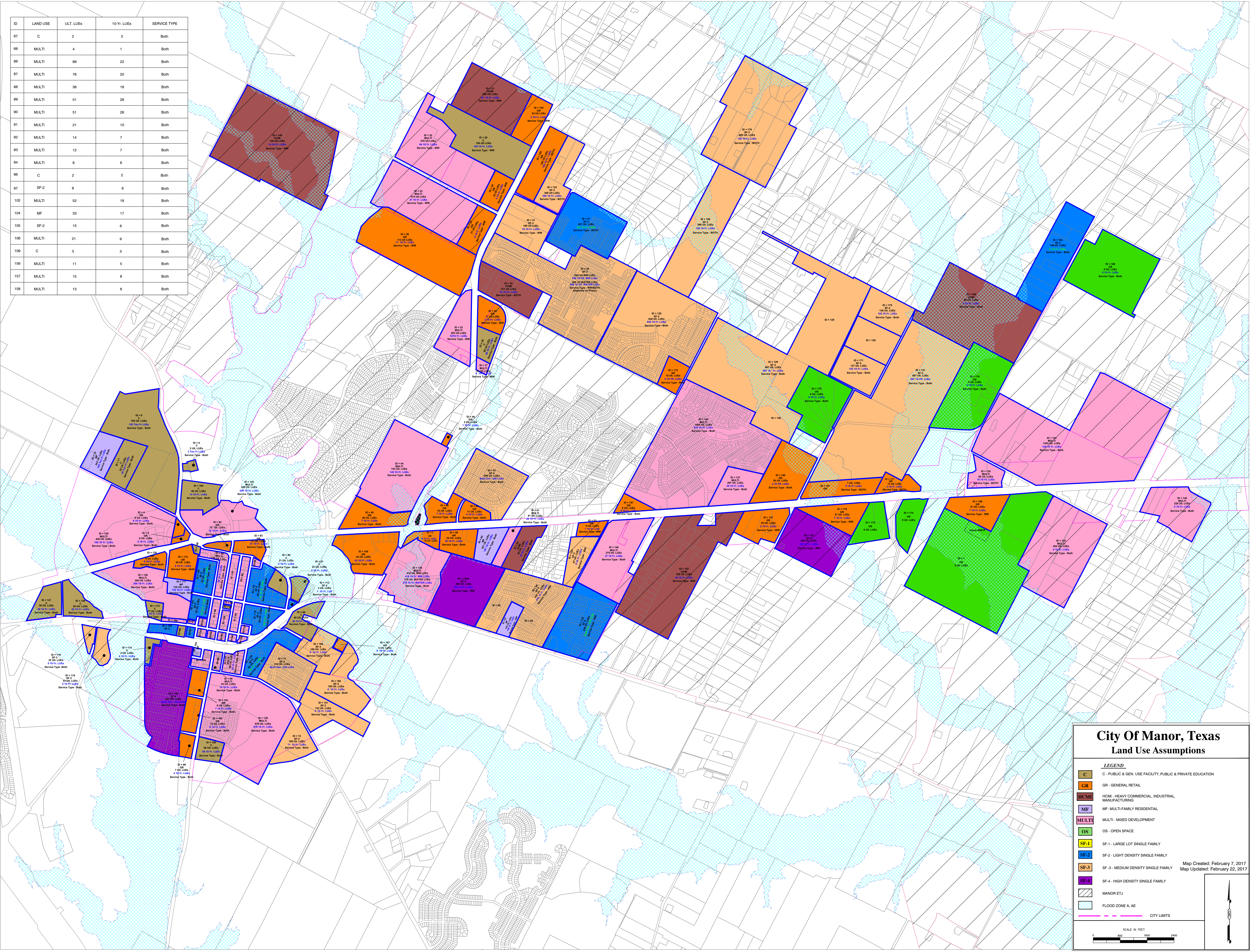
Recommend Approval

Disapproval

None

(Type X before choice to indicate)

| ID | LAND USE | ULT. LUEs | 10-Yr. LUEs | SERVICE TYPE |
|-----|----------|-----------|-------------|--------------|
| 67 | C | 2 | 2 | Both |
| 68 | MULTI | 4 | 1 | Both |
| 69 | MULTI | 69 | 22 | Both |
| 67 | MULTI | 76 | 20 | Both |
| 68 | MULTI | 36 | 16 | Both |
| 69 | 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 | 6 | 6 | Both |
| 96 | C | 2 | 2 | Both |
| 97 | SF-2 | 8 | 6 | Both |
| 102 | MULTI | 52 | 16 | 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 | 6 | Both |
| 158 | MULTI | 13 | 6 | Both |



C

GR

HCM

MF

MULTI

OS

SF-1

SF-2

SF-3

SF-4

MANOR ETJ

FLOOD ZONE A, AE

CITY LIMITS

CITY OF MANOR, TEXAS

Land Use Assumptions

LEGEND

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

GR - GENERAL RETAIL

HCM - HEAVY COMMERCIAL, INDUSTRIAL, MANUFACTURING

MF - MULTI-FAMILY RESIDENTIAL

MULTI - MIXED DEVELOPMENT

OS - OPEN SPACE

SF-1 - LARGE LOT SINGLE FAMILY

SF-2 - LIGHT DENSITY SINGLE FAMILY

SF-3 - MEDIUM DENSITY SINGLE FAMILY

SF-4 - HIGH DENSITY SINGLE FAMILY

MANOR ETJ

FLOOD ZONE A, AE

CITY LIMITS

0

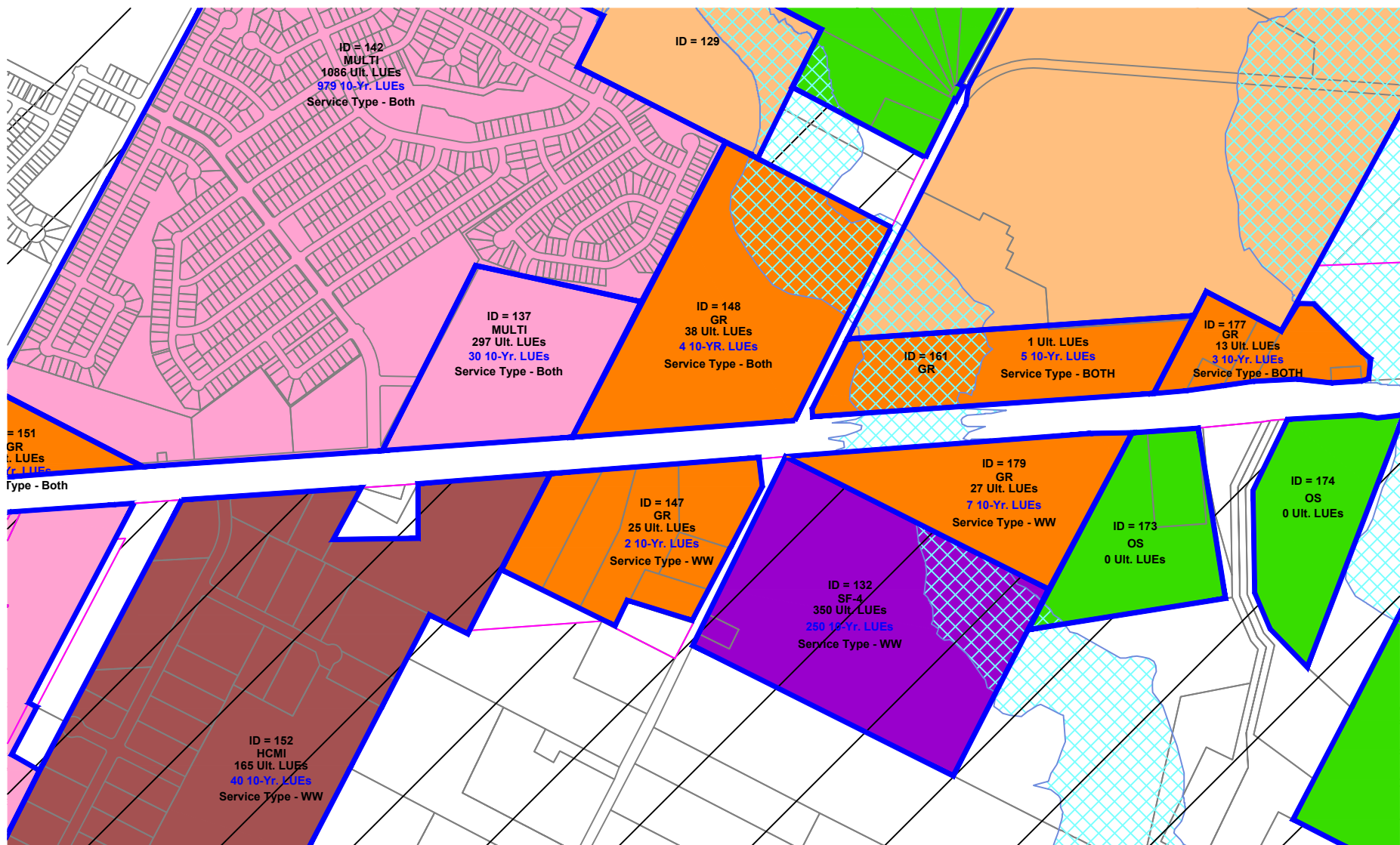
500

1000

2000

SCALE IN FEET

Map Created: February 7, 2017
Map Updated: February 26, 2017





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on possible water source options.

BACKGROUND/SUMMARY:

We had been waiting for more information for Gatehouse, which we've now received, before we moved forward with finalizing the Community Impact Fee (CIF). We have 5 water source options: Austin, EPCOR, Southwest (SWWC), Gatehouse, and our own wells.

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)* *(If YES, please list below in order to be presented)*

- Water Source Options

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee discuss the water source options.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)

Water Source Options

1. Per the estimated growth the City of Manor will require at least an additional 0.2 MGD of water supply in late 2022 or early 2023 to meet the estimated demand. The City will require at least an additional 2.0 MGD of water by 2029 to meet the estimated demand. Currently the City receives water from EPCOR and the City of Austin in addition to the City's wells.
 - a. The City is looking into other possible sources for water to address future needs. Below are the estimated yearly costs for the additional 2.0 MGD supply from City of Austin, EPCOR and SWWC. A fourth option is to construct a new well field and water plant for the City.
2. Possible Water Source options:
 - a. City of Austin
 - i. The wholesale rate is currently set at \$5.09 per 1,000 gallons. This rate is adjusted periodically by the City of Austin City Council.
 - ii. Based on the current wholesale rate the additional 2.0 MGD would cost the City of Manor approximately \$3,700,000 per year.
 - b. EPCOR
 - i. I could not find anywhere in the agreement where it mentioned any changes/increases in rate.
 - ii. The additional 2.0MGD would cost the City of Manor approximately \$3,200,000 per year.
 - c. SWWC
 - i. There would be a base yearly fee set by the total number of LUEs.
 - ii. There would be an annual price escalator of 3% applied to the base fee and the volumetric rate.
 - iii. I based my calculations on the 2020 rate.
 - iv. The additional 2.0 MGD would cost the City approximately \$3,467,500 per year. (This does not include the base fee per LUE).
 - d. City of Manor Wells and Water Plant Construction
 - i. 3 wells and treatment system – approximately \$50 million
 1. Annual cost – approximately \$2.5 million
 2. 30 years of payments
 - ii. 4 wells and treatment system – approximately \$65 million
 1. Annual cost – approximately \$3.3 million
 2. 30 years of payments
 - iii. Options of who would pay for it were discussed; possibility MUDs may fund all or a portion of costs – MUDs are still looking at numbers – no decision yet – as discussed the City may take over the MUD water systems but would need ever more additional capacity
 - e. Gatehouse
 - i. Would run from Lexington, Texas to Manor
 - ii. Agreement would begin in 2022
 - iii. The water usage cost would be set at \$5.90 per 1,000 gallons for 2022.
 - iv. The water usage cost would vary from \$4.32 to \$6.16 per 1,000 gallons through 2032.
 - v. The average usage cost would be an average of \$5.20 during the 10-year period.
 - vi. The additional 2.0 MGD would cost the City of Manor approximately \$4,307,000.00 in 2022.
 - vii. On average the additional 2.0 MGD would cost the City \$3,796,000.00 per year.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: August 12, 2020
PREPARED BY: Scott Dunlop
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action to generate a Capital Improvements Plan for the 2020 Community Impact Fee.

BACKGROUND/SUMMARY:

The water and wastewater infrastructure plan is based on the project LUEs from the Land Use Assumptions map.

PRESENTATION: *(Type YES or NO)*

ATTACHMENTS: *(Type YES or NO)*










(If YES, please list below in order to be presented)

- Water CIP
- Wastewater CIP

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Community Impact Fee Advisory Committee approve a Capital Improvements Plan for the 2020 Community Impact Fee.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)

| LEGEND | |
|---|--------------------------------|
|  | PROPOSED WATER TANK |
|  | EXISTING WATER TANK |
|  | MANOR ROADS |
|  | 10-YR. WATER SERVICE AREA |
|  | MANOR ETJ |
|  | EXISTING OR NON-CIP WATERLINES |
|  | PROPOSED 8-INCH WATERLINES |
|  | PROPOSED 12-INCH WATERLINES |
|  | PROPOSED 16-INCH WATERLINES |

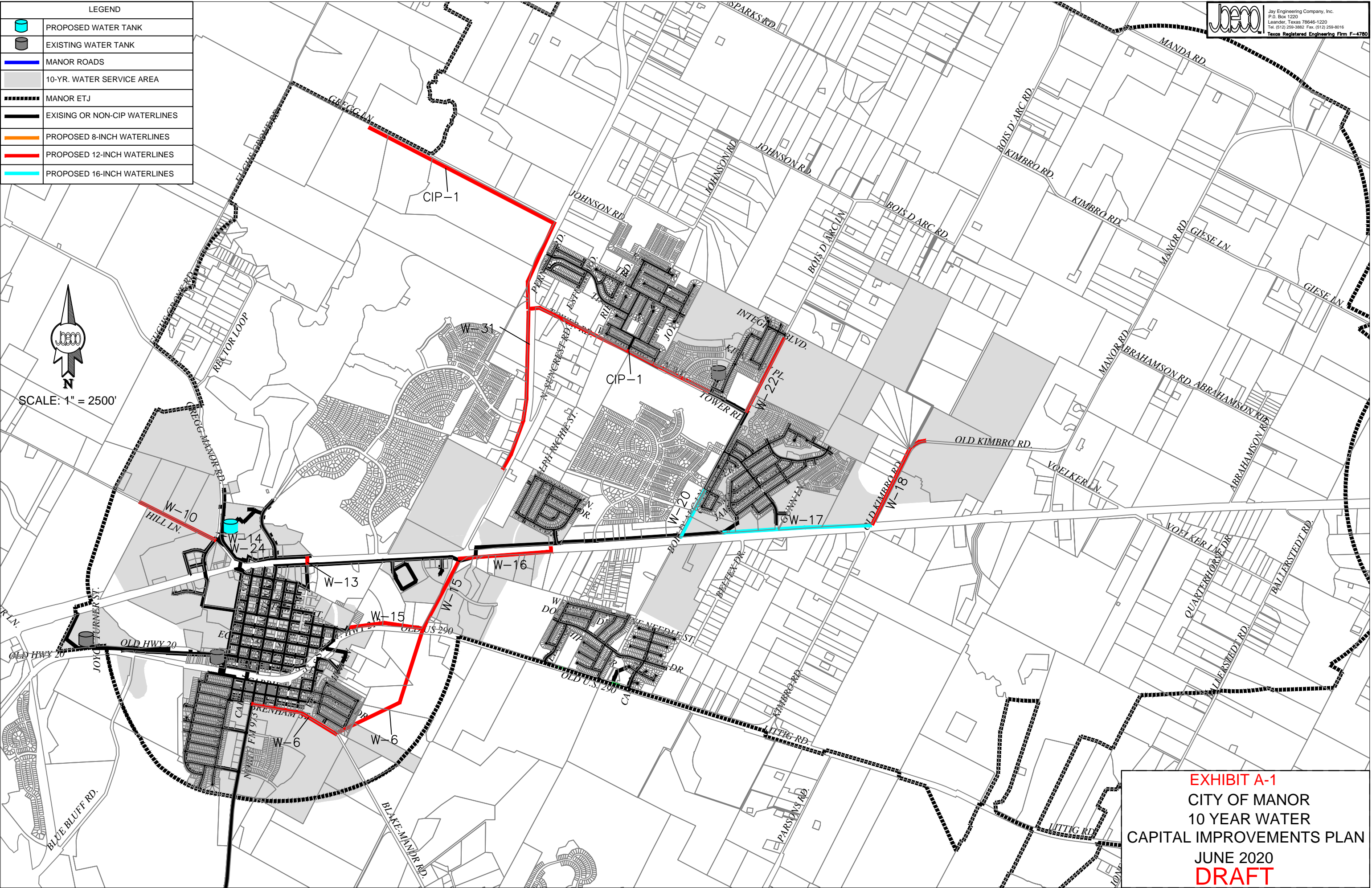


EXHIBIT A-1

CITY OF MANOR

10 YEAR WATER

CAPITAL IMPROVEMENTS PLAN

JUNE 2020

DRAFT

EXHIBIT A-2
CITY OF MANOR WATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
AUGUST 2020 - DRAFT

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 | 2025 | US 290 Crossing at Golf Course | 12 | inch | 250 | \$ 100,000.00 | 0.050 | 20 | \$ 140,000.00 | \$ 21,000.00 | \$ 27,400.00 | \$ 113,954.07 | \$ 302,000.00 | Connect 12" water lines on north and south sides of US 290 |
| W-14 | 2021 | Gregg Manor Road Water Supply - Ground Storage Tank and Pumps | 250,000 | gallon | | \$ 2,000,000.00 | 0.050 | 20 | \$ 2,400,000.00 | \$ 360,000.00 | \$ 358,800.00 | \$ 1,886,411.62 | \$ 5,005,000.00 | 250,000 gal Ground Storage Tank and 1,400 gpm expandable pump station for wholesale water supply connection |
| W-15 | 2021 | FM 973 Water Line | 12 | inch | 4000 | \$ 336,000.00 | 0.050 | 20 | \$ 403,200.00 | \$ 60,500.00 | \$ 60,300.00 | \$ 316,942.31 | \$ 841,000.00 | Transmission main from US 290 to serve new growth on the east and west sides of FM 973 |
| W-16 | 2021 | US 290 Water Line | 12 | inch | 2900 | \$ 243,600.00 | 0.050 | 20 | \$ 292,320.00 | \$ 43,800.00 | \$ 43,700.00 | \$ 229,734.79 | \$ 610,000.00 | 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 | 2025 | Bois D'Arc Lane Water Line | 16 | inch | 2700 | \$ 302,400.00 | 0.050 | 20 | \$ 423,360.00 | \$ 63,500.00 | \$ 82,800.00 | \$ 344,559.84 | \$ 914,000.00 | Transmission main to improve delivery of water from East EST |
| W-22 | 2025 | Bois D'Arc Lane Water Line | 12 | inch | 2500 | \$ 210,000.00 | 0.050 | 20 | \$ 294,000.00 | \$ 44,100.00 | \$ 57,500.00 | \$ 239,279.35 | \$ 635,000.00 | 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 | 2021 | FM 973 Water Line | 12 | inch | 5200 | \$ 436,800.00 | 0.050 | 20 | \$ 524,160.00 | \$ 78,600.00 | \$ 78,400.00 | \$ 412,000.81 | \$ 1,093,000.00 | 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 | | | | | | | | | | | | | \$ 18,943,000.00 | |

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 | PROPOSED LIFT STATION/LIFT STATION EXPANSION |
| ● | WWTP |
| — | MANOR ROADS |
| | 10-YR. WASTEWATER SERVICE AREA |
| | MANOR ETJ |
| | EXISTING WASTEWATER LINES |
| | PROPOSED GRAVITY MAIN |
| | PROPOSED FORCE MAIN |
| | FLOODPLAIN |

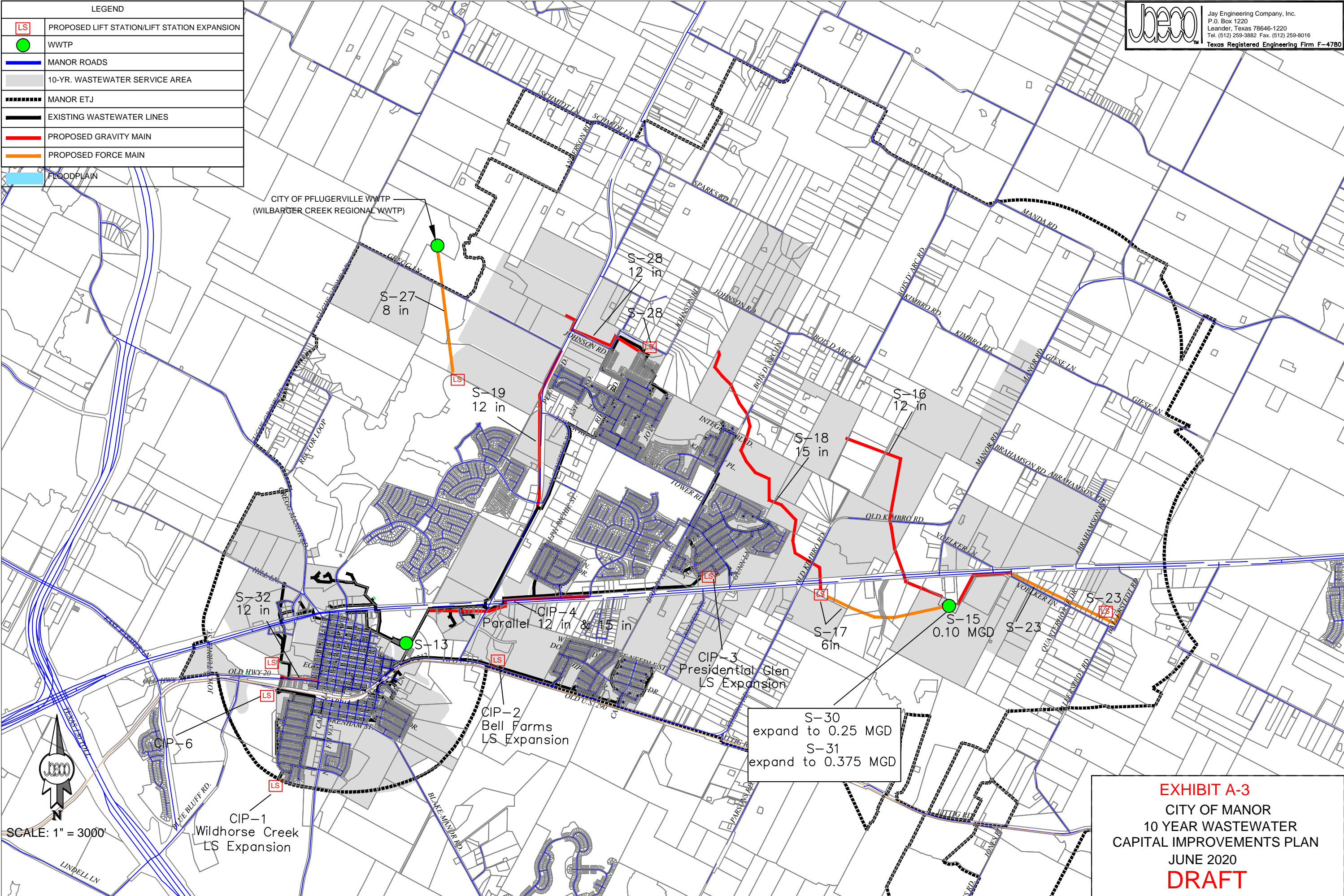


EXHIBIT A-3
 CITY OF MANOR
 10 YEAR WASTEWATER
 CAPITAL IMPROVEMENTS PLAN
 JUNE 2020
 DRAFT

EXHIBIT A-4
CITY OF MANOR WASTEWATER IMPROVEMENTS
10-YEAR CAPITAL IMPROVEMENTS PLAN
AUGUST 2020 - DRAFT

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 (2019 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 | \$ 4,191,000.00 | 0.00425 | 240 | \$ 40,812.65 | \$ 9,795,037.18 | 0.20 MGD | | \$ 5,029,200.00 | \$ 398,000.00 | \$ 705,500.00 | \$ 3,662,337.18 | \$ 9,795,000.00 | Build plant at Regional Site, road and electrical improvements add \$500,000 |
| S-16 | 2021 | East Cottonwood Gravity Line | \$ 750,000.00 | 0.00425 | 240 | \$ 6,788.02 | \$ 1,629,125.49 | 12" | 3,200 | \$ 900,000.00 | \$ 51,000.00 | \$ 69,000.00 | \$ 609,125.49 | \$ 1,629,000.00 | Extend East Cottonwood gravity ww to Regional Site, sized for 10-year capacity |
| S-17 | 2021 | West Cottonwood LS and FM | \$ 849,000.00 | 0.00425 | 240 | \$ 7,631.87 | \$ 1,831,648.15 | 6" FM and 350 gpm LS | 3,700 | \$ 1,018,800.00 | \$ 79,000.00 | \$ 49,000.00 | \$ 684,848.15 | \$ 1,832,000.00 | 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 | \$ 464,000.00 | 0.00425 | 240 | \$ 4,591.90 | \$ 1,102,055.48 | 15" | 8,200 | \$ 580,000.00 | \$ 64,000.00 | \$ 46,000.00 | \$ 412,055.48 | \$ 1,102,000.00 | Serves West Cottonwood Sub-Basin up to Bois D'Arc Ln, 21" and 24" gravity ww sized for ultimate capacity |
| S-19 | 2021 | FM 973 Gravity Wastewater Line | \$ 591,600.00 | 0.00425 | 240 | \$ 6,139.30 | \$ 1,473,432.21 | 12" | 5,800 | \$ 709,920.00 | \$ 106,500.00 | \$ 106,100.00 | \$ 550,912.21 | \$ 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 | \$ 466,320.00 | 0.00425 | 240 | \$ 5,588.35 | \$ 1,341,204.72 | 200 gpm | | \$ 629,532.00 | \$ 94,400.00 | \$ 115,800.00 | \$ 501,472.72 | \$ 1,341,000.00 | 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-27 | 2026 | Wilbarger Lift Station and Force Main to CoP WWTP | \$ 700,000.00 | 0.00425 | 240 | \$ 9,166.49 | \$ 2,199,958.29 | 8" | 5,100 | \$ 1,015,000.00 | \$ 152,300.00 | \$ 210,100.00 | \$ 822,558.29 | \$ 2,200,000.00 | Lift Station and Force Main to serve area north of Shadowglen in Wilbarger Basin |
| S-28 | 2018 | High School gravity line to Stonewater Lift Station; Stonewater Lift Station Upgrades | \$ 26,271.96 | 0.00425 | 240 | \$ 202.10 | \$ 48,503.92 | 12" | 3,100 | \$ 26,271.96 | \$ 4,096.48 | \$ - | \$ 18,135.48 | \$ 49,000.00 | 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 | \$ 390,000.00 | 0.00425 | 240 | \$ 4,047.53 | \$ 971,406.01 | 12" | | \$ 468,000.00 | \$ 70,200.00 | \$ 70,000.00 | \$ 363,206.01 | \$ 971,000.00 | Replacement of existing wastewater line in Bastrop and Parsons; to correct current capacity issues and serve additional growth |
| 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 | 2021 | Bell Farms Lift Station Expansion | \$ 300,000.00 | 0.00425 | 240 | \$ 2,894.89 | \$ 694,774.11 | 1,400 gpm, 2nd WW | | \$ 360,000.00 | \$ 45,000.00 | \$ 30,000.00 | \$ 259,774.11 | \$ 695,000.00 | Presently at approximately 730 LUES. Current phase 1 capacity is 1264 LUES. Ultimate Capcity at phase 2 is 2172. |
| CIP-3 | 2021 | Presidential Glen Lift Station Expansion | \$ 300,000.00 | 0.00425 | 240 | \$ 2,894.89 | \$ 694,774.11 | 2,275 gpm, 2nd WW | | \$ 360,000.00 | \$ 45,000.00 | \$ 30,000.00 | \$ 259,774.11 | \$ 695,000.00 | Presently at approximately 264 LUES. Current phase 1 capacity is 1119 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: \$ 76,193,000.00

Notes:
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.