City of Hutto

Agenda

City Council Meeting

Thursday, December 15, 2022 at 7:00 PM

City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. **CALL SESSION TO ORDER**
2. **ROLL CALL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE**
5. **PRESENTATION**
   - 5.1. Diversity & Inclusion Commission Presentation - Diversity, Equity and Inclusion Training for Effective Diversity and Inclusion Commission Leadership
6. **CITY MANAGER COMMENTS**
7. **CITY COUNCIL COMMENTS**

   Pursuant to Texas Government Code Sec. 551.0415, a member of the governing body may make an announcement about items of community interest during a meeting of the governing body without given notice of the subject of the announcement. Items of Community Interests include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedule; (3) an honorary or salutary recognition of public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition of the subdivision; (4) a reminder regarding social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (5) announcements involving imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

   - 7.1. General Comments from City Council
   - 7.2. City Council Liaison Reports
   - 7.3. Future Agenda Items
8. **PUBLIC COMMENT**

   Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on 12/15/22. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

9. CONSENT AGENDA ITEMS

9.1. Consideration and possible action on approving the minutes of the December 1 Special Called Joint City Council and Cottonwood Development Corporation Meeting, December 1 Regular City Council meeting, December 1 Work Session and December 6 Special Called Joint City Council and Cottonwood Development Corporation Meeting (Angela Lewis)

9.2. Consideration and possible action on Resolution No. R-2022-109 authorizing the City Manager to execute an Athletic Facility Use Agreement with Hutto Youth Baseball and Softball Association (Jeff White)

9.3. Consideration and possible action to authorize the City Manager to execute a contract with DigDug Construction, LLC for the concrete repair to the Cottonwood Trail in Creekside Park for $67,877.00 (Jeff White)

9.4. Consideration and possible action on Ordinance No. O-2022-058, granting to SiEnergy, L.P., a franchise to construct, maintain, and operate pipelines and equipment in the City for the transportation, delivery, sale, and distribution of gas in, out of, and through the City. (First Reading) (Legal)

10. ORDINANCES

10.1. Conduct a public hearing and take possible action on Ordinance No. O-2022-059 approving the proposed Specific Use Permit for the Hutto Independent School District at 573 Chris Kelley Boulevard (Hutto High School), 76.135 acres, more or less, of land, to allow a reduction in the required landscaping (UDC 10.407.5), required parking (10.405.9) and roof-mounted mechanical equipment (10.406.6.8). (Ashley Bailey)
- Public Hearing

10.2. Conduct a public hearing and consider the adoption of Ordinance No. O-2022-060 amending Section 10.609, Parkland and open space dedication, of the Hutto Unified Development Code to update the minimum standards and fees related to parkland and open space dedication requirements (Jeff White)
- Public Hearing

11. RESOLUTIONS

11.1. Presentation, discussion and possible action to accept the Wastewater Master Plan prepared by Garver, Resolution No. R-2022-111 (Wade Benton)

11.2. Presentation, discussion and possible action to accept the Water Master Plan prepared by Freese and Nichols, Resolution No. R-2022-110 (FN) (Wade Benton)

11.3. Consideration and possible action on a resolution to authorize the City Manager to initiate certain Comprehensive Plan, Map and Zoning Amendments, in accordance with the Hutto Unified Development Code, for certain properties owned by the Cottonwood Development Corporation that are located in the Sports, Health and Entertainment District, Resolution No. R-2022-112 (Legal)

12. OTHER BUSINESS

12.1. Consideration and possible action regarding possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, Local Government Corporations and Tax Increment Reinvestment Zone Boards, City Council Liaisons, and Area Government appointments.

12.2. Presentation and Possible Action to Accept the Financial Report for the Month Ending October 31, 2022 (Christina Bishop)

12.3. Discussion and possible action to execute Supplemental Agreement No 1 to the existing professional services agreement with DCS executed August 23, 2019 related to the Shiloh, Noack, and Frame Switch pump station improvement projects in the amount of $310,640.00 (Wade Benton)

12.4. Consideration and possible action of wording on a rededication plaque for Hutto City Hall (Councilmember Robin Sutton)

12.5. Mayor's Discussion on Status of Past Year's Council Actions (Mayor Mike Snyder and Mayor Pro Tem Peter Gordon)

13. EXECUTIVE SESSION

The City Council for the City of Hutto 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 the Texas Government Code Sections 551.071 (Litigation/Consultation with Attorney), 551.072 (Deliberations regarding real property), 551.073 (Deliberations regarding gifts and donations), 551.074 (Deliberations regarding personnel matters) or 551.076 (Deliberations regarding deployment/implementation of security personnel or devices) and 551.087 (Deliberations regarding Economic Development negotiations).

13.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Pending Litigation, Potential Claims and City Council Legal Requests.

13.2. Receive legal advice pursuant to Texas Government Code Section 551.071 related to CoOp Development Agreements and related agreements; Durango Farms Amended and Restated Development Agreement as amended and Butler Loan Agreement with Cottonwood Local Government Corporation, including but not limited to default and notice of default.

13.3. Receive legal advice and discuss potential acquisitions of real estate pursuant to Texas Government Code sections 551.071 and 551.072 related to right of way acquisitions at FM 1660/Limmer Loop and at FM 1660/US Hwy 79.

13.4. Receive legal advice pursuant to Texas Government Code Section 551.071 and deliberate pursuant to Texas Government Code Sections 551.087 and 551.072 regarding economic development negotiations related to pending economic development projects.

14. ACTION RELATIVE TO EXECUTIVE SESSION

14.1. Consideration and possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Pending Litigation, Potential Claims and City Council Legal Requests.

14.2. Consideration and possible action related to legal advice received pursuant to Texas Government Code Section 551.071 related to Co-Op Development Agreements and related agreements; Durango Farms Amended and Restated Development Agreement as amended and Butler Loan Agreement with Cottonwood Local Government Corporation, including but not limited to default and notice of default.

14.3. Consideration and possible action related to legal advice received and discussion of potential acquisitions of real estate pursuant to Texas Government Code sections 551.071 and 551.072 related to right of way acquisitions at FM 1660/Limmer Loop and at FM 1660/US Hwy 79.

14.4. Consideration and possible action relating to legal advice received pursuant to Texas Government Code Section 551.071 and deliberations pursuant to Texas Government

Code Sections 551.087 and 551.072 regarding economic development negotiations related to pending economic development projects.

15. ADJOURNMENT

16. CERTIFICATION

I certify that this notice of the Hutto City Council meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on December 12, 5:30pm at 5:00 P.M.

Angela Lewis

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at Angela.Lewis@huttotx.gov or call (512) 759-4839 for assistance.

AGENDA ITEM REPORT
9.1.

To:	City Council
Subject:	Consideration and possible action on approving the minutes of the December 1 Special Called Joint City Council and Cottonwood Development Corporation Meeting, December 1 Regular City Council meeting, December 1 Work Session and December 6 Special Called Joint City Council and Cottonwood Development Corporation Meeting (Angela Lewis)
Meeting:	Thursday, December 15, 2022
Department:	City Secretary /
Staff Contact:	Angela Lewis

BACKGROUND INFORMATION:

Staff requests that City Council approves the December 1 Special Called Joint City Council and Cottonwood Development Corporation Meeting, December 1 Regular City Council meeting, December 1 Work Session and December 6 Special Called Joint City Council and Cottonwood Development Corporation Meeting.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

ATTACHMENTS:

City of Hutto

MINUTES

City Council Work Session
Thursday, December 1, 2022 at 6:00 PM
City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

1. CALL SESSION TO ORDER: 6:00 PM

2. ROLL CALL

Members of City Council present: Mayor Mike Snyder, Councilmember Robin Sutton, Councilmember Randal Clark, Councilmember Dan Thornton, Councilmember Krystal Kinsey, Councilmember Amberley Kolar and Mayor Pro Tem Peter Gordon (arrival 6.25 pm).

Absent: None

Members of staff present: James Earp, City Manager; Matt Wojnowski, Assistant City Manager; Wade Benton, Consultant, Irene Talioaga, Human Resources Director, Ashley Bailey, Executive Director of Business and Development, Angela Lewis, City Secretary, Dottie Palumbo, Legal Counsel

At this time, Work Session was moved to the Executive Conference Room at 6:01 pm and opened at 6:05 pm.

4. OTHER BUSINESS

4.1 Personal Financial Disclosure Statements (Legal)

Dottie Palumbo, Legal Counsel, led the discussion and provided overview of the Personal Financial Disclosure Statement requirements.

5. ADJOURNMENT – 6:32 p.m.

ATTEST:

_____
Mike Snyder, Mayor

_____
Angela Lewis, City Secretary

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City of Hutto

MINUTES

City Council Meeting
Thursday, December 1, 2022 at 7:00 PM
City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

1. **CALL SESSION TO ORDER**: *7:00 PM*

2. ROLL CALL

Members of City Council present: Mayor Mike Snyder, Councilmember Robin Sutton, Councilmember Dan Thornton, Councilmember Randal Clark, Mayor Pro Term Peter Gordon, Councilmember Krystal Kinsey and Councilmember Amberley Kolar.

Absent:

Members of staff that were present were James Earp, City Manager, Matt Wojnowski, Assistant City Manager, Wade Benton, Consultant, Dottie Palumbo, Legal Counsel, Ashley Bailey, Executive Director of Development Services, Bob Farley, Executive Director, Economic and Development, Angela Lewis, City Secretary; Kate Moriarty, Executive Management Assistant

3. INVOCATION – *Pastor Spence of Little Ebenezer Baptist Church*

4. PLEDGE OF ALLEGIANCE

5. CITY MANAGER COMMENTS

James R. Earp, City Manager

City Manager Earp provided updates on the following:

- Youth basketball signup
- Support Orange Santa Program
- School zone update - Chris Kelley Blvd. at Hutto High School
- City event recap
- City Calendar updates

At this time, Dottie Palumbo, Legal Counsel, advised Council that they needed to recess the earlier Joint meeting. City Council recessed its meeting at 7:10 pm and reconvened the Joint City Council and Cottonwood Corporation Executive Session meeting at 7:10 pm. The Joint

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Executive Session was recessed at 7:11 pm and City Council meeting was reconvened at 7:11 pm.

- City Staff Professional recognitions, new hires and promotions

6. CITY COUNCIL COMMENTS

6.1. General Comments from City Council - *None*

6.2 City Council Liaison Reports

Councilmember Clark:

On Tuesday Dan and I met with members of the comprehensive planning team where we went with the group to look at what are some of the metrics that are going to be used on the different areas from transportation to land use maps to parks to economic development so that we get these metrics to then gauge how the city is growing and how we're doing in achieving the goals as needed.

Councilmember Thornton:

What they've been doing is drafting chapters. They're supposed to get us some more drafts of chapters coming up shortly. Then they're going to be at the city Christmas event on December 10th. They'll have a table there to take more input from city residents at that event. So if you see that table, stop by, see what they have to show you and provide your input. They're going to come back, I think, next year at this point to City Council with the draft, get more input, and then turn that around into a final plan for us to hopefully adopt early next year.

Councilmember Clark:

But I think we had a really good discussion. I thought we gave them good guidance of some metrics that they needed to use based on population densities, get more details of type of retail relating to even sit-down restaurants, entertainment and walkability and transportation. Then time to get out of the actual city limits from a fixed point, like 130. That's a consistent geographic area going forward to always benchmark, which kind of show that we've improved the mobility through the city.

Councilmember Thornton:

One of the things I really like about what they're planning to provide to us and what we've been providing input to, is that it's not just a plan that goes and sits on a shelf. It's a plan that comes with a series of actions in the short term, the midterm, the long term to achieve goals. And with targets for what those goals would be, that obviously we're still looking for more public input to shape those.

And the Council will have the opportunity to make decisions on what we want those targets to be and which ones we want to prioritize. But that's the goal, to have a plan that actually is a roadmap that we can execute against, not just a plan that looks good and never gets executive. So it was a good meeting I think.

6.3 Future Agenda Items

- Mayor Snyder – requested on the December 15 meeting, a review City Council decisions and actions over the past year
- Councilmember Clark – agenda items organization and consistency
- Councilmember Sutton – Old Town speed limits and boundary

7. PUBLIC COMMENTS

- Tom Quoma

8. CONSENT AGENDA ITEMS

8.1 Consideration and possible action on approving the November 17, 2022 City Council meeting minutes and Work Session minutes (Angela Lewis)

8.2 Consideration and possible action on Ordinance No. O-2022-055 of the City of Hutto, Texas amending the Budget for the Fiscal Year of October 1, 2022 through September 30, 2022 by appropriating and setting aside funds for separation pay not to exceed $50,000.00; placing additional restrictions on said funds; finding municipal purposes; providing for severability; and providing for an effective date. (Second Reading) (Finance)

8.3 Consideration and possible action to authorize the City Manager to execute a contract with Strategic Government Resources (SGR) for the provision of Interim Finance Director services (City Manager James Earp)

8.4 2023 City Holiday Calendar (Irene Talioaga)

8.5 Consideration and possible action on Ordinance No. O-2022-056 to amend the franchise agreement with Acadian Ambulance Service of Texas, LLC, to revise the rates for 2023. (First Reading) (Legal)

8.6 Consideration and possible action on Ordinance No. O-2022-057 to amend Section 1.02.032 of the Code of Ordinances regarding council work sessions.

a. Consideration and possible action on Ordinance No. O-2022-057 dispensing with second reading in accordance with Hutto City Charter Section 3.13.

8.7 Consideration and possible action to authorize the City Manager to execute a Release and Statement of Easement Interests regarding duplicative wastewater and temporary construction easement documents recorded in 2003. (Legal)

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8.8 Consideration and possible action to authorize the City Manager to execute a three- year contract with ClearGov Inc. for the provision of budgeting software services and directing a future budget amendment.

Mayor Snyder pulled Items 8.2, 8.3, 8.4, 8.5, 8.6 and 8.8.

A motion was made by Councilmember Clark and seconded by Councilmember Kinsey to approve Items 8.1 and 8.7. The vote passed 7,0.

Discussion of Pulled Items:

8.2 Consideration and possible action on Ordinance No. O-2022-055 of the City of Hutto, Texas amending the Budget for the Fiscal Year of October 1, 2022 through September 30, 2022 by appropriating and setting aside funds for separation pay not to exceed $50,000.00; placing additional restrictions on said funds; finding municipal purposes; providing for severability; and providing for an effective date. (Second Reading) (Finance)

A motion was made by Mayor Pro Tem Gordon and seconded by Councilmember Kinsey to approve Items 8.2 after making a minor clerical correction (change date). The vote passed 5,2 (Snyder and Thornton dissenting).

8.3 Consideration and possible action to authorize the City Manager to execute a contract with Strategic Government Resources (SGR) for the provision of Interim Finance Director services (City Manager James Earp)

A motion was made by Councilmember Kinsey and seconded by Councilmember Sutton to approve Items 8.3 as presented. The vote passed 7,0.

8.4 2023 City Holiday Calendar (Irene Talioaga)

A motion was made by Mayor Snyder and seconded by Councilmember Clark to include Indigenous Peoples Day as a regular occurring holiday for the City of Hutto. The vote passed 7,0.

8.5 Consideration and possible action on Ordinance No. O-2022-056 to amend the franchise agreement with Acadian Ambulance Service of Texas, LLC, to revise the rates for 2023. (First Reading) (Legal)

A motion was made by Councilmember Kinsey and seconded by Councilmember Kolar to approve Items 8.5 as presented. The vote passed 6,1 (Snyder dissenting).

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8.6 Consideration and possible action on Ordinance No. O-2022-057 to amend Section 1.02.032 of the Code of Ordinances regarding council work sessions.

A motion was made by Councilmember Thornton and seconded by Mayor Pro Tem Gordon to approve Items 8.6 with a minor correction (change "shall" to "may". The vote passed 7,0.

a. Consideration and possible action on Ordinance No. O-2022-057 dispensing with second reading in accordance with Hutto City Charter Section 3.13.

A motion was made by Councilmember Thornton and seconded by Councilmember Clark to waive the second reading with the change. The vote passed 7,0.

8.8 Consideration and possible action to authorize the City Manager to execute a three- year contract with ClearGov Inc. for the provision of budgeting software services and directing a future budget amendment.

A motion was made by Councilmember Clark and seconded by Councilmember Kinsey to approve Items 8.8 as presented. The vote passed 7,0.

9. OTHER BUSINESS

9.1 Consideration and possible action regarding possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, Local Government Corporations and Tax Increment Reinvestment Zone Boards, City Council Liaisons, and Area Government appointments.

Appointees: None

At this time, City Council recessed its meeting at 8:34 pm, and reconvened the Special Called Joint City Council and Cottonwood Development Meeting at 8:34 pm. The Joint meeting went into Executive Session at 8:34 pm. Joint Executive Session ended at 10:28 pm. No action was taken in Executive Session. City Council meeting was reconvened at 10:38pm.

10. EXECUTIVE SESSION – *Convened into Executive Session at 10:40 PM*

10.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.

10.2. Receive legal advice and discuss potential acquisitions of real estate pursuant to Texas Government Code sections 551.071 and 551.072 related to right of way acquisitions at 1660/Limmer Loop.

10.3. Receive legal advice pursuant to Texas Government Code Section 551.071 related to ethics complaints filed on November 7, 2022, regarding council compensation

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and the Texas Constitution that were subsequently withdrawn by the complainant, and potential release of a confidential, attorney-client memorandum regarding these complaints.

10.4. Receive legal advice pursuant to Texas Government Code Section 551.071 related to authorizing the City Attorney to request that the County Attorney submit a Request to the Attorney General on behalf of the City of Hutto relating to authority to require financial disclosures for elected and appointed officials, Boards, Commissions and Local Government Corporations and Economic Development Corporation created by the City.

No action was taken in Executive Session.

11. ACTION RELATIVE TO EXECUTIVE SESSION – *Reconvened at 11:37 PM*

11.1. Consideration and possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests. *No action.*

11.2. Consideration and possible action related to legal advice received and discussion of potential acquisitions of real estate pursuant to Texas Government Code sections 551.071 and 551.072 related to right of way acquisitions at 1660/Limmer Loop.

11.3. Consideration and possible action on legal advice received pursuant to Texas Government Code Section 551.071 related to ethics complaints filed on November 7, 2022, regarding council compensation and the Texas Constitution that were subsequently withdrawn by the complainant, and potential release of a confidential, attorney-client memorandum regarding these complaints.

11.4. Consideration and possible action on legal advice received pursuant to Texas Government Code Section 551.071 related to authorizing the City Attorney to request that the County Attorney submit a Request to the Attorney General on behalf of the City of Hutto relating to authority to require financial disclosures for elected and appointed officials, Boards, Commissions and Local Government Corporations and Economic Development Corporation created by the City.

11.2. Consideration and possible action related to legal advice received and discussion of potential acquisitions of real estate pursuant to Texas Government Code sections 551.071 and 551.072 related to right of way acquisitions at 1660/Limmer Loop.

A motion was made by Mayor Snyder and seconded by Councilmember Thornton to direct staff to provide an offer letter to the property owners and obtain a Possession Use Agreement and adhere to the statutory deadlines to acquire the Right of Way for the 1660 Limmer Loop Project. The vote passed 7,0.

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11.3. Consideration and possible action on legal advice received pursuant to Texas Government Code Section 551.071 related to ethics complaints filed on November 7, 2022, regarding council compensation and the Texas Constitution that were subsequently withdrawn by the complainant, and potential release of a confidential, attorney-client memorandum regarding these complaints.

A motion was made by Mayor Pro Tem Gordon and seconded by Councilmember Sutton to release the confidential Attorney-Client memorandum and referenced citizen complaints related to Council compensation and the Texas Constitution. The vote passed 7,0.

11.4. Consideration and possible action on legal advice received pursuant to Texas Government Code Section 551.071 related to authorizing the City Attorney to request that the County Attorney submit a Request to the Attorney General on behalf of the City of Hutto relating to authority to require financial disclosures for elected and appointed officials, Boards, Commissions and Local Government Corporations and Economic Development Corporation created by the City.

A motion was made by Councilmember Clark and seconded by Councilmember Kolar to send a letter to the County Attorney as discussed. The vote passed 7,0.

12. ADJOURNMENT – *11:42 PM*

ATTEST:

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Mike Snyder, Mayor

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Angela Lewis, City Secretary

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City of Hutto

MINUTES

Special Called Joint City Council Meeting and Cottonwood Development Corporation
Thursday, December 6, 2022 at 6:00 PM
Executive Conference Room, Second Floor

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

1. **CALL SESSION TO ORDER**: *6:00 PM*

2. ROLL CALL

Members of City Council present: Mayor Mike Snyder, Councilmember Robin Sutton, Councilmember Dan Thornton, Councilmember Randal Clark, Mayor Pro Tem Peter Gordon, Councilmember Krystal Kinsey (attending via Microsoft Teams) and Councilmember Amberley Kolar.

Absent: None

Members of Cottonwood Development Corporation present: Dan Thornton, Peter Gordon

Absent: Mike Arismendez

Members of staff present: James Earp, City Manager, Dottie Palumbo, Legal Counsel, George Hyde, Legal Counsel, Bob Farley, Economic Development Director, Cheney Gamboa, Assistant Director, Angela Lewis, City Secretary

3. PUBLIC COMMENTS - *None*

4. EXECUTIVE SESSION – *Entered at 6:06 PM*

The Council and the Board will now recess the open session meeting and reconvene in executive session: Pursuant to Texas Government Code Section 551.071 (Legal Consultation) to deliberate and seek the advice of its attorneys regarding Longhorn Title Company, Interpleader v. Preston Hollow Capital, LLC., et al., pending in the 368th Judicial District, Williamson County, Texas and appealed to the Texas Court of Appeals – Austin

4a. Receive legal advice pursuant to Texas Government Code Section 551.071 (Legal Consultation) relating to reconsideration of the December 1, 2022 action by the City Council and Cottonwood Development Corporation Board authorizing legal counsel to take all action necessary to pursue the legal relief sought as discussed in Executive Session in the severed Longhorn Title and Preston Hollow Capital lawsuit during the appeal and approve in lieu of a supersedes bond to negotiate a public private partnership with Endeavor, to work

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diligently in partnership with the board of directors to sell the remaining Cottonwood Development Corporation tracts of land at market rates in exchange for the consideration discussed in executive session.

No action was taken in Executive Session.

City Council and Cottonwood Development Corporation jointly recessed the meeting at 6:28 pm and jointly reconvened at 6:35 pm.

5. **ACTION RELATIVE TO EXECUTIVE SESSION –** *Reconvened at 9:04 PM*

5a. Discuss and consider reconsideration of the December 1, 2022 action by the City Council and Cottonwood Development Corporation Board authorizing legal counsel to take all action necessary to pursue the legal relief sought as discussed in Executive Session in the severed Longhorn Title and Preston Hollow Capital lawsuit during the appeal and approve in lieu of a supersedes bond to negotiate a public private partnership with Endeavor, to work diligently in partnership with the board of directors to sell the remaining Cottonwood Development Corporation tracts of land at market rates in exchange for the consideration discussed in executive session.

5b. Discuss and consider Longhorn Title Company, Interpleader v. Preston Hollow Capital, LLC., et al., pending in the 368th Judicial District, Williamson County, Texas and appealed to the Texas Court of Appeals – Austin and authorizing the City Manager to obtain a Supersedes Bond and execute all necessary documents to obtain such bond.

On behalf of City Council, Mayor Pro Tem Gordon made the motion to reconsider the December 1, 2022 action of the City Council and the Community Development Corporation to rescind the December 1, 2022 action and authorize City staff to negotiate the CG option and E option as discussed in Executive Session. Councilmember Sutton seconded. Vote passed 7,0.

On behalf of the Community Development Corporation, Board member Gordon made the motion, and Board member Thornton seconded. Vote passed 2,0.

6. **ADJOURNMENT –** City Council and Cottonwood Development Corporation jointly adjourned the meeting at 9:16 PM.

ATTEST:

_____
Mike Snyder, Mayor

_____
Angela Lewis, City Secretary

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Dan Thornton, Chair

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City of Hutto

MINUTES

Special Called Joint City Council Meeting and Cottonwood Development Corporation
Thursday, December 1, 2022 at 6:30 PM
City Council Chambers

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1. **CALL SESSION TO ORDER**: *6:36 PM*

2. ROLL CALL

Members of City Council present: Mayor Mike Snyder, Councilmember Robin Sutton, Councilmember Dan Thornton, Councilmember Randal Clark, Mayor Pro Tem Peter Gordon, Councilmember Krystal Kinsey and Councilmember Amberley Kolar.

Absent: None

Members of Cottonwood Development Corporation present: Dan Thornton, Peter Gordon

Absent: Mike Arismendez

Members of staff present: James Earp, City Manager, Dottie Palumbo, Legal Counsel, George Hyde, Legal Counsel, Bob Farley, Economic Development Director, Cheney Gamboa, Assistant Director, Angela Lewis, City Secretary

3. PUBLIC COMMENTS - None

4. EXECUTIVE SESSION – *Entered at 6:37 PM*

The Board will now recess the open session meeting and reconvene in executive session pursuant to: Pursuant to Texas Government Code Section 551.071 (Legal Consultation) to deliberate and seek the advice of its attorneys regarding Longhorn Title Company, Interpleader v. Preston Hollow Capital, LLC., et al., pending in the 368th Judicial District, Williamson County, Texas and appealed to the Texas Court of Appeals – Austin.

No action was taken in Executive Session.

The City Council recessed its December 1, 2022 regular meeting at 7:10 pm and the City Council and Cottonwood Development Corporation reconvened the Joint City Council and Cottonwood Corporation Executive Session meeting at 7:10 pm. The Joint Executive Session was recessed at 7:11 pm.

Reconvened at 8:34pm.

5. ACTION RELATIVE TO EXECUTIVE SESSION – *Reconvened at 10:28 PM*

Discuss and consider authorizing legal counsel to obtain a Supersedes Bond on behalf of the Corporation in the Longhorn Title Company – Preston Hollow Capital, LLC et al. litigation matter, and authorize the City Manager to execute all such documents to secure said bond.

Cottonwood: A motion was made by CDC Board Member Gordon to authorize legal counsel to take all action necessary to pursue the legal relief sought as discussed Executive Session in the severed Longhorn Title/Preston Hollow Capital lawsuit during the appeal and approve, in lieu of a Supersedes bond, to negotiate a Public/Private Partnership with Endeavor; to work diligently in partnership with the Board of Directors to sell the remaining CDC tracts of and at market rates, in exchange for the consideration discussed in Executive Session. Seconded by Board Member Thornton. The vote passed 2,0.

City Council: Mayor Snyder made a motion to authorize a transfer of $8.4 million from the City's unencumbered fund balance to Cottonwood Development Corporation in lieu of the Supersedes bond to release the Deeds of Trust held by Preston Hollow with Cottonwood Development Corporation, Land Repayment to the City with interest as a Cottonwood Development Corporation land as is sold. Seconded by Councilmember Kinsey. Vote fails 3,4 (Thornton, Clark, Gordon, Sutton dissenting).

City Council: Mayor Pro Tem Gordon made a motion to approve the CDC's acceptance and the use of the funds discussed in Executive Session for the purposes discussed in Executive Session in order for the CDC to enter into a Public/Private Partnership of its choice pursuant to the terms discussed in Executive Session. Seconded by Councilmember Clark. Vote passes 4,3 (Kinsey, Kolar, Snyder dissenting).

ADJOURNMENT – *Jointly at 10:38 PM*

ATTEST:

_____
Mike Snyder, Mayor

_____
Angela Lewis, City Secretary

AGENDA ITEM REPORT
9.2.

To:	City Council
Subject:	Consideration and possible action on Resolution No. R-2022-109 authorizing the City Manager to execute an Athletic Facility Use Agreement with Hutto Youth Baseball and Softball Association (Jeff White)
Meeting:	Thursday, December 15, 2022
Department:	Community Services /
Staff Contact:	Jeff White

BACKGROUND INFORMATION:

Staff is requesting to enter into a Facility Use Agreement with Hutto Youth Baseball and Softball Association (HYBSA) with effective dates of January 1, 2023 through December 31, 2023.

This agreement is in compliance with the Code of Ordinances Section 18.02.004 Youth sports association fees and requirements.
(a) Contract Required.
Youth sports associations must meet with the parks and recreation director or an appointed agent and agree to terms in a written contract agreement. This contract will cover fees, policies, procedures, and guidelines as to the acceptable uses, maintenance, operation and standards in which city facilities will be maintained.

(b) Basic agreement terms; fees.
(1) Youth sports associations shall reimburse the city for all electric costs during the months that their programs are in session.
(2) All youth associations will be required to submit demographic and financial information regarding resident and nonresident usage on an annual basis.
(3) All youth associations will be required to pay a nonresident fee, per season, for each nonresident child in the association, as provided in the fee schedule.
(4) All youth associations may be subject to a minimum individual player fee for each participant for each season of play, as provided in the fee schedule.
(5) All youth associations shall reimburse the city for the cost of marble dust, paint, and infield topping used (outdoor field sports) unless addressed by a City Council-executed Facility Use Agreement.
(6) All youth associations utilizing city athletic fields must require criminal history background checks on all coaches by an agency approved by the City manager or his/her designee.
(7) Coaches and parents must be currently certified and/or trained by an agency approved by the city manager or his/her designee.
(8) Contract terms run on the calendar year and are subject to review and renewal on an annual basis.

AGENDA ITEM REPORT
9.2.

HYBSA is a 501c3 nonprofit run by volunteers. They collaborate with the City to provide recreational baseball and softball programs for the City's youth. Per this agreement, it outlines which days HYBSA has access to Mager fields (Blue, Red, and Orange) and Holmstrom field for games and practices.

SUMMARY OF REQUEST:

The City and HYBSA have entered into an annual Facility Use Agreement since 2019. The changes from the 2022 agreement are as follows:

- Section 8 Subheading l: The language was changed to reflect the recently adopted Section 18.02.002 of the Parks and Recreation Ordinances.
- Section 9 Subheading d: 1) Both parties agreed on a $500 flat fee for All-Star field and light use. Previously, there was a per-hour charge. 2) The Tournament Team Fee was lowered from $25 per team to $10 per team.
- Section 11 Subheading a: The financial reporting deadline was extended to thirty (30) business days after the season.
- Section 13 Subheading c: The field closed time was extended from November 15 to December 31.

The Director of Parks and Recreation will oversee the agreement and operations to ensure compliance.

STAFF REVIEW:

Staff is recommending approval of this agreement.

FISCAL NOTES:

GENERAL FUND - PARKS AND RECREATION

10-090-039-6521 Utilities

Available Budget:	**$40,000**
Proposed Expenditures:	**$15,000**
Remaining Budget:	**$25,000**

These expenses are for electrical, water, and wastewater costs.

10-090-039-6332 Ball Field Maintenance

Available Budget:	**$25,000**
Proposed Expenditures:	**$12,000**
Remaining Budget:	**$13,000**

AGENDA ITEM REPORT
9.2.

These expenses are for field supplies, like bases, chalk, paint, mounds, base markers, and others.

10-090-039-6001 Salaries

Available Budget:	**$457,964**
Proposed Expenditures:	**$24,000**
Remaining Budget:	**$433,964**

These expenses are for approximately 1600 staff hours for field preparations.

ATTACHMENTS:

CITY OF HUTTO
PARKS AND RECREATION
ATHLETIC FACILITIES UTILIZATION AGREEMENT FOR
HUTTO YOUTH BASEBALL AND SOFTBALL ASSOCIATION

This Athletic Facilities Use Agreement (the "Agreement") is entered into on this _____ day of _____ (the "Effective Date") between the City of Hutto, a home-rule municipal corporation in the State of Texas (herein called "City"), by and through its Parks and Recreation Department, and the Hutto Youth Baseball and Softball Association (herein called "Association"), individually referred to as "Party" or collectively the "Parties."

Recitals

WHEREAS, the City is a home-rule municipal corporation that has the authority under Local Government Code Chapter 282.003(a) to grant the use of the municipality's public grounds by ordinance; and

WHEREAS, Chapter 18, Article 18.02, Division 1, of the Code of Ordinances (the "Parks and Recreation Ordinance"), pursuant to Section 18.02.004, allows youth sports associations and recreational programs to use public facilities provided and maintained by the City and establishes certain required contract terms and fees; and

WHEREAS, the Parks and Recreation Ordinance requires the City to enter into a written contract agreement with the Association and that it contains specific terms; and

WHEREAS, the Association is a youth sports association operating a volunteer baseball and softball program that works with the City to provide baseball and softball programs to the City's youth; and

WHEREAS, the Association desires to enter into an agreement with the City to use its facilities for its youth baseball and softball programs for the calendar year 2023.

NOW, THEREFORE in consideration of the foregoing premises and mutual covenants hereinafter set forth, the Parties agree as follows:

Agreement:

1. **Incorporation of Recitals:** The recitals are hereby accepted as true and are incorporated and adopted as part of this Agreement.
2. **Purpose:** The Association may use public athletic facilities that are provided and maintained by the City of Hutto. In return for the use of those facilities, the Association hereby agrees to abide by the following standards, requirements, and policies established by the City of Hutto Parks and Recreation Department, with the understanding that failure to abide by these

standards and policies could result in restriction of facility use or the cancellation of this Agreement.

3. **Nature of the Agreement:** The Association will sign this Agreement with the City specifying league management and sports guidelines, insurance requirements, budget and fiscal controls, concessions, field scheduling, and follow/adhere to the schedule of required documents and deadlines. The Agreement will be signed prior to the Association advertising and conducting registration for a new season**.** The Parks and Recreation Department reserves the right to not renew this agreement.
4. **Term:** The term of this Agreement shall be from January 1, 2023 through December 31, 2023.
5. **Annual Financial Reports:** The Association will be required to make a presentation annually to the Parks and Recreation Board outlining detailed financial reports and a general overview of the Association.
6. **Communication with the City:** The Association shall maintain a communication network with the City through the President of the Association for facility requests or needs. Any member of the board may contact the City if the two listed points of contact cannot be reached.
7. **Repairs or Services to City Facilities Prohibited: No Association member or representative shall approve or authorize any repair or services to City facilities on behalf of the City. Any services rendered under these conditions shall be the financial responsibility of the Association and may result in the cancellation of this agreement.**
8. **League Management and Sports Guidelines:**

    a. The Association will submit its practice and game schedules as well as current (in-season) tournaments, camps, or clinics, via email to pard@huttotx.gov within three (3) weeks after the close of registration in order to prevent double bookings and other scheduling conflicts. Failure to comply could result in a loss of fields.

    b. All age groups, divisions, or leagues, shall have equal access to available field use time, subject to this Agreement and the schedule approved by the City Parks and Recreation Department. All-Stars or tournaments are subject to Tournament rental fees.

    c. Any expansion or changes (such as post-season tournaments or All-Stars) in Association programming that may affect field preparation or league programming must be pre-approved by the Parks and Recreation Department. Written requests must be submitted at least fifteen (15) business days in advance to pard@huttotx.gov. Decisions will be based on the overall benefit to the participants, as determined by the City.

    d. The Association will adhere to all City Ordinances and policies that regulate the use of City athletic fields and facilities.

    e. Each Association must provide an update on its non-profit IRS 501(c)(3) status. It must be in good standing with the IRS and other local, state, and federal agencies.

    f. All park rules shall be adhered to at all times.

g. All Association coaches must have a current ID.

h. All Association players must be listed on a current team roster.

i. The Association is responsible for removing trash/debris in and around athletic fields and facilities, parking lots, and open spaces that are the direct cause of their play, practice, or games.

j. The Association is responsible to ensure athletic fields and facilities lighting is operational only during periods of use for the pre-approved activity. Under no circumstance should field lights be on with no activity present.

k. When offering youth sports for those under the age of eighteen (18), the Association must comply with the following:

    i. Before the first game of each season, the Association must implement a mandatory background check completed on all coaches by a reputable organization that is approved by the City. New coaches added at any time during the year must also undergo this background check. Background checks must be completed on each coach at least one time per year. The Association must email the City at pard@huttotx.gov a detailed list of coaches, when the background check was completed, and confirm that each coach utilized by the Association for this Agreement term has passed their background check.

    ii. Scorekeepers and bookkeepers can be parents or adults over sixteen (16).

    iii. Before the first game of each season, all coaches, and necessary participating parents, must go through an approved coaches training program that is pre-approved by the City.

    iv. All parents and spectators must watch a video series regarding appropriate behavior and decorum.

l. The Association is responsible for ensuring there is no alcohol present on City property. (Sec.18.02.002)

    i. It shall be unlawful and considered a class C misdemeanor offense for anyone to consume any alcoholic beverage, or possess an open container that contains any amount of an alcoholic beverage, in all designated parking areas, or within twenty-five (25) feet of either side of any roadway, within the boundaries of the City-owned public parks located within the City limits.

    ii. Alcoholic beverages are prohibited at any and all organized youth sports activities or programs within City park property. Any event that wishes to sell alcoholic beverages at an event using public park facilities must meet any and all required

state alcoholic beverage commission requirements as set by the city special event request form required by the City's police department.

m. Any and all signage (banners, flyers, menu boards, etc.) temporary or permanently mounted at the City fields, fences, or inside the area must be approved by the Parks and Recreation Department. Signage must be removed at the end of each season.

9. **Fee Requirements:**

a. The Association shall pay fees to help recover a portion of the operations costs of providing and maintaining athletic fields and facilities, including reimbursing the City for all electric costs during the months that the Association's programs are in session. These fees shall be $ 15.00 per resident registration and $ 20.00 per nonresident registration.

b. The Association will pay a fee to use concessions. The rental of Holmstrom field does not secure the Holmstrom concession rental.

c. Field preparation (stripping, dragging, and chalking) will take place prior to the start of the first scheduled game for that day. The City of Hutto will cover this cost. Additional field preparation will be at the cost of the Association.

d. All fees are for each season. Fees are due to the City within fifteen (15) business days of the conclusion of the season. Failure to pay fees in a timely manner may result in loss of field privileges.

Association Fees

Light Fee	$20 per hour per field
Resident Fee	$15 per player per season
Non- Resident Fee	$20 per player per season

Out-of-Season Tournaments Field Rental Fees (Mager and/or Holmstrom)

Field & Light Rental	$500 per season
Deposit	Waived
Gate Fee (if approved)	20% of fee
Team Fee (All-Star Only)	$10 per team

Concessions Fees (Mager and/or Holmstrom)

Rental fee (Weekend)	$50 per day
Rental fee (Weekday)	$15 per day
PARD Staff (if necessary)	$25 per hour
Deposit	$500 refundable per season

Additional Field Maintenance Fees

Re-Chalking	$25 per field

Re-Dragging	$20 per field

e. The Association may not charge any fees without prior approval of the City for any event. Each event will be considered separately. The Association shall not sub-lease facilities or collect fees from any other use of the facilities without prior permission. (Example: independent tournaments, inter-league scheduling, etc.).

f. Potential sponsors and sponsorships must be appropriate for minor and youth sports participants. The City reserves the right to deny a sponsor if they are not deemed appropriate.

g. Requests to sell items or have vendors sell items on City property must be pre-approved by the Parks and Recreation Department.

10. **Insurance Requirements:**

a. Individual players, participants, or spectators are not covered by any insurance policy held by the City of Hutto.

b. The Association shall carry commercial general liability insurance with a minimum coverage of $1 million for each occurrence, with at least $1 million aggregate. The City of Hutto shall also be listed as an additional insured on the policies. Insurance policies that do not meet these requirements will be forwarded to the City's Legal Department for review. Acceptance is at the City's sole discretion. **Proof of insurance must be submitted by January 31st of each year.**

c. Glass breakage or other damage to vehicles on right-of-ways or in parking lots are not subject to coverage under the City's insurance policy. Theft, vandalism, or damage to personal vehicles parked on the park property is not subject to any coverage by the City of Hutto and **the City shall be released, indemnified, and held harmless from such incidents**. It is recommended that participants and spectators carry their own auto insurance and lock their vehicles during events at City facilities.

d. Theft or loss of property/damage to equipment and supplies caused by inclement weather or any other means is not the responsibility of the City of Hutto. **All participants release, indemnify and hold the City harmless from and against any damages from such incidents.** This includes all items stored in concession facilities, meeting rooms, and storage areas.

e. **THE CITY'S PARKS AND ALL FACILITIES ARE ACKNOWLEDGED BY THE ASSOCIATION TO BE ACCEPTED IN AN "AS IS" AND "WHERE IS" CONDITION AND NO REPRESENTATIONS OR WARRANTIES AS TO FITNESS, SAFETY, HABITABILITY OR SUITABILITY ARE MADE BY THE CITY, SAID REPRESENTATION AND WARRANTIES ARE HEREBY EXPRESSLY DISCLAIMED. THE CITY DOES NOT GUARANTEE OR WARRANT THAT THE PARK, THE FACILITIES, THE SERVICES TO BE PROVIDED BY THE CITY, OR LIGHTING FACILITIES OR OTHER EQUIPMENT WILL BE APPROPRIATE, EFFECTIVE OR USEABLE BY THE**

ASSOCIATION. THE CITY SHALL NOT BE HELD RESPONSIBLE OR LIABLE IN ANY WAY FOR ANY FAILURE TO FURNISH OR MAKE AVAILABLE ANY FACILITY, SERVICE OR EQUIPMENT.

f. **THE ASSOCIATION ACKNOWLEDGES THAT ITS ACTIVITIES AND ITS INTENDED USE OF CITY FACILITIES CARRY INHERENT RISKS AND MAY RESULT IN INJURY TO PERSONS AND LOSS OR DAMAGE TO PROPERTY. THE ASSOCIATION SHALL INSPECT ALL FIELDS AND FACILITIES PRIOR TO ANY USE AND ASSUMES ANY DAMAGE OR LOSS ARISING FROM THE ASSOCIATION'S NEGLIGENCE. THE ASSOCIATION SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY AND ITS OFFICIALS, OFFICERS, EMPLOYEES AND REPRESENTATIVES FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, INJURIES, AND LOSSES IN ANY WAY ARISING FROM THE NEGLIGENT OR WILLFUL ACTS OR OMISSIONS OF THE ASSOCIATION.**

11. **Budget and Fiscal Controls:**

a. The Association will submit within thirty (30) days after each season ends, copies of a detailed financial report, including all final participation numbers (resident and non-resident). If the Association conducts a spring, summer, and fall season, the Association should submit a seasonal financial statement with an amended annual statement at the conclusion of all seasons. The report should include a cash flow report showing income, expenses, and all fund balances for all league play and any tournaments, clinics, or camps. An audit may be performed by the City of Hutto and the Association shall make its books and records available to the City within five (5) days.

b. To assure fiscal control, the Association will:

   i. Use a checking account. No cash reimbursements above $25.00 shall be made to any individual or organization. All cash reimbursements must be accompanied by a receipt.

   ii. Keep all canceled checks and records in compliance with non-profit status

   iii. Submit documentation that verifies valid non-profit or IRS 501(c) (3) status.

   iv. A separate line item for the payment of officials must be included within the financial reports.

   v. Immediately notify Hutto Parks and Recreation Department at pard@huttotx.gov, of any financial difficulty.

   vi. Association must submit a written Cash Handling policy by January 31st of each year.

   vii. Association must use best practices for records and storage retention.

c. The City reserves the right to inspect the Association's financial records at any time. All financial documents must be provided within twenty-four (24) hours of a written request

from the City of Hutto. It will be the Association's responsibility to provide all requested items.

12. **Concessions:**

a. Associations may operate concession stands under the following guidelines:

i. Under this Agreement, the Association is responsible for the operations of the concession stands and must submit a copy of the concession menu list to the City before the first game of each season.

ii. The Association must pick up litter/trash in the area of its facility each game day. This includes the breakdown of all boxes. Non-compliance with concession and litter collection will result in the forfeiture of concession privileges by the association.

iii. Associations may not subcontract the concession facility to a third party.

iv. Sales of goods (such as opening and closing day events, camps, and fundraising events) on City property should be scheduled with the Parks and Recreation Department and are not covered by any separate concession agreements between the Association and a third party.

v. Any other sales of concessions not identified in this Agreement must comply with and pay fees as required under the current City ordinances.

b. The Association must follow local, state, and federal laws regarding food preparation. Association is responsible for any warnings or citations from the Williamson County and Cities Health District if food handling regulations are not followed.

c. The Association must contact the Parks and Recreation Department at pard@huttotx.gov to confirm reservations of concession stands. Mager concessions will be available on game dates. The rental of the Holmstrom field does not secure the Holmstrom concession rental.

13. **Scheduling – Status of Playing Conditions:**

a. The Parks and Recreation Department has final authority in field allocations.

b. The Association and the City will share a google document that will hold the Association's practice and game dates and times. This google document is to be edited by the Association, and must be kept up to date. The Association must notify the City with any changes to the practice or game schedule five (5) business days before the proposed schedule change.

c. All game fields must be reserved through the Parks and Recreation Department. All game fields are closed to reservations from December 31st to January 31st and August 1st to August 31st to allow proper maintenance, upkeep, and renovation. Any exception must be approved in writing by the Director of Parks and Recreation.

d. Field preparation requests ***must*** be submitted to pard@huttotx.gov a minimum of ten (10) business days before the start of the season.

e. The City must be immediately notified at pard@huttotx.gov of any proposed game cancellations. The City has the absolute authority to close the parks and facilities in the event of inclement weather, wet grounds, man-made issues, or any other "act of nature" that causes questionable playing conditions.

f. Make-up games or practices must be submitted to pard@huttotx.gov at least five (5) business days before any games or practices, unless such make-up games or practices use existing reserved days and times.

g. City parks and fields close at 11:00 p.m. as set by City ordinance. Any formal exemptions must be requested at least seven (7) business days in advance by emailing the reasoning and justification to pard@huttotx.gov. The City has sole discretion whether to grant such an exception for programming purposes.

14. **Field/Facility Use and Enhancements:**

a. The Association may not make any permanent improvements without the written approval of the City. Permanent improvements will be subject to City inspection and must meet City codes.

b. Field maintenance will be done by the City. The Association will pay the City to perform this service.

c. The Association is required to report any broken, damaged, or unsafe items via pard@huttotx.gov.

d. Association shall pick up all trash on and between all playing fields, dugouts, restrooms, bleacher areas, and parking areas (where applicable and within reason) and disposed of such trash into trash receptacles on the scheduled game and practice days. If the trash receptacles become full, it is the responsibility of the Association to empty them into the dumpster. The Association must replace the receptacles with bags provided by the City. Failure to clean ground trash and trash receptacles will result in a $25 per hour per person fee for the cleaning of facilities.

e. Scheduled game times may begin no earlier than 8:00 a.m. and conclude no later than 11:00 p.m.

f. The City is not obligated to provide storage or meeting space for the Association, the participants, or any other user groups. Any City property storage area that is made available to the Association, the participants, or any other user groups shall be maintained in a clean and orderly manner or the user's privileges will be revoked. Any additional storage areas that are needed must be pre-approved and comply with the City of Hutto building and permit standards.

15. **Field Allocations:**

a. The Parks and Recreation Department has approved the following field assignments:

The Association shall use the athletic fields at Mager Field, Creekside Field, and Holmstrom Field. **Field allocations remain in effect throughout the contract period subject to any changes made by the City.**

b. The City reserves the right to offer the fields for reservations by other parties when not in use by the Association.

c. Holmstrom field is closed to the Association on Monday, Wednesday, and Thursday nights. Mager fields will be closed to the Association on Thursday nights.

16. **Tournaments, Clinics, Camps, and Special Events:**

a. Tournaments must be approved in writing by the City and cannot be scheduled on the date of a City of Hutto Special Event unless otherwise approved. Tournaments are defined as a special series of play that includes teams either in or out of the Association. This includes tournaments that are exclusive to the Association's teams only.

b. Requests for use of City facilities/fields for tournaments and special events must be made in writing at least six (6) weeks in advance. Tournaments and special events must not be scheduled or advertised in advance until the Association receives written approval from the City.

c. Out-of-season or All-Star Tournaments may only be scheduled within the allowable dates according to this contractual Agreement. The Association will be charged $10.00 for each team participating in the tournament.

d. Gate fees may not be charged for entry into any public park without the written consent of the Parks and Recreation Department.

17. **Revocation of Contract:**

a. Enforcement of this Agreement will be implemented through periodic monitoring by the Parks and Recreation Department.

b. Failure to comply with all of the provisions set forth in this Agreement may result in this Agreement being immediately revoked without notice by the City and all privileges set forth being eliminated.

c. Reapplication for use of City facilities may be presented to the City and Parks and Recreation Advisory Board the following season.

18. **Schedule of Required Documents and Deadlines:**

The list below summarizes all required documentation that must be presented to the City of Hutto Parks and Recreation Department. All forms are to be submitted to the Parks and Recreation Department at the following address:

Hutto Parks and Recreation Department
500 West Live Oak Street OR pard@huttotx.gov
Hutto, TX 78634

If required documents are not timely or properly submitted, the City of Hutto reserves the right to terminate this Agreement including field prep, concession privileges, and field lights. If the City terminates this Agreement, the Association will forfeit all rights of use of all athletic fields and facilities, concession privileges and field lights.

Section	Documents Required	Due Date
8(k)	List of coaches and completed background checks	Before the first game of each season
8(k)	Documentation of the coach's training/certification completed	Before the first game of each season
8(k)	Documentation of the parents' training program completed	Before the first game of each season
10(b)	Copy of Insurance as described	By January 31
11(a)	Detailed financial reports as described	Within 30 days of the end of each season
11(b)	Cash handling policy	January 31
12(a)	Copy of concessions menu list	Before the first game of each season
13(d)	Additional field preparation requests as described	10 business days' notice before the start of the season
8(a)	Practice and Game Schedule	Within 3 weeks after the close of registration
13(b)	Changes to Practice or Game Schedule	5 days before proposed change
16(b)	Tournament Schedule	6 weeks in advance

19. **City-Owned Field Maintenance Agreement:**

a. The City will maintain the infields, fencing, grass, and lighting.

b. The City will paint field lines on the grass when deemed necessary by the City.

c. The City will prepare and maintain the restrooms in a safe and sanitary condition.

d. The Association will receive keys or codes to the fields and be responsible for unlocking/locking the fields or facilities.

e. The Association will be responsible for the adjustments of bases and mounds during games. The Association is responsible for moving bases for any additional games played after bases have been set by the City. Any damages to or missing City-owned equipment will result in a fee based on the price of the damaged or missing equipment.

f. The Association is not permitted to perform any field repairs, dragging, or other maintenance. If additional maintenance is needed, the Association must pay a fee of $25 per hour per Groundskeeper needed.

g. The Association will prohibit its coaches and players from hitting softballs/baseballs into any Ballfield fences unless it occurs in the natural course of a game. Failure to enforce this policy may result in the Association incurring costs associated with the repairs of the fencing or termination of this Agreement.

h. The Association will have permission to schedule field lights on an as-needed basis only. Lights are used for league practices, games, scheduled tournaments, special events, and make-up games approved by the City.

i. Field lights will be turned on no earlier than thirty (30) minutes prior to sunset and will be turned off at the earlier of either the completion of scheduled games for that day or 11:00 p.m.

j. The Association is responsible for ensuring that athletic fields and facilities lighting is operational only during periods of use under this Agreement. Under no circumstance should field lights be on with no activity present.

k. Failure to comply could result in the cancellation of this Agreement and/or a charge-back of costs to the Association.

20. **Field/Facility Inspection and Closure Agreement:**

a. The City will close the fields/facilities under the following conditions:

i. A City-sponsored event is scheduled.

ii. The fields need to be rested due to usage.

iii. The athletic fields and facilities are too wet and unplayable for games.

iv. The athletic fields and facilities need to be closed in the interest of participant safety and/or preservation of the playing surfaces.

21. **Procedures for Athletic Fields and Facilities Closure:**

a. The primary responsibility to determine athletic fields and facilities closure decisions shall rest with the City.

b. The appropriate Association contact has the responsibility to inform the Association and participants concerning field closure decisions and will also render a final game-day decision on the weekends when necessary.

c. The City will inspect the athletic fields and facilities by 3:00 p.m. on the game and/or practice day.

d. The City will render a decision based on field conditions and/or the weather.

e. The decision of the City will be final.

f. If inclement weather becomes a factor after 3:00 p.m. the umpires and/or Association officials shall follow the same guidelines for deciding cancellation or postponement.

22. **Limitations of Liability:** Under no circumstances will the City be liable for any claim, loss, damage, or injury, whether to persons or property, in connection with the use of City parks or facilities or in any way arising from this Agreement. An Association's sole remedy in the event of any breach of this Agreement by the City is a cancellation of this Agreement.

23. **Contact Information:** The following person is designated as the Association's contact person, who is to serve as the Association's primary point of contact. This person's phone number and address must be current at all times throughout this agreement. This contact person or information may be changed by the Association only by written notice to the City.

Name: _____	Name: _____
Phone Number:_____	Phone Number:_____
Email: _____	Email: _____

24. **Agreement Approval:** The person executing this Agreement on behalf of the Association, or representing themselves as executing the Agreement on behalf of the Association, warrants that they have been fully authorized by the Association to execute the Agreement and that they will comply and uphold all terms and provisions contained herein. Any violations of the terms will result in revoking of this Agreement.

25. **Severability:** If any provision of this Agreement is found to be invalid or unenforceable by a court of competent jurisdiction, then the invalid or unenforceable provision shall be struck from the Agreement and all other provisions shall remain in full force and effect, or the invalid or unenforceable provisions shall be amended to be enforceable and valid and to reflect the original intent of the Parties to the extent possible.

26. **Waiver:** Failure to remedy any breach shall not constitute a waiver of that right at the time of the breach or in the future. A waiver by either Party of any one right shall not be deemed to be a waiver or any other right. Rights may only be waived in writing or as waived herein.
27. **Jurisdiction and Venue:** This Agreement shall be subject to and interpreted in accordance with the laws of Texas. Venue shall be proper in Williamson County, Texas.

IN WITNESS WHEREOF, the Parties have executed this Agreement by their duly authorized representatives as of the date indicated below.

Hutto Youth Baseball and Softball Association

_____
By: _____, President of the Association
Date: _____

City of Hutto, Texas

_____
By: James Earp, City Manager [or Designee]
Date: _____

CERTIFICATE OF LIABILITY INSURANCE

01/01/2022

PRODUCER

Thomas E Mestmaker & Assoc License #01544996
1675 Chester Ave., Ste. 400
Bakersfield CA 93301

THIS CERTIFICATION IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED The Shield Sports, Special Events and Entertainment RPG, Inc

Hutto Youth Baseball Softball Association
P.O. Box 1266
Hutto, TX 78634

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Aegis Security Insurance Company	33898
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	Y	**GENERAL LIABILITY** X COMMERCIAL GENERAL LIABILITY CLAIMS MADE X OCCUR X Includes Athletic Participants GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC	MGL-P000008 CERT-21007	01/01/2022	01/01/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea. occurrence) MED EXP (Spectator Only) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG SEXUAL ABUSE	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 300,000
	Y	**AUTOMOBILE LIABILITY** ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS xx HIRED AUTOS xx NON-OWNED AUTOS		01/01/2022	01/01/2023	COMBINED SINGLE LIMIT (Ea. accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000 $ $ $
		GARAGE LIABILITY ANY AUTO				AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EA ACC AGG	$ $ $
		EXCESS/UMBRELLA LIABILITY OCCUR CLAIMS MADE DEDUCTIBLE RETENTION				EACH OCCURRENCE AGGREGATE	$ $
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $ $
		Accident Medical		01/01/2022	01/01/2023	Limit -$100,000 AD&D - $10,000 Dental Injury -$3,000 Deductible - $250	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

The Certificate holder is included as an additional insured, but only with respect to the liability arising out of the negligence of the named insured. All policy terms and conditions apply.

CERTIFICATE HOLDER

City of Hutto
500 W. Live Oak Street
Hutto, TX 78634

CANCELLATION

SHOULD ANY OF THE ABOVE-DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL _____ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

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AGENDA ITEM REPORT
9.3.

To:	City Council
Subject:	Consideration and possible action to authorize the City Manager to execute a contract with DigDug Construction, LLC for the concrete repair to the Cottonwood Trail in Creekside Park for $67,877.00 (Jeff White)
Meeting:	Thursday, December 15, 2022
Department:	Community Services /
Staff Contact:	Jeff White

BACKGROUND INFORMATION:

Staff is requesting to enter into a contract agreement with DigDug Construction, LLC for concrete repair to the Cottonwood Trail in Creekside Park for $67,877.00.

The #1 priority of the 2020 Parks and Recreation Master Plan was to improve Hutto's existing parks with upgraded features and amenities with the end goal to elevate the overall user experience. To help fulfill that outcome, the Cottonwood Trail in Creekside Park has approximately 680 linear feet of concrete that are damaged and, without repair, could become unsafe and a hazard to users. This trail is a popular amenity for walking, running, cycling, and other recreational uses. The trail goes from Hutto Elementary School to Hutto High School, approximately 3.5 miles in length.

SUMMARY OF REQUEST:

The scope of work is to tear out, haul off, and replace broken concrete along the Cottonwood Creek Trail between Front Street and Carl Stern Drive. Additionally, all work must be compliant with City of Hutto Sidewalk Details and must conform to ADA standards.
Phase #1 is for approximately 490 linear feet of replacement for an 8-foot-wide trail (Front Street to Orchard). Phase #2 is for approximately 160 linear feet of replacement for a 10-foot- wide trail (Orchard to Carl Stern). Staff opted to bid into phases to fully utilize the budget available and maximize the amount of work awarded within a project budget.

The Request For Bid (RFB) was posted in the Taylor News Press in the October 16, 2022 and October 23, 2022 editions and posted on Bidnet (Government bidding site) on October 17, 2022. Invitations to bid were sent out to thirty (30) vendors, including three (3) Historically Underutilized Businesses (HUBS). Sealed bids were publicly opened at Hutto City Hall on November 9, 2022, at 3:10pm. The City received four (4) bids with DigDug Construction, LLC being the lowest bidder. They bid $46,905 for Phase 1 and $20,972 for an alternate bid for Phase 2 for a combined bid of $67,877. The second lowest bidder was $143,000 for both phases. A staff review panel met on November 18, 2022 to review bids and references. The panel supports awarding this contract to DigDug Construction, LLC for this project.

AGENDA ITEM REPORT
9.3.

Dig Dug Construction, LLC has acceptable references and recent project experience. The Director of Parks and Recreation will oversee this project and contract to ensure compliance.

Below is the anticipated schedule for the project:

Award:	December 15, 2022
Tentative Notice to Proceed:	December 16, 2022
Construction Kickoff	January 4, 2023
Substantial Completion:	32 (working days)
Final Completion and Closeout:	February 17, 2023

STAFF REVIEW:

Staff recommends awarding the contract (Bid Phase 1 and Alternate Bid Phase 2) in the amount of $67,877 to DigDug Construction, LLC.

FISCAL NOTES:

GENERAL FUND - PARKS AND RECREATION

Account: 10-090-039-6608	
Available Budget:	**$238,000.00**
Proposed Expenditure:	**$67,877.00**
Budget Remaining:	**$170,1232.00**

ATTACHMENTS:

GENERAL SERVICE AGREEMENT
CONTRACT NO. 2274

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

THIS GENERAL SERVICE AGREEMENT (the "Agreement") dated this _____day of _____, _____.

BETWEEN:

CLIENT	**CONTRACTOR**
City of Hutto	DigDug Construction, LLC
500 West Live Oak Street	PO Box 92583
Hutto, TX 78634	Austin, TX 78709
(The "Client")	(The "Contractor")

1. PURPOSE:

The City of Hutto, a Texas municipality, desires to enter into a service agreement with DigDug Construction, a Texas LLC, for Construction and other necessary services (the "Services") in accordance with this Agreement. The Services in this Agreement will be utilized for the City of Hutto.

2. BACKGROUND:

a. The Contractor represents that it is in all respects, qualified, experienced, licensed, and able to provide the necessary Services to the Client.

b. The Client is of the opinion that the Contractor has the necessary qualifications, experience, licensing, and abilities to provide the necessary Services to the Client.

c. The Contractor agrees to provide such Services to the Client on the terms and conditions set out in this Agreement.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Client and the Contractor (individually the "Party" and collectively the "Parties" to this Agreement) agree as follows:

3. SERVICES PROVIDED/SCOPE OF SERVICES:

a. The Contractor shall carry out in a professional and prudent manner all of the Services required by the Agreement. These Services include all of the services described in this Agreement. Contractor will diligently proceed with the Scope of Services, and will provide such Services in a timely manner.

b. The Client hereby agrees to engage the Contractor to provide the Client with the following services (the "Services"):

- *Repair concrete along Cottonwood Trail (between Front Street and Carl Stern) at Creekside Park. The full scope of work is outlined in Appendix A.*

c. The Services will also include any other tasks which the Parties may agree upon in writing. The Contractor hereby agrees to provide such Services to the Client.

d. The Client and Contractor agree that the following will be excluded from the Services described, unless, at the option of the Client and agreed to in writing by the Parties, that it should be included in the Services of this Agreement. Exclusions to Services include:

- None Listed.

e. No additional stipulations

4. PERSONNEL, EQUIPMENT, SUPPLIES AND LICENSES:

a. Except as noted in Appendix A, the Contractor represents that it has or will secure at its own expense all personnel, equipment, tools, and supplies required in performing the Services under this Agreement. Any reimbursement for qualifying expenses under this Agreement is governed by Section 18 of this Agreement titled "Reimbursement of Expenses" and Appendix B.

b. The Contractor is responsible for providing any and all labor needed to fulfill the Services in this Agreement, including hiring any assistants. Any hired assistants will be the sole employees of the Contractor, and are not employees of the Client.

c. All of the Services required hereunder will be performed by the Contractor or under its supervision.

d. None of the work or Services covered by this Agreement shall be subcontracted without the prior written approval of the Client.

e. Contractor warrants that it is fully licensed under all applicable local, state, and federal laws to perform the Services to be provided hereunder, and that solely the Contractor is responsible for any fees or costs associated with obtaining or maintaining those licenses to perform the Services under this Agreement.

5. CONTROL:

a. It is agreed by the Parties that the Client has no right of control or direction over the manner, means, and methods that the Contractor will use in completing the Services of this Agreement. The Contractor is free to set its own hours including:

i. Working Schedules;
ii. Vacation Times;
iii. Meetings with employers or employees; and
iv. Submissions of reports of any kind to employers.

6. VACATIONS AND TRANSPORTATION:

a. The Contractor must provide its own transportation for itself and its employees. The Client will not provide reimbursement for travel and transportation expenses.

b. Any vacation time, holidays, sick leave, or training is the sole expense of the Contractor and will not be paid by the Client.

7. NO TRAINING PROVIDED:

a. The Client will not provide any training for either the Contractor, its employees or assistants, or subcontractors.

8. TIME OF PERFORMANCE:

a. The Services of the Contractor are to commence as soon as practicable after the execution of this Agreement and upon the proper approval and documents issued by the Client, including the issuance of a Notice to Proceed, and shall be completed no later than the time specified in Appendix A.

9. TERM OF AGREEMENT:

a. The term of this Agreement (the "Term") will begin on the date of this Agreement and will remain in full force and effect until March 1, 2023, subject to earlier termination as provided in this Agreement. The Term may be extended with written consent of the Parties.

10. REPORTING:

a. The Client's primary representative for this Agreement shall be Jeff White. The City Manager shall be an alternate representative. The City shall not be liable for Contractor's expenses incurred in reliance on directions received from any other municipal officer or employee. The Contractor's representative shall be Kristina Harrison. Reliance by the Client on representations by any other person shall be at the Client's own risk.

11. RECORDS:

a. During performance and after termination of this Agreement, each party shall make available to the other Party for inspection and copying, all records, whether external or internal, having any relevance to this Agreement.

12. PERFORMANCE/ETHICS:

a. The Parties agree to do everything necessary, and within reason, to ensure that the terms of this Agreement take effect.

b. Contractor shall discharge its duties fairly, impartially, and maintain a standard of conduct that competently serves the Client and the interests of the Client. Contractor shall at all times exercise unbiased judgment when performing its duties under this Agreement.

13. CURRENCY:

a. Except as otherwise provided in this Agreement, all monetary amounts referred to in this Agreement are in USD (US Dollars).

14. COMPENSATION:

a. The Contractor will charge the Client for the Services at the rate of **$67,877.00** per terms (the "Compensation");

b. The Client will be invoiced when the Services are complete;

c. Invoices submitted by the Contractor are due within thirty (30) days of receipt.

d. In the event that this Agreement is terminated by the Client prior to completion of the Services but where the Services have been partially performed, the Contractor will be entitled to pro rata payment of the Compensation to the date of termination provided that there has been no breach of contract on the part of the Contractor.

e. The Compensation as stated in this Agreement does not include sales tax, or other applicable duties as may be required by law. Any sales tax and duties required by law will be charged to the Client in addition to the Compensation.

f. All other compensation guidelines, stipulations, and fee schedules are further outlined in Appendix B.

15. TERMINATION OF AGREEMENT FOR CAUSE:

a. If, through any cause, except causes beyond the control of the Contractor, the Contractor shall fail to fulfill in a timely and proper manner its obligations under this Agreement; or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Agreement, the Client shall have the right to terminate this Agreement by giving written notice to the Contractor of such termination and specifying the effective date thereof, at least ten (10) days before the effective date of such termination. In that event, all finished or unfinished documents, or other data, in whatever form, prepared by the Contractor under this Agreement shall, at the option of the Client, become its property, and the Contractor shall be entitled to receive, at the option of the Client, just and equitable compensation for any satisfactory work completed on such documents and materials or only such compensation allowed under Section 13(g) titled "Compensation," either of which shall not exceed the Agreement amount.

16. TERMINATION FOR CONVENIENCE OF CLIENT:

a. The Client may terminate this Agreement at any time by giving written notice to the Contractor of such termination and specifying the effective date thereof, at least thirty (30) days before the effective date of such termination. In that event, all finished or unfinished documents and other materials as described in Section 15 above titled "Termination of Agreement for Cause" shall, at the option of the Client, become its property, and the Contractor will be paid an amount not to exceed the sum of work satisfactorily completed on or before the date of termination, less payments of compensation previously made.

17. NO RIGHT TO DISMISS:

a. The Contractor cannot be dismissed or terminated unless there is a breach of this Agreement, or as stipulated in Sections 15 and 16 of this Agreement.

18. REIMBURSEMENT OF EXPENSES:

a. The Contractor will be reimbursed for reasonable and necessary expenses incurred by the Contractor in connection with providing the Services, as deemed appropriate by the Client, and pursuant to Appendix B of this Agreement.

b. All expenses must be pre-approved by the Client.

19. TRADE SECRETS:

a. Trade secrets (the "Trade Secrets") include but are not limited to any data or information, technique or process, tool or mechanism, formula or compound, pattern or test results relating to the business of the Client, which are secret and proprietary to the Client, and which give the business a competitive advantage where the release of that Trade Secret could be reasonably expected to cause harm to the Client.

b. The Contractor agrees that they will not disclose, divulge, reveal, report or use, for any purpose, any Trade Secrets which the Contractor has obtained, except as authorized by the Client or as required by law. The obligations of confidentiality will apply during the Term and will survive indefinitely upon termination of this Agreement.

20. OWNERSHIP OF INTELLECTUAL PROPERTY:

a. All intellectual property and related material, including any trade secrets, moral rights, goodwill, relevant registrations or applications for registration, and rights in any patent, copyright, trademark, trade dress, industrial design and trade name (the "Intellectual Property") that is developed or produced under this Agreement, is a "work made for hire" and will be the sole property of the Client. The use of the Intellectual Property by the Client will not be restricted in any manner.

b. The Contractor may not use the Intellectual Property for any purpose other than that contracted for in this Agreement except with the written consent of the Client. The Contractor will be responsible for any and all damages resulting from the unauthorized use of the Intellectual Property.

21. RETURN OF PROPERTY:

a. Upon the expiration or termination of this Agreement, the Contractor will return to the Client any property, documentation, records, or confidential information which is the property of the Client.

22. CAPACITY/INDEPENDENT CONTRACTOR:

a. In providing the Services under this Agreement, it is expressly agreed that the Contractor is acting as an independent contractor and not as an employee. The Contractor and the Client acknowledge that this Agreement does not create a partnership or joint venture between them, and is exclusively an Agreement for Service.

b. The Client is not required to pay, or make any contributions to, any social security, local, state, or federal tax, unemployment compensation, worker's compensation, insurance premium, profit-sharing, pension, or any other employee benefit for the Contractor during the Term. The Contractor is responsible for paying, and complying with reporting requirements for, all local, state, and federal taxes related to payments made to the Contractor under this Agreement and those of the Contractor's employees and assistants.

c. The parties intend that an independent Contractor/Client relationship be created by this Agreement. Client is interested only in the results to be achieved, and the conduct and control of the work will lie solely with the Contractor. Contractor is not considered to be an agent or employee of the Client for any purpose, and the employees and assistants of the Contractor are not entitled to any benefits that the Client provides for its employees.

d. It is understood that the Client does not agree to use the Contractor exclusively. It is further understood that the Contractor is free to contract for similar services to be performed for others while it is under contract with the Client.

23. EQUAL EMPLOYMENT:

a. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin.

24. CONFLICTS OF INTEREST:

a. Contractor agrees that no employee of the Client who has exercised or will exercise any authority over the specifications, procurement, supervision, or payment for this Agreement, and no member of the employee's immediate family, has had or will have any direct or indirect financial interest in this Agreement. If the Contractor learns of any such interest, the Contractor shall, without delay, inform the City Attorney or one of the officers specified in Section 10 of this Agreement titled "Reporting."

25. NOTICE:

a. All notices, requests, demands, or other communications required or permitted by the terms of this Agreement will be given in writing and delivered to the Parties at the following addresses:

i. City of Hutto
500 West Live Oak Street
Hutto, TX 78634

ii. DigDug Construction
PO Box 692583
Austin, TX 78709

or to such other address as either Party may notify the other in writing, and will be deemed properly delivered (a) immediately upon being served personally, (b) three (3) days after being deposited with the postal service if served by registered mail, or (c) the following day after being deposited with an overnight courier.

26. INDEMNIFICATION:

a. **Except to the extent paid in settlement from any applicable insurance policies, and to the extent permitted by applicable law, each Party agrees to indemnify and hold harmless the other Party, and its respective directors, shareholders, affiliates, officers, agents, employees, and permitted successors and assigns against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees, and costs of any kind or amount whatsoever, which result from, arise out of, or are incident to any act or omission (including negligence [whether sole, joint, or concurrent], gross negligence, strict liability, or other legal fault of any such indemnitee), even if caused in whole or in part by a pre-existing defect, of the indemnifying Party,**

it's respective directors, shareholders, affiliates, officers, agents, employees, and permitted successors and assigns that occurs in connection with this Agreement. This indemnification will survive the termination of this Agreement.

27. RISK:

a. The Contractor shall perform the work under this Agreement at its own risk. The Contractor assumes all responsibility for the condition of tools, equipment, materials, and job site.

28. INSURANCE REQUIREMENTS:

a. The Contractor has secured and shall maintain insurance for the risks and in the amounts specified in Appendix C. The Contractor and its insurance carrier waive subrogation against the Client.

29. MODIFICATION OF AGREEMENT:

a. Any amendment or modification of this Agreement, including any increase or decrease in the amount of Contractor's compensation, or additional obligation(s) assumed by either Party in connection with this Agreement will only be binding if evidenced in writing and agreed to and signed by each Party or an authorized representative of each Party.

30. ASSIGNMENT:

a. The Contractor will not voluntarily, or by operation of law, assign or otherwise transfer its obligations under this Agreement without the prior written consent of the Client.

31. ENTIRE AGREEMENT:

a. All Parties mutually agreed to the terms of this Agreement. The Agreement should not be construed in favor of or against one Party. It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as expressly provided in this Agreement. This Agreement contains the entire agreement between the Parties; there are no other terms, promises, conditions, or obligations other than those contained herein. This Agreement shall supersede all previous communications, representations or agreements, either oral or written, between the Parties.

32. ENUREMENT:

a. This Agreement will ensure to the benefit of and be binding on the Parties and their respective heirs, executors, administrators, and permitted successors and assigns.

33. TITLES/HEADINGS:

a. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Agreement.

34. CHOICE OF LAW/JURISDICTION:

a. This Agreement will be governed by and construed in accordance with the laws of the State of Texas. For any claims or disputes regarding this Agreement, venue is proper in Williamson County, Texas.

35. SEVERABILITY:

a. In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, all other provisions will nevertheless continue to be valid and enforceable with the invalid or unenforceable parts severed from the remainder of this Agreement.

36. WAIVER:

a. The waiver by either Party of a breach, default, delay or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions.

IN WITNESS WHEREOF the Parties have duly affixed their signatures under hand and seal on this _____ day of _____, _____.

City of Hutto

Per:_____(Seal)

[Kristina Harrison]

Per:_____(Seal)

APPENDIX A: SCOPE OF SERVICES

DigDug Construction

1. **All work must be compliant with City of Hutto Sidewalk Details.**
2. **Tear out, haul off, and replace broken concrete along the Cottonwood Creek Trail between Front Street and Carl Stern Drive.**
3. **Specific areas are marked with white spray paint and arrows.**
4. **Access points are available on Front Street, Orchard Drive, and Creekbend Cove.**
5. **Access is limited and potential vendors must take appropriate measures.**
6. **Vendor requirements:**
    a. **2" sand packed.**
    b. **#3 rebar with 16" On Center (OC).**
    c. **Blocks/bricks (3" X 3" minimum) under the rebar.**
    d. **4" thick concrete with 3000 psi.**
    e. **Connect to the existing trail with ½ "redwood smooth dowels and sleeves (24" long and 18" OC).**
    f. **Expansion joints every 40 feet and at new ends of replacement portions.**
    g. **Must submit permits for inspections.**
    h. **All work must conform to ADA standards.**
7. **Phase #1 is for approximately 490 linear feet of replacement for an 8-foot-wide trail (Front Street to Orchard)**
    a. **Replacement sections must be a minimum of 4 feet in length.**
    b. **No portion patching is allowed. Full-width panel replacement is required.**
    c. **Install 2 irrigation sleeves in new concrete as determined by the City of Hutto.**
8. **Phase #2 is for approximately 160 linear feet of replacement for a 10-foot- wide trail (Orchard to Carl Stern)**
    a. **Replacement sections must be a minimum of 5 feet in length.**
    b. **No portion patching is allowed. Full-width panel replacement is required.**
    c. **Install 2 irrigation sleeves in new concrete as determined by the City of Hutto.**

CONTRACT NO. 2274

SCOPE OF SERVICES

PERSONNEL: The Contractor's primary personnel for this project/Agreement shall be:

Name: Kristina Harrison **Title: Representative**

TIME AND PERFORMANCE: Notice to Proceed for this Agreement is anticipated approximately **December 16, 2022**. Services are to be completed by Contractor within 90 days after receiving the Notice to Proceed, unless otherwise agreed to in writing by the Parties.

APPENDIX B: COMPENSATION

Repair concrete along Cottonwood Trail (between Front Street and Carl Stern) at Creekside Park

CONTRACT NO. 2274
$67,877.00

Time and Materials

Contractor shall be compensated on a not-to-exceed, time, and materials basis for satisfactory performance of professional Services described in this Agreement.

Contractor shall be compensated for the amount of the expense, including subcontractors, as applicable.

Hourly rates shall remain the same for the life of this Agreement, including all amendments, unless the Contractor and the City negotiate a fee increase. This negotiation shall be specifically addressed in a negotiation meeting, unless otherwise agreed to by the Parties, or as determined by customary practice.

Method of Payment

Monthly: Payable within 30 days of receipt of an invoice approved by the appropriate project manager and progress report stating the amount of the services completed.

Contractor Invoice Requirements

- Itemized invoices must be submitted that indicate the services performed.
- Invoices for this Agreement must be submitted separately from invoices for services performed under any other contract(s) or agreement(s).

Compensation Based on Time and Materials

If compensation is based on time and materials, the following shall apply:

Compensation shall be computed based on the hourly billing rates, approved by the appropriate project manager, and times the actual number of hours spent in the performance of services. The hourly billing rate for each employee is the amount to be paid to the Contractor, and is full compensation for all salary, benefits, taxes, overhead, and profit. There shall be no change in rates during the term of this Agreement, unless agreed to by the Parties as outlined in this Agreement, and no additional compensation for overtime, weekend, or holiday work.

Compensation for subcontractors shall be equal to the amounts actually paid to subcontractors hereunder, who have been retained after the written approval of the appropriate project manager, of: a) the subcontractor, b) the compensation to be paid the subcontractor, and c) the terms and conditions of the subcontract.

The Client has the sole discretion to determine if certain expenses outside of those agreed to qualify for compensation. If approved by the Client, compensation for expenses shall be an amount equal to reimbursable expenses approved in advance by the appropriate project manager, necessary, and reasonably incurred, and actually paid by the Contractor in the performance of the Services hereunder. The Client has the sole discretion to determine what constitutes reimbursable expenses.

The Contractor shall obtain the appropriate project manager's written approval prior to making expenditures for reimbursable expenses in excess of $500 per specific expenditure. The Contractor shall substantiate all billings for reimbursable expenses in excess of $25 with receipted bills and provide said receipts with the appropriate billing.

The Contractor shall keep, and cause any subcontractors to keep, daily records of the time spent in performance of Services hereunder by all persons whose billing rates will be the basis for compensation as well as records and receipts of reimbursable expenditures hereunder. Failure to do so shall be a conclusive waiver of any right to compensation for such services or expenses as are otherwise compensable hereunder.

The Client shall have the right to inspect all records of the Contractor, and any subcontractors, pertaining to this Agreement. Records shall be maintained by the Contractor and subcontractors for a period of three (3) years after completion of services.

APPENDIX C: INSURANCE REQUIREMENTS

Repair concrete along Cottonwood Trail (between Front Street and Carl Stern) at Creekside Park

CONTRACT NO. 2274

The Contractor must provide certification of proper insurance coverage or binder to the City of Hutto. **The City must be named as an additional insured as respects their interest in these Services, except for Professional Liability Insurance and Workers Compensation Insurance.** Proof of the following insurance is required before award:

I. General Requirements Applicable to All Contractors' Insurance

The following requirements (A-J) apply to the **Contractor and subcontractor(s) of every tier** performing services or activities pursuant to the terms of this Agreement. Contractor acknowledges and agrees to the following concerning insurance requirements applicable to Contractor and Contractor's subcontractor(s):

A. The minimum types and limits of insurance indicated below shall be maintained throughout the duration of this Agreement.

B. Insurance shall be written by companies licensed in the State of Texas with an A.M. Best rating of B+ of higher.

C. Prior to commencing work under this Agreement, the required insurance shall be in force as evidenced by a Certificate of Insurance issued by the writing agent or carrier. A copy of the Certificate of Insurance shall be provided to Client upon request. Execution of this Agreement will not occur until such evidence of insurance has been provided and accepted by the City.

D. Certificates of Insurance shall include the endorsements outlined below and shall be submitted to the Client. The Certificate(s) shall show the City of Hutto Contract Number and all endorsements by number.

E. Insurance required under this Agreement which names the City of Hutto as Additional Insured shall be considered primary for all claims.

F. Insurance limits shown below may be written as primary or structured using primary and excess or umbrella coverage that follows the form of the primary policy.

G. City shall be entitled upon its request and without expense, to receive certified copies of policies and endorsements.

H. City reserves the right to review insurance requirements during any term of this Agreement and to require that Contractor make reasonable adjustments when the scope of services has been expanded.

I. Contractor shall not allow any insurance to be cancelled or lapse during any term of this Agreement. Contractor shall not permit the minimum limits of coverage to erode or otherwise be reduced. Contractor shall be responsible for all premiums, deductibles and self-insured retention. All deductibles and self-insured retention shall be shown on the Certificates of Insurance.

J. Insurance coverages specified in this Agreement are not intended and will not be interpreted to limit the responsibility or liability of the Contractor or subcontractor(s).

K. The City will accept endorsements providing equivalent coverage if the insurance carrier does not use the specific endorsements indicated below.

II. Specific Requirements

The following requirements (II.A-II.D, inclusive) apply to the **Contractor and to subcontractor(s) of every tier** performing services or activities pursuant to the terms of this Agreement. Contractor acknowledges and agrees to the following concerning insurance requirements applicable to Contractor and Contractor's subcontractor(s):

A. <u>Commercial General Liability Insurance:</u>

1. Minimum Limits:

*$1,000,000** combined single limit per occurrence for coverage A and B.

*<u>Supplemental Insurance Requirement</u>
If eldercare, childcare, or housing for clients is provided, the required limits shall be: $1,000,000 per occurrence

2. The Policy shall contain or be endorsed as follows:
   a) Blanket Contractual liability for this Agreement
   b) Products and Completed Operations
   c) Independent Contractor Coverage

3. The Policy shall also include the following endorsements or endorsements providing equivalent coverage in favor of the City of Hutto:
   a) Waiver of Subrogation
   b) Thirty (30) day Notice of Cancellation
   c) City of Hutto named as additional insured

B. <u>Workers Compensation and Employer's Liability Insurance</u>

1. Coverage shall be consistent with statutory benefits outlined in the Texas Workers' Compensation Act.

2. Employer's Liability Limits are:
   a) *$100,000* bodily injury each accident
   b) *$100,000* bodily injury by disease
   c) *$500,000* policy limit

3. Policies under this Section shall apply to the State of Texas and include the following endorsements in favor of the City of Hutto:
   a) Waiver of Subrogation
   b) Thirty (30) day Notice of Cancellation

C. <u>Business Automobile Liability Insurance</u>

1. Minimum limits:

   $500,000 combined single limit per occurrence.

   a) If any form of transportation for clients is provided, coverage for all owned, non-owned, and hired vehicles shall be maintained with a combined single limit of *$1,000,000* per occurrence.

   b) If no transportation services of any type are provided, and use of a motor vehicle is strictly limited to travel to and from work or work sites, evidence of Personal Auto Policy coverage with limits of: *$100,000/$300,000/$100,000* may be provided in lieu of Business Automobile Liability Insurance.

2. The Policy shall also include the following endorsements or endorsements providing equivalent coverage in favor of the City of Hutto:
   a) Waiver of Subrogation
   b) Thirty (30) day Notice of Cancellation
   c) City of Hutto named as additional insured

D. <u>Professional Liability Insurance</u>

Coverage shall be provided with a minimum limit of *$500,000* per claim to cover negligent acts, errors, or omissions arising out of the Services under this Agreement.

E. <u>Property Insurance</u>

If the Agreement provides funding for the purchase of property or equipment, the Contractor shall provide evidence of all risk property insurance for a value equivalent to the replacement cost of the property or equipment.

END OF DOCUMENT
DigDug Construction
Contract No. 2274

LISA ANN & JESSE

Concrete Repair for Cottonwood Trail

Bid Tabulations for Concrete Repair at Cottonwood Trail

Company Name	Address	Phase 1	Phase 2	Total
Chasco	2801 E. Old Settlers Rd, Round Rock, TX 78665	$141,120.00	$57,600.00	$198,720.00
Unity	6448 E. Hwy 290 Ste F113, Austin, TX 78723	$139,994.00	$49,982.00	$189,976.00
DigDug	512-312-4555 ext 210	$46,905.00	$20,972.00	$67,877.00
G2 CSI	330 Shell Road Ste 4, Georgetown Tx 78628	$91,000.00	$52,000.00	$143,000.00

AGENDA ITEM REPORT
9.4.

To:	City Council
Subject:	Consideration and possible action on Ordinance No. O-2022-058, granting to SiEnergy, L.P., a franchise to construct, maintain, and operate pipelines and equipment in the City for the transportation, delivery, sale, and distribution of gas in, out of, and through the City. (First Reading) (Legal)
Meeting:	Thursday, December 15, 2022
Department:	Legal /
Staff Contact:	Dottie Palumbo

BACKGROUND INFORMATION:

This ordinance would approve a non-exclusive franchise agreement with SíEnergy, L.P. (the "Company") for providing natural gas services to customers in the City limits through December 31, 2040. Under the terms of the agreement, the Company would make quarterly payments to the City of franchise fees in an amount equivalent to five percent (5%) of its Gross Revenues, as defined in the agreement.

The City previously approved and adopted a franchise agreement for SíEnergy, L.P., in Ordinance No. O-2022-022 on June 16, 2022. However, due to miscommunications about certain terms in the negotiations over the prior agreement, the Company did not accept the franchise agreement within 60 days of adoption by Council. As such, the ordinance, by its own terms, was rendered null and void.

The Company and City staff have worked to address the requested changes from the prior agreement in this new franchise agreement ordinance. The two primary changes are: (i) in Section 7.1, establishing a quarterly franchise fee payment schedule to allow adequate time for the Company to calculate and pay the fee; and (ii) in Section 7.3, providing for the Company to be required to certify quarterly payment amounts are correct and accurate, which the City may verify, if necessary, by exercising its rights to inspect records under Section 9. City staff have advised that these requested changes are acceptable.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

ORDINANCE NO. O-2022-____

AN ORDINANCE OF THE CITY OF HUTTO, TEXAS, GRANTING TO SÍENERGY, L.P., A TEXAS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS ("COMPANY"), A FRANCHISE TO CONSTRUCT, MAINTAIN, AND OPERATE PIPELINES AND EQUIPMENT IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, FOR THE TRANSPORTATION, DELIVERY, SALE, AND DISTRIBUTION OF GAS IN, OUT OF, AND THROUGH SAID CITY FOR ALL PURPOSES; RESERVING MUNICIPAL AUTHORITY; PROVIDING FOR INDEMNITY TO THE MUNICIPALITY AND INSURANCE BY COMPANY; REQUIRING BOOK AND RECORD KEEPING; PROVIDING FOR THE PAYMENT OF A FEE OR CHARGE FOR THE USE OF THE CITY RIGHTS-OF-WAY; AND PROVIDING THAT SUCH FEE SHALL BE IN LIEU OF OTHER FEES AND CHARGES, EXCEPTING AD VALOREM TAXES; PROVIDING AN EFFECTIVE DATE AND TERM; AND REPEALING ALL PREVIOUS GAS FRANCHISE ORDINANCES.

WHEREAS, the City of Hutto, Texas, (the "City"), is a home rule city operating pursuant to the laws of its Charter and of the State and Texas, by and through its duly elected City Council members; and

WHEREAS, Chapter 121 of the Texas Utilities Code authorizes municipalities to adopt ordinances that establish conditions for mapping, inventorying, locating, or relocating pipelines over, under, along, or across a public street or alley or private residential area in the boundaries of the municipality; and

WHEREAS, Section 11.02 of the Hutto City Charter provides, the City Council shall have the power to grant, amend, renew or extend by ordinance all franchises of all public utilities of every character, operating within the City; and

WHEREAS, the City strives to promote orderly and safe development within the territorial limits of the City; and

WHEREAS, the City Council finds that this franchise agreement with SíEnergy, L.P., a Texas Limited Partnership, (hereinafter referred to as the "Company") is in the best interest of the health, safety, and welfare of the citizens of the City; and

WHEREAS, the City finds that this ordinance was passed and approved at a meeting of the City Council of the City of Hutto held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting; and

WHEREAS, the City Council has determined that all prerequisites to the adoption of this Ordinance have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

SECTION 1. DEFINITIONS:

1.1. "City" shall mean the City of Hutto, Texas, a home-rule municipal corporation operating under the laws of the State of Texas.

1.2. "City Council" shall mean the governing body of the City of Hutto, Texas.

1.3. "City Manager" shall mean the City Manager of the City, or his or her duly authorized representative.

1.4. "City Rights-of-Way" shall mean the area on, below, or above a public roadway, highway, street, sidewalk, alley, waterway, or utility easement of the City, as they now exist or may hereafter be constructed, opened, laid out, or extended within the present limits of the City, or in such territory as may hereafter be added to, consolidated or annexed to the City.

1.5. "Company" shall mean the SíEnergy, L.P., a Texas Limited Partnership, authorized to transact and actually transacting business in the State of Texas, acting by and through its duly authorized legal representatives.

1.6. "Customer" shall mean any individual person, corporation, company, partnership, firm, unincorporated association, trust, municipality, or public or private entity located within the municipal corporate limits of the City and serviced by the Company through the use of the City Rights-of-Way.

1.7. "Emergency" is defined as sudden and unforeseeable damage or malfunction of a portion of the Company's System that creates a threat to life, health, or property.

1.8. "Franchise" shall mean this Ordinance, and all rights and obligations established herein.

1.9. "Gas" shall mean natural gas and any synthetic gas distributed by the Company through its System.

1.10. "Gas Sales" means the sale of natural gas to the Company's customers located within the corporate limits of the City by use of the System.

1.11. "Gas Transportation" means the transportation of Transport Gas for redelivery to Customers with re-delivery points located within the corporate limits of the City.

1.12. "Gross Revenues" shall mean:

(a) All revenues billed by the Company from the sale of gas to all classes of customers (excluding gas sold to another non-affiliate gas utility in the city for resale to its customers within the City) within the City including base rate revenues and revenues from the Company's purchased gas adjustment tariff;

(b) All revenues billed by the Company from the transportation of gas through the

System of the Company within the City to customers located within the City (excluding gas transported to another non-affiliate gas utility in the city for resale to its customers within the City);

(c) The value of gas transported by the Company for Transport Customers through the System of the Company within the City (excluding gas sold to another non-affiliate gas utility in the city for resale to its customers within the City), with the value of such gas to be established by utilizing Company's monthly Weighted Average Cost of Gas charged to transportation customers as reasonably near the time as the transportation services is performed; and

(d) "Gross Revenues" shall also include state gross receipts tax, contributions in aid of construction ("CIAC") and the following "miscellaneous charges": charges to connect, disconnect or reconnect gas and charges to handle returned checks from consumers within the City.

(e) "Gross Revenues" shall not include:

i. revenues billed but not ultimately collected or received by Company;

ii. the revenue of any affiliate or subsidiary of the Company;

iii. sales tax and franchise fees paid to the City;

iv. interest or investment income earned by the Company; and

v. monies received from the lease or sale of real or personal property, provided, however, that this exclusion does not apply to the lease of facilities within the City's Right-of-Way.

1.13. "System" shall mean all of the Company's pipes, pipelines, gas mains, laterals, feeders, regulators, meters, fixtures, connections and any other equipment or instrumentalities used in or incident to providing delivery, transportation, distribution, supply and sales of natural gas for heating, lighting, power, and any other purpose for which natural gas may now or hereafter be used, located within the corporate limits of the City.

1.14. "Transport Customer" shall mean any person or entity for which Company transports gas through the pipeline system of Company within the City to customers for delivery or consumption within the City.

SECTION 2. GRANT OF AUTHORITY:

2.1. The City hereby grants to the Company consent to use and occupy the present and future public rights of way for a period ending December 31, 2040 (the "Term") for the purpose of constructing, maintaining, operating, and replacing all or any portion of the system used for the delivery of natural gas to retail customers located within the City's boundaries, as they may be amended from time to time. In the event either party does not wish to renew the Franchise under the same terms and conditions, the parties agree to enter into good faith negotiations of the Franchise. This obligation to engage in negotiations does not obligate either party to agree to any specific changes in the Franchise as a result of such negotiations.

2.2. Company agrees that the corporate limits of the City are subject to expansion or reduction by annexation and contraction of municipal boundaries and that Company has no vested right in a specific area. If the Company provides service to any and all areas that may be annexed to the City, such service shall be provided under the same terms and conditions of this franchise. If the City approves any corporate limits expansion or reduction by annexation or contraction, the City will provide written notice to Company. The Company must revise its payments due to any expansion or reduction by annexation or expansion within a reasonable time after notice by the City, but no later than sixty (60) days after receipt of the notice.

2.3. To the extent any police power regulations in this Ordinance conflict with the provisions of the City's current public right-of-way ordinance(s) (currently Article 24.09 of the City of Hutto Code of Ordinances), the City's public right-of-way ordinance(s) shall control. This Ordinance is subject to the City's ongoing authority to adopt reasonable police-power-based regulations to manage its City Rights-of-Way, pursuant to Article 24.09 or as otherwise provided by law.

2.4. The City may require the Company to furnish the City correct and complete maps showing the location and extent of all its services consistent with the City's charter.

2.5. The Franchise granted by this Ordinance shall in no way affect or impair the present or future rights, obligations, or remedies of the City or Company under the Texas Gas Utility Regulatory Act, as amended. This is a non-exclusive franchise.

2.6. Company is expressly given the power and privilege to sell, transfer, or assign the franchise granted hereby, or any part of this franchise, to any person, entity, or corporation, but Company and such buyer, transferee, or assignee shall first notify the City of: the name of the buyer, transferee or assignee; the type of service(s) intended to be provided through the facilities of such buyer, transferee or assignee; and the name, mailing address, and telephone number of a contact person associated with such buyer, transferee or assignee. Notice shall be sent by registered or certified mail, return receipt requested, postage prepaid, and addressed to:

City of Hutto
Attn: James Earp, City Manager
500 W. Live Oak Street
Hutto, Texas 78634

It is not necessary to inform the City of a corporate reorganization not involving a third party. An assignment is valid only if the assignee accepts all of the terms and conditions contained herein.

SECTION 3. CITY'S RESERVATION OF RIGHTS AND AUTHORITY:

3.1. In granting this Franchise, it is understood that the lawful power vested in the City to regulate all public utilities within the City, to regulate the local rates of public utilities within the City, and to require all persons or corporations to uphold and perform all prescribed duties and undertakings is expressly reserved. Except as expressly provided in this Ordinance, the City does not, in granting this Franchise, surrender, lose, waive, impair, or lessen its powers under the City's charter, ordinances, and other applicable law. The rights, privileges, and franchise granted

hereunder are non-exclusive and subject to such lawful changes by charter provision or ordinance as may be necessary to the public health and safety by the City in the exercise of its lawful police powers. This franchise does not establish any priority for the use of the City Rights-of-Way by Company or by any present or future franchisees or other permit holders. In the event of any dispute as to the priority of use of the City Rights-of-Way, the first priority shall be to the public generally, the second priority to the City in the performance of its various functions, and thereafter, as between franchisees and other permit holders, as determined by the City in the exercise of its powers, including the police power and other powers reserved to and conferred on it by the State of Texas.

3.2. The City reserves to itself the general right and power at all times to exercise, in the interest of the public and in accordance with state law, regulation, and control of the Company's use of the City Rights-of-Way to ensure the rendering of efficient public service and the maintenance of the Company's System in good repair throughout the term of this Franchise.

3.3. Nothing herein shall impair the right of the City to fix, within constitutional and statutory limits, a reasonable price to be charged for natural gas or to provide and fix a scale of prices for natural gas and other charges to be charged by the Company to residential, commercial, and industrial customers, or any combination of such customers, within the territorial limits of the City.

SECTION 4. CONSTRUCTION, MAINTENANCE, OPERATION & RELOCATION OF COMPANY FACILITIES:

4.1. The Company is hereby authorized to lay, maintain, construct, operate, and replace its pipes, mains, laterals, and other equipment within City Rights-of-Way, but before any work is to be performed, the Company must obtain any permits required by the City for construction within City Rights-of-Way in accordance with the ordinances or process in place at the time the work is performed. Under no circumstances shall the Company be required to pay for any permit. Any such work by Company shall comply with Section 24.09.005 (Regulations for Work) and Section 24.09.006 (Repair and Restoration) of the City's Code of Ordinances. It shall not be necessary for the Company to obtain permits for the laying of service lines from the mainline pipes of the Company to its customers if no work will take place in City Rights-of-Way. It shall not be necessary for the Company to obtain a permit in advance of resolving an Emergency. In the event of an Emergency, the Company shall notify the City Manager no later than ten (10) days after the last day of the Emergency, along with information that describes the circumstances of the Emergency.

4.2. The Company's System shall be located, installed, and maintained so that, to the extent practicable, the system does not interfere with any improvements the City may deem proper to make. The Company also agrees not to unreasonably obstruct the free use of the City Rights-of-Way. In the event of a conflict between the location of the proposed facilities of Company and the location of existing or future facilities of City or other users of City Rights-of-Way within City Rights-of-Way that cannot otherwise be resolved, City or an authorized agent of City shall resolve the conflict and determine the location of the respective facilities within the City Rights-of-Way.

Company shall construct its System Facilities in conformance with City ordinances or regulations adopted pursuant to authority delegated by ordinance, in order to minimize interference with traffic. The location of all Company's System Facilities shall be fixed in coordination with and under the supervision of the City, and as provided in the permit issued by the City. When Company makes, or causes to be made, excavations, or places, or causes to be placed, obstructions in any City Rights-of-Way, Company shall place, erect, and maintain barriers and lights to identify the location of such excavations or obstructions.

4.3 In determining the location of Company's System Facilities within City, Company shall work with the City to minimize interference with then existing underground structures of City or other utility franchisees. Likewise, in determining the location of the facilities of the City and other utility franchisees within City, City shall minimize interference with the existing System Facilities of Company and shall require other utility franchisees to minimize interference with existing System Facilities of Company. In the event of a conflict between the location of Company's System Facilities and the location of the facilities of City or other utility franchisees within City Rights-of-Way that cannot otherwise be resolved, City or an authorized agent of City shall resolve the conflict and determine the location of the respective facilities.

4.4 If Company desires to install System Facilities on or under public parkland or other City-owned property that is not a City Rights-of-Way, it shall seek specific permission for such installation from City and shall proceed in coordination with City and in compliance with all applicable State laws, including Chapter 26 of the Texas Parks and Wildlife Code, and with all applicable City ordinances, rules, and regulations.

4.5 Company shall designate an individual or individuals as the person or persons primarily responsible for communications with the City and authorized to speak for and represent the Company in such communications. The City shall be entitled to contact the designated individual or individuals on any matters associated with Company's occupancy and use of the City Rights-of-Way, and Company's performance of its obligations under this franchise. Company shall promptly communicate with the Williamson County Emergency Dispatch and the City of Hutto Public Works Call Center in the event Company becomes aware of gas leaks on its system or significant unplanned disruption of service to multiple customers within the City for reasons other than non-payment, meter tampering, or other customer-driven reason. Company shall also notify the City when Company expects to undertake work that will result in disruption of service for a significant period of time to multiple customers.

4.6. A copy of the City's capital improvement plan ("CIP") for the upcoming budget year shall be made available on the City's website or upon request. The City should notify the Company's local representative of any major change to the CIP. The Company or contractors working on behalf of the Company shall not be required to pay fees for permits that must be obtained from the City for street cutting, excavations, or other work in City Rights-of-Way in connection with the Company's operations. When required by City to remove or relocate its mains, laterals, and/or other facilities lying within City Rights-of-Way, the Company shall do so as soon as practically possible with respect to the scope of the project. In no event shall the Company be required to remove or relocate its facilities in less than thirty (30) calendar days from the time

the notice is given to the Company by the City.

4.7 The Company shall at all times keep on file with the City a current map or set of maps of the Company's facilities within the City. Such maps shall indicate subdivision locations and locations of Company's customers. As extensions or modifications of facilities are made from time to time, the Company shall file with the City maps or plans showing those extensions or modifications so that the City will at all times have current and accurate maps and plans of the Company's facilities. In addition to showing the location of Company's facilities and customers, such maps shall also identify the depth and size of any buried facilities, as well as the type of cover overlaying those facilities. The Company shall furnish the city "as built" drawings not later than sixty (60) days after construction has been completed. Drawings shall be drawn to a scale of one inch (1") equals one hundred feet (100') using the standard format adopted by the City. State plane coordinates shall be shown for benchmarks, curb lines, and structures. The Company shall provide one (1) set of blue or black line "as built" drawings to the City and one (1) set of the maps on computer diskettes with G.I.S. data in an electronic/digital format designated by the City. Company shall cooperate with the City in locating its System Facilities when necessary to avoid conflict and protect the health and safety of the public.

4.8. If, during the period of this Franchise, the City shall elect to alter or change the grade or alignment of the City Rights-of-Way, or any water pipe, wastewater pipe, or any City-owned overhead or underground structure for a governmental purpose, so as to conflict with the facilities of the Company, the Company shall remove or relocate, as necessary, all of its facilities at its expense, unless such work is for the primary purpose of beautification or to accommodate a private developer. However, if such work is being performed because of, or in conjunction with, a private development project, the private developer may be required to reimburse the Company for the cost of removal or relocation of its facilities. Schedules for this work shall be developed by the designated representatives of the Company and the City. If such representatives cannot agree on the schedule, the City Manager, after consultation with the Company, shall establish a schedule. Facilities are deemed to be in conflict to the extent that the proposed City facilities are determined by the City to be inconsistent with gas distribution industry standard safe operating practices for existing facilities.

This schedule shall provide for a minimum of thirty (30) days to exist between the time the schedule is furnished to the Company and the time that any specific work to be done by the Company covered in the schedule is to begin. When Company is required by City to relocate its facilities, the City shall work with the Company to obtain a safe and suitable alternative location. The Company shall be required to relocate facilities in accordance with the terms of this franchise and the City's Rights-of-Way permit.

4.9. When the Company is required to remove or relocate its facilities to accommodate work by the City without reimbursement from the City, or at the City's direction, the Company shall have the right to seek recovery of relocation costs as provided by state and/or federal law. Nothing herein shall be construed to prohibit, alter, or modify in any way the right of the Company to seek or recover a surcharge from customers for the cost of relocation pursuant to Section 104.112 of the Texas Utilities Code or any other applicable law or regulations. The City shall not oppose recovery of relocation costs when Company is required by City to perform the

relocation. City shall not require that Company document its request for reimbursement as a pre-condition to the recovery of such relocation costs. Notwithstanding any provision of this agreement, the City shall have the right to participate and challenge any other capital costs or expenses of the Company and request full documentation to the full extent provided by state law.

4.10. Whenever the City applies to be reimbursed by the state or federal government for a public improvement which includes the removal or relocation of facilities by the Company, the City shall attempt to notify the Company about such application within a reasonable amount of time for the Company to provide the City with cost and expense documentation, so that the City can include such information in the application. Company costs and expenses shall be included in any application by City for reimbursement, if Company submits its cost and expense documentation to city prior to the filing of the application This does not apply if the inclusion of the Company's costs and expenses would diminish the amount of funds available to the City. Upon receipt of reimbursement funds from the federal or state agency, the City shall remit to the Company, within thirty (30) days of receipt, the Company's portion of the funds related to the relocation or removal of its facilities.

4.11. If the City transfers or abandons any City Rights-of-Way in which the Company has facilities, the City will condition the abandonment or transfer of such property on preserving the Company's right-of- way. If the party to whom the City Right-of-Way is abandoned requests Company to remove or relocate its facilities and Company agrees to such removal or relocation, such removal or relocation shall be done as agreed to by Company and the party to whom the City Right-of-Way is abandoned.

4.12 When performing work within City Rights-of-Way, the Company shall place, or cause to be placed, appropriate barriers to mark excavations or obstructions. Company must endeavor to minimize interference with traffic on City Rights-of-Way. When performing any work on the System within City Rights-of-Way, Company will restore to approximate original condition the paved surfaces and/or grass or landscaped surfaces of City Rights-of-Way that it may disturb. If Company personnel damage any City facilities (excluding City Rights-of-Way), the Company shall notify the City and shall reimburse the City for its cost of repairing the damage. When constructing or repairing facilities in City Rights-of-Way, City agrees to minimize interference with then existing facilities of the Company and shall instruct other users of City Rights-of-Way to minimize interference with existing facilities of the Company. If City personnel damage a part of the System, the City shall notify the Company and shall reimburse its cost of repairing the damage. Requests for reimbursement under this section are limited to actual, documented costs for the repair, including lost product, materials, equipment, and labor. Reimbursement does not include lost profits, administrative costs, or other incidental costs. City and Company agree to notify the appropriate personnel whenever such restoration becomes necessary. The Company and City may separately agree to enter into a reciprocal arrangement for limited circumstances creating an exception to this section where each party bears the cost and/or responsibility of repairing or replacing damaged facilities or pavement.

4.13. For new construction served from a main that lies in street right-of-way, Company agrees to install meters adjacent to a building on that property, when practical and may only install a

meter within a City Right-of-Way if the City Manager agrees with the placement. For any premises served from a main that lies in alley right-of-way, Company may install the meter at the alley if the City Manager agrees with the placement. Nothing in this franchise will require the Company to install a meter adjacent to a building when repairing or replacing existing meters. Nothing in this franchise shall prevent a property owner from requesting that a meter be moved adjacent to a building so long as it is operationally feasible and the property owner agrees to pay the costs of relocation, including any additional service line necessary to accommodate the request. If a meter is installed in or near a City Right-of-Way, Company agrees to discuss with the City Manager the aesthetics of meter placement, provided that aesthetic accommodations will not endanger the public or the integrity of the System. This section does not require the Company to install any non-standard equipment.

4.14 Whenever City shall decide to make public improvements in the City Rights-of-Way in which the Company's System Facilities already exist or in which the Company may propose to install its System Facilities, the Company will be provided the opportunity, at no expense to City, in advance of such improvements to renew such System Facilities, if defective or inadequate in size and to lay System Facilities, or renew same, if inadequate in size or defective, to the property lines where buildings may be located provided such activities do not delay the City's public improvements.

The Company shall be given written notice of the intention of the City to make major public improvements in any such City Rights-of-Way. Within ninety (90) days from receipt of such notice, the Company, if it has determined a need, shall initiate work and thereafter proceed in a workman-like manner to completion of the necessary work and shall complete such work within three (3) months of being granted a permit to preclude the delay of said public improvements. The Company shall take reasonable measures to ensure uninterrupted service to its customers and shall reconnect all customer service lines disconnected in the normal course of construction at its own expense. If the Company should fail to so proceed, and any street or alley is thereupon paved, except in an emergency or in response to a request for initiation of new service, the Company shall for three (3) years thereafter not be allowed to cut such pavement or excavate in such paved street or alley for any purpose. All pavement cuts or excavations within the three-year period, except in response to an emergency or in response to a request for initiation of new service, shall be performed only upon written permission of the City under such terms and conditions as the City may prescribe.

SECTION 5. INDEMNITY & INSURANCE:

5.1 IN CONSIDERATION OF THE GRANTING OF THIS FRANCHISE, THE COMPANY AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS CITY, ITS OFFICERS, AGENTS, EMPLOYEES, BOARDS, COMMISSIONS, AND VOLUNTEERS (CITY AND SUCH OTHER PERSONS AND ENTITIES BEING COLLECTIVELY REFERRED TO HEREIN AS "INDEMNITEES"), FROM AND AGAINST ALL SUITS, ACTIONS OR CLAIMS OF INJURY TO ANY PERSON OR PERSONS, OR DAMAGES TO ANY PROPERTY BROUGHT OR MADE FOR OR ON ACCOUNT OF ANY DEATH, INJURIES TO, OR DAMAGES RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR FOR DAMAGE TO OR LOSS OF

PROPERTY ARISING OUT OF, OR OCCASIONED BY THE COMPANY'S INTENTIONAL AND/OR NEGLIGENT ACTS OR OMISSIONS IN CONNECTION WITH THE COMPANY'S CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR, USE, OPERATIONS, OR DISMANTLING OF SYSTEM FACILITIES OR THE COMPANY'S PROVISION OF SERVICE; EXCEPT THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL NOT APPLY TO THE EXTENT ANY LIABILITY IS DETERMINED TO HAVE RESULTED FROM NEGLIGENCE OR INTENTIONAL ACTS OR OMISSIONS OF CITY, ITS OFFICERS, AGENTS, AND EMPLOYEES. IN THE EVENT OF JOINT AND CONCURRENT NEGLIGENCE OR FAULT OF BOTH THE COMPANY AND CITY, RESPONSIBILITY AND INDEMNITY, IF ANY, SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS WITHOUT, HOWEVER, WAIVING ANY OF THE DEFENSES OF THE PARTIES UNDER TEXAS LAW. FURTHER, IN THE EVENT OF JOINT AND CONCURRENT NEGLIGENCE OR FAULT OF BOTH THE COMPANY AND CITY, RESPONSIBILITY FOR ALL COSTS OF DEFENSE SHALL BE APPORTIONED BETWEEN THE CITY AND THE COMPANY ENERGY BASED UPON THE COMPARATIVE FAULT OF EACH.

5.2 By entering into this Franchise Ordinance, City does not consent to suit, waive any governmental immunity available to the City under Texas Law, or waive any defenses of the parties under Texas law.

5.3 In the event any action or proceeding shall be brought against the Indemnitees by reason of any matter for which the Indemnitees are indemnified hereunder, the Company shall, upon notice from any of the Indemnitees, at Company's sole cost and expense, resist and defend the same with legal counsel selected by Company, provided however, that Company shall not admit liability in any matter on behalf of the Indemnitees without their written consent and provided further that Indemnitees shall not admit liability for, nor enter into any compromise or settlement of, any claim for which they are indemnified hereunder, without the prior written consent of the Company. The Company's obligation to defend shall apply regardless of whether Company is solely or concurrently negligent provided that Indemnitees may be held responsible for the cost of such defense paid for by the Company. Indemnitees shall give the Company prompt notice of the making of any claim or commencement of any action, suit, or other proceeding covered by the provision of this Section. Nothing herein shall be deemed to prevent the Indemnitees at their election and their own expense from cooperating with the Company and participating in the defense of any litigation by their own counsel.

5.4 In fulfilling its obligation to defend and indemnify City, the Company shall have the right to select defense counsel, subject to City's approval, which shall not be unreasonably withheld. The Company shall retain defense counsel within seven (7) business days of City's written notice that City is invoking its right to indemnification under this Franchise. If the Company fails to retain counsel within such time period, City shall have the right to retain defense counsel on its own behalf, and the Company shall be liable for all defense costs incurred by City, except as otherwise set out in this Section.

SECTION 6. COMPANY'S DUTIES TO THE PUBLIC:

6.1. The Company shall furnish reasonably adequate service to the public at reasonable rates and charges. The Company shall maintain its property, equipment, and appliances in good order and condition.

6.2. The Company shall not discriminate against any person, corporation, firm, or association in the charge for gas service or in the services rendered under like circumstances to customers of the same classification. The Company shall not arbitrarily refuse to provide service to any person that it is economically feasible for the Company to serve. The Company shall not directly or indirectly grant any discount, rebate, or use any other device to circumvent the applicable rate schedule.

6.3. The Company shall, at all times during the existence of this Franchise, furnish an adequate supply of natural gas necessary for the requirements of its customers in the City.

SECTION 7. PAYMENTS TO THE CITY:

7.1. Company and its successors and assigns agree to deliver and pay to City, and City agrees to accept, a franchise fee in an amount equivalent to five percent (5%) of the Company's Gross Revenues as defined herein. The initial payment shall be paid to the City by Company on or before the Due Date for the Quarter, as set forth below, in which the Effective Date occurs, and shall include Gross Revenues received by Company from the Effective Date. Thereafter the Company shall pay the franchise fee quarterly as follows:

Due Date	Quarter
May 15	First (January 1 - March 31)
August 15	Second (April 1 - June 30)
November 15	Third (July 1 - September 30)
February 15	Fourth (October 1 - December 31)

The franchise fee amounts that are due based on CIAC shall be paid at least once annually on or before April 30 each year based on the total CIAC recorded during the preceding calendar year. The initial CIAC franchise fee amount will be paid on or before April 30, 2023, and will be based on the calendar year January 1 through December 31, 2022.

7.2. Any payments that are received after 5:00 P.M. of the due date constitute late payments. Late payments shall accrue interest from such due date until payment is received by the City. Payments received after the due date shall be subject to interest charged at the greater of the rate of the prime rate for the due date or the rate for customer deposits under Texas Utilities Code Section 183.003 in effect for the time period involved, from such due date until payment is received by City.

7.3. The Company shall provide an executed confirmation with each payment, which sets forth and confirms the total, in dollars and cents, of the Gross Revenues for the applicable quarter.

7.4. It is also expressly agreed that the aforesaid payments shall be in lieu of any and all other and additional occupation taxes, easement, franchise taxes or charge (whether levied as an ad valorem, special, or other character of tax or charge), municipal license, permit, and inspection fees, bonds, street taxes, and street or alley rentals or charges, and all other and additional municipal taxes, charges, levies, fees, and rentals of whatsoever kind and character that City may now impose or hereafter levy and collect from the Company or Company's agents, excepting only the usual general or special ad valorem taxes that City is authorized to levy and impose upon real and personal property. If the City does not have the legal power to agree that the payment of the foregoing sums of money shall be in lieu of taxes, licenses, fees, street or alley rentals or charges, easement or franchise taxes or charges aforesaid, then City agrees that it will apply so much of said sums of money paid as may be necessary to satisfy the Company's obligations, if any, to pay any such taxes, licenses, charges, fees, rentals, easement, or franchise taxes or charges aforesaid.

7.5. If the Company should at any time after the Effective Date agree to a new municipal franchise ordinance, or renew an existing municipal franchise ordinance, with another municipality in the Central Texas region, which municipal franchise ordinance determines the franchise fee owed to that municipality for the use of its City Rights-of-Way in a manner that, if applied to the City, would result in a franchise fee greater than the amount otherwise due City under this Ordinance, then the franchise fee to be paid by the Company to the City pursuant to this Ordinance may, at the election of the City, be increased so that the amount due and to be paid is equal to the amount that would be due and payable to City were the franchise fee provisions of that other franchise ordinance applied to City. The City acknowledges that the exercise of this right is conditioned upon the City's acceptance of all terms and conditions of the other municipal franchise *in toto*. The City may request waiver of certain terms and Company may grant, in its sole reasonable discretion, such waiver.

SECTION 8. FRANCHISE FEE RECOVERY TARIFF:

8.1. The Company may file with the City a tariff or tariff amendment(s) to provide for the recovery of the franchise fees under this agreement.

8.2. City agrees that (i) as regulatory authority, it will adopt and approve the ordinance, rates, or tariff which provide for 100% recovery of such franchise fees as part of the Company's rates; (ii) if the City intervenes in any regulatory proceeding before a federal or state agency in which the recovery of the Company's franchise fees is an issue, the City will take an affirmative position supporting 100% recovery of such franchise fees by the Company and; (iii) in the event of an appeal of any such regulatory proceeding in which the City has intervened, the City will take an affirmative position in any such appeals in support of the 100% recovery of such franchise fees by the Company.

8.3. City agrees that it will take no action, nor cause any other person or entity to take any action, to prohibit the recovery of such franchise fees by the Company.

SECTION 9. BOOKS AND RECORDS:

9.1. The Company shall keep complete and accurate books of accounts and records of its business and operations under and in connection with this Franchise. All such books of accounts and records shall be kept at the Company's principal office. The Company shall maintain separate records in a form sufficient to identify its investment, revenues, and expenses related to its performance under this franchise, intending thereby to separate the accounting records of its system in the city from its other systems. The records of the Company applicable to its performance under this franchise shall be made available for inspection by the City at any time during normal working hours.

9.2. Upon reasonable request of the City, the Company shall present any and all records, accounts and books for inspection relative to the Gross Revenues of the Company within the corporate limits of the City.

9.3. The City may, if it sees fit, upon reasonable notice to the Company, have the books and records of the Company examined by a representative of the City to ascertain the correctness of the reports agreed to be filed therein. The Company shall make available to the auditor such personnel and records as the City may request in order to complete such audit, and shall make no charge to the City therefor. The Company shall assist the City in its review by providing all requested information no later than five (5) working days after receipt of a request.

9.4. The City may conduct an audit or other inquiry or may pursue a cause of action in relation to the payment of the franchise fee only if such audit, inquiry, or pursuit of a cause of action concerns a payment made less than three (3) years before the commencement of such audit, inquiry, or pursuit of a cause of action. Each party shall bear its own costs of any audit or inquiry, unless, if after receiving reasonable notice from the City of the City's intent to perform an audit, the Company fails to provide data, documents, reports, or information required to be furnished or fails to reasonably cooperate with the City during an audit properly performed, the Company shall be liable for payment of the City's reasonable and necessary expenses (including reasonable attorney's fees) incurred in obtaining such data, documents, reports or information. The cost of an audit pursuant to this provision shall be borne by the City, unless the audit reveals an underpayment of fees paid during the audit period in excess of three (3) percent, in which case the Company shall pay for the audit. In the event any overpayment is discovered, such overpayment will credit toward current and/or future payments owed, without interest.

9.5. In the event that a dispute arises regarding an audit performed on the Company's books and records, the Company agrees to participate in mediation in an attempt to resolve the dispute. The Company agrees that it will consult with the City and the parties will mutually agree on a Mediator to preside over the mediation.

9.6. The Company shall keep and maintain complete books, records, accounts, documents, and papers pertaining to the Company's facilities within the City and all the underlying books,

records, and working papers on which the gross revenue calculations were based in accordance with the Company's record retention policy or for a period of four years, whichever is greater.

9.7. If any of the records to be provided by Company or to be made available by Company are considered by the Company to be proprietary in nature or if such records are confidential under federal, state or local law, upon request by the Company such information shall be treated by the City as confidential, and shall be made available only to those persons who must have access to perform their duties on behalf of the City, including but not limited to the Finance Director, the City Attorney, and the Council Members. The City shall promptly notify company of any requests for public disclosure of such records under Chapter 552, Texas Government Code, and Company shall have the sole responsibility to assert its claims regarding the proprietary or confidential nature of such records.

SECTION 10. TERMINATION:

10.1. In addition to any rights set out elsewhere in this ordinance, the City reserves the right to terminate the franchise and all rights and privileges pertaining thereto, in the event that the company violates any material provision of the franchise or the company becomes insolvent, or is adjudged as bankrupt.

10.2. Upon failure of the Company to comply with the material terms of the franchise, the City may by ordinance terminate the franchise in accordance with the procedures set forth in this section. Upon termination, all rights of the Company shall immediately be divested without further act upon the part of the City. If the City requires the company to remove its facilities from the public rights-of-way, the Company shall forthwith remove its structures or property from the City Rights-of-Way and restore it to the approximate original condition. Upon failure to do so, the City may perform the work and collect the cost thereof from the Company. The cost thereof shall be a lien upon all facilities and property of the Company.

10.3. Procedures for Termination.

(a) The City shall give written notice to the Company of the existence of a material violation or failure to comply with the franchise. Company shall have a period of thirty (30) days after receipt of such notice from the City in which to cease such violation and comply with the terms and provisions hereof. In the event Company fails to cease such violation or to otherwise comply with the terms hereof, then Company's franchise is subject to termination under the following provisions. Provided, however, that, if the Company commences work or other efforts to cure such violations within thirty (30) days after receipt of written notice and shall thereafter prosecute such curative work with reasonable diligence until such curative work is completed, then such violations shall cease to exist, and the franchise will not be terminated.

(b) Termination shall be declared only by a written decision of the City Council after an appropriate public proceeding whereby the Company is afforded the full opportunity to be heard and to respond to any such notice of violation or failure

to comply. The Company shall be provided at least ten (10) days' prior written notice of any public hearing concerning the termination of the franchise.

(c) The City, after a public hearing, and upon finding a material violation or failure to comply, may in its discretion terminate the franchise or excuse the violation or failure to comply upon a showing by the Company of mitigating circumstances or upon a showing of good cause of said violation or failure to comply as may be determined by the City Council. The failure of the Company to comply with the terms of this franchise after due notice and hearing and the providing of adequate time for Company to comply with said terms, shall entitle the City to compel compliance by suit in any court of competent jurisdiction and upon culmination of the suit, if the company still fails to comply with the terms of the franchise, the City may compel compliance upon penalty of forfeiture thereof, with the City having an option to purchase Company's property located in the City at a reasonable fair value should forfeiture occur.

10.4. In the event the City purchases Company's property under penalty of forfeiture and the City and Company cannot agree upon the reasonable fair value of the property, then the reasonable fair value of the Company's property shall be established by a majority vote of three appraisers with one appraiser selected by Company, one appraiser selected by City, and one appraiser selected by the other two appraisers. If the two appraisers are unable to agree upon the third appraiser, then the third appraiser shall be selected by order of a court of competent jurisdiction. The Company further agrees that if for any reason the Company fails to pay the franchise fee as provided in this franchise within thirty (30) days following written notice from the City that Company has failed to make such payment, such failure shall be sufficient to permit the city to forfeit the franchise without court action.

SECTION 11. REPEAL:

This ordinance repeals all previously adopted franchise ordinances by the City Council of the City of Hutto, Texas which granted the Company the right to use the City Rights-of-Way of the City.

SECTION 12. SEVERABILITY AND CONFLICT:

If any section, paragraph, sentence, clause, phrase, or word of this ordinance is declared unconstitutional or invalid for any purpose, the remainder of this Ordinance shall not be affected thereby and to this end, the provisions of this ordinance are declared to be severable. It is further agreed that if part of this Ordinance is determined to be invalid, either the City or the Company may open negotiations solely with respect to a substitute for such Section, or portion of this Ordinance within two (2) weeks after a ruling has been made. In the event of a conflict between this Franchise and the City's Code of Ordinances, this Franchise controls, except that by the granting of this Franchise the City does not render or to any extent lose, waive, impair, or lessen the lawful powers and rights, now or hereafter vested in the City under the Constitution and statutes of the State of Texas and of the United States of America and under the City's Charter.

SECTION 13. ACCEPTANCE OF FRANCHISE:

To accept this franchise, the Company must file with the City Secretary its written acceptance of this franchise ordinance within sixty (60) days after its final passage and approval by the City Council. If written acceptance of this franchise ordinance is not filed by the Company within that time, the franchise ordinance shall be rendered null and void. Once this franchise has been accepted, the terms herein may not be modified except by an ordinance duly adopted by the City, and subsequently accepted by the Company in the same manner as the franchise.

SECTION 14. EFFECTIVE DATE:

This Franchise shall be effective only after: a) its final passage by the City Council; b) receipt by the City of Company's acceptance as required above; and c) publication as required by the City Charter. The City Secretary shall publish, at the Company's expense, the complete text of this ordinance in a newspaper of general circulation. Provided that the above requirements have taken place, this Franchise shall be effective as of _____ (the "Effective Date").

SECTION 15. NOTICES:

Every notice, order, petition, documents or other direction or communication to be served upon the City or the Company shall be deemed sufficiently given if sent by registered or certified mail, return receipt requested. Every such communication to the Company shall be sent to:

SíEnergy, L.P.
Attn: Chief Executive Officer
13215 Bee Cave Pkwy, Suite B-250
Bee Cave, Texas 78738
Travis County, Texas

Every such communication to the City or the City Council shall be sent to the:

City of Hutto
Attn: James Earp, City Manager
500 W. Live Oak Street
Hutto, Texas 78634

With copies to:

Alan Bojorquez
City Attorney, City of Hutto
11675 Jollyville Rd, Ste. 300
Austin, Texas 78759

SECTION 16. REGULATORY EXPENSES:

Company agrees that City may, at any time during the term of this franchise, employ at the expense of Company expert assistance and advice in determining fair, just, and reasonable rates to be charged by Company to its consumers in the City, and in determining the extent to which Company is complying with the terms and conditions of this Ordinance. Company agrees to pay reasonable expenses in connection therewith, or reimburse City for the same, which expense Company shall be entitled to recover through its rates and tariffs.

SECTION 17. GOVERNMENTAL FUNCTION:

All of the regulations and activities required by this Franchise are hereby declared to be governmental and for the health, safety and welfare of the general public.

SECTION 18. VENUE:

This franchise agreement is performable in Williamson County, Texas and in the event of a dispute between such parties hereto, by agreement of such parties, venue shall be established in Williamson County, Texas.

SECTION 19. NO WAIVER OF POWER:

In granting this Franchise, the City does not waive its regulatory powers, nor any rights under the Constitution and laws, present and future, of the State of Texas, nor any of its rights under future ordinances which are not in conflict herewith. The enumeration of special duties required of the Company shall not be construed as a limitation of the powers and duties conferred upon the City by the Constitution or laws of the State of Texas, or any present or future ordinances; and the Company shall perform all duties required by of it, by any valid ordinances not in conflict herewith adopted by the City, and by the laws of the State of Texas.

SECTION 20. CITY RESERVES POWER:

The City retains exclusive control over its streets, including (without enumerating all of its powers and without limiting its other powers) the power to lay out, establish, open, alter, widen, lower, elevate, extend, grade, abandon, discontinue, abolish, close, sell, pave, supervise, maintain and improve all of its streets and to construct, maintain and repair sewer pipes, water mains, drainage systems and other public works within its streets. In the exercise of such powers, the City may, whenever it deems it to be necessary, require the Company to alter, lower, elevate, relocate, or remove its pipelines in any such street, as and when required by the City. Such alterations to the Company's systems shall be made at Company's expense, subject to the Company's right to recover such costs from the ratepayers within the City pursuant to Section 104.112 of the Texas Utilities Code.

SECTION 20. INSURANCE.

During the term hereof, the Company shall maintain one or more policies of general liability insurance having policy limits of not less than $5,000,000.00 per occurrence. At the City's request, the Company will provide a certificate of insurance evidencing such coverage.

READ and **APPROVED** on the first reading this the _____ day of _____ **2022.**

READ, PASSED, and **ADOPTED** on the second reading of this ___ day of _____**, 2022** at a regular meeting of the City Council of Hutto, there being a quorum present.

THE CITY OF HUTTO, TEXAS

By:_____
Mike Snyder, Mayor

ATTEST:

By:_____
Angela Lewis, City Secretary
(SEAL)

APPROVED AS TO FORM:

By: _____
Dorothy Palumbo, City Attorney

ACCEPTANCE OF FRANCHISE

WHEREAS, there was finally passed and approved on _____, 20__, Ordinance No. _____, granting to SíEnergy, L.P., its successors and assigns (the "Company"), a franchise to furnish and supply gas to the general public in the City of Hutto, Williamson County, Texas, for the transporting, delivery, sale and distribution of gas in, out of and through said municipality for all purposes, which is recorded in the Minutes of the City Council of said City; and

WHEREAS, Section 13 of said ordinance provides, in part:

> SECTION 13. ACCEPTANCE OF FRANCHISE: To accept this franchise, the Company must file with the City Secretary its written acceptance of this franchise ordinance within sixty (60) days after its final passage and approval by the City Council. If written acceptance of this franchise ordinance is not filed by the Company within that time, the franchise ordinance shall be rendered null and void.; and

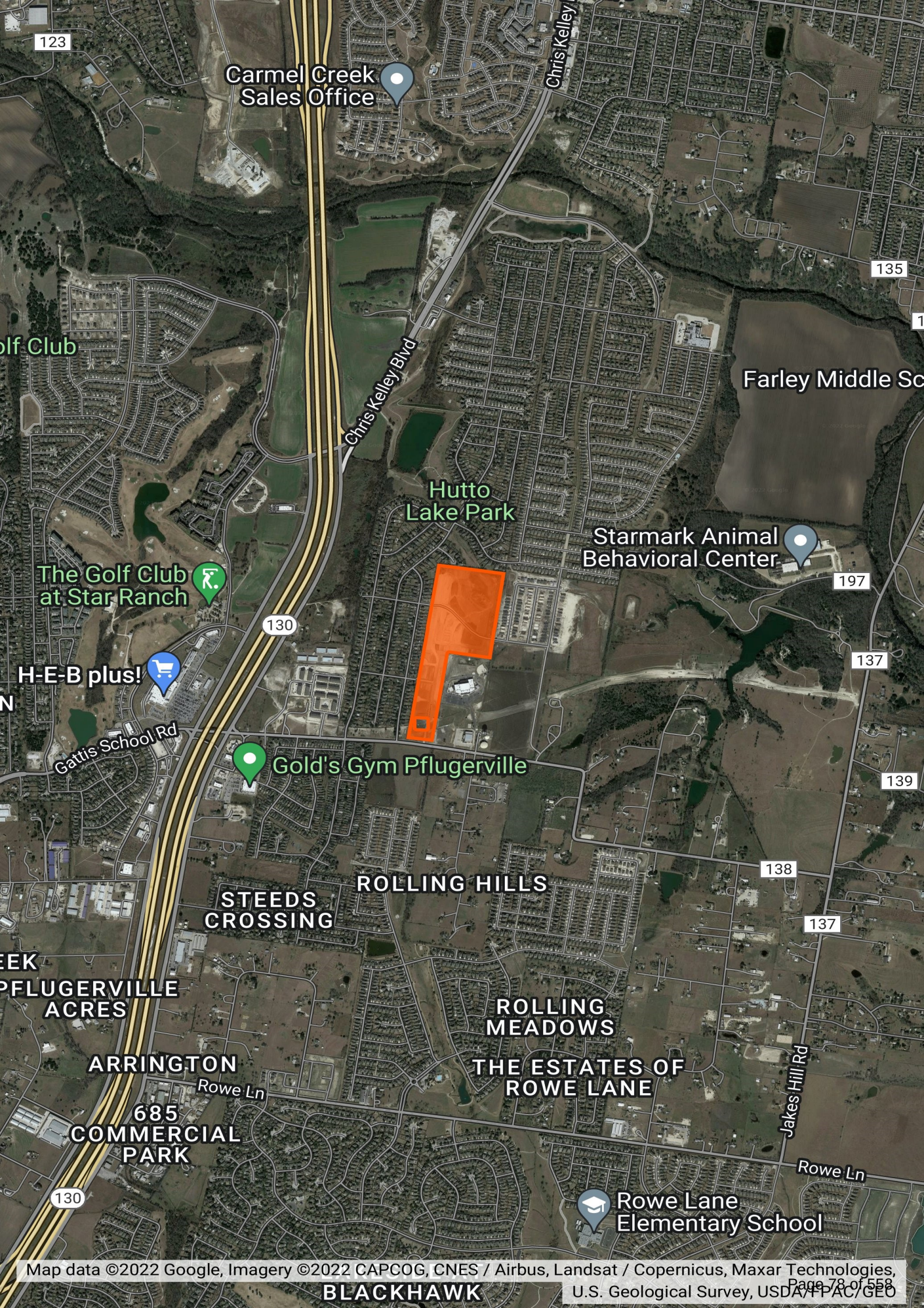
WHEREAS, it is the desire of the Company, the holder of the rights, privileges, and grants under the aforesaid franchise ordinance, to comply with the above-quoted provisions of Section 13 thereof.

NOW, THEREFORE, the Company, acting by and through its duly authorized officers, does hereby agree to and accept the franchise granted to it by the above-described ordinance, in accordance with its terms, provisions, conditions and requirements and subject to the stipulations and agreements therein contained.

WITNESS THE EXECUTION HEREOF, on this the ____day of _____, 20__.

SíEnergy, L.P.

By: _____
Printed Name:
Title:



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AGENDA ITEM REPORT
10.1.

To:	Planning and Zoning Commission
Subject:	Conduct a public hearing and take possible action on Ordinance No. O-2022-059 approving the proposed Specific Use Permit for the Hutto Independent School District at 573 Chris Kelley Boulevard (Hutto High School), 76.135 acres, more or less, of land, to allow a reduction in the required landscaping (UDC 10.407.5), required parking (10.405.9) and roof-mounted mechanical equipment (10.406.6.8). (Ashley Bailey) - Public Hearing
Meeting:	Thursday, December 15, 2022
Department:	Development Services
Staff Contact:	Ashley Bailey

BACKGROUND INFORMATION:

The proposed Specific Use Permit is for the Hutto ISD High School modernization project at 573 Chris Kelley Boulevard.

Property Owner: Hutto Independent School District
Current Zoning: Residential
Current Land Use: Hutto ISDHigh School
Future Land Use Designation: Institutional

SUMMARY OF REQUEST:

The property is approximately 76.135 acres of land and is currently zoned Single-family Residential (SF-1). This request is tied to the campus renovations. The applicant is asking for a reduction in the required landscaping, parking, and defining the roof mounted equipment screening per the Interlocal Agreement between the City of Hutto and Hutto ISD.

The ISD is proposing shared parking between several campuses to meet the minimum number of parking spaces needed to accommodate the stadium. Per the UDC, the stadium requires one space for every five seats, thus 2,000 parking spaces per the code. The ISD can currently provide 1,969 parking spaces between Hutto High School and the adjacent Nadine Johnson Elementary School. To offset the 31-space reduction in parking on-site, the ISD will direct overflow parking to other adjacent campuses and utilize shuttles when necessary. A parking plan and parking adjacency exhibit is attached.

The second part of this request is to reiterate adherence to HB2439, which limits regulation of building products. The ISD is proposing to incorporate additions to the building to substantially match the existing building and metal panels in lieu of E.F.I.S. to further match the aesthetic of the stadium. The buildings may have walls longer than 100ft without a break and limiting windows due to programming, and roof mounted equipment will be limited from sight along US79 and Chris Kelly, but

may have some portions visible on the rear of the building along Front Street, which occurs now. While these requests don't meet the minimum UDC requirements,the requests can be accommodated within the existing ILA in meeting the spirit of the UDC. A plan is attached to the item showing the mechanical equipment screening and visibility.

The proposed landscaping does not comply with section 10.407.5 of the UDC in which 15% of the total developed area should be landscaped at a ratio of 2 large trees and four shrubs for every 500 square feet of required landscaping area. However, the Interlocal agreement contains language specific to modifying landscaping requirements with a specific use permit application. The ISD is requesting to plant 30% of the required trees and plant an additional 34 trees, as was approved with the stadium renovations. Overall, the reduction is 245 trees within the landscaped areas and parking lots and a reduction for the parking screening from 74 trees to 25 trees. A landscaping plan attached to show how the proposed trees will be spread across the campus and the additional 34 trees along the rail frontage.

After a lengthy discussion with the Planning and Zoning Commission, the ISD will provide the following:

1. Approve definition of screening on the roof for the portions of new construction only,
2. Approve parking space reduction of 31 spaces, to 1,969 parking spaces, requiring Hutto ISD to provide a shuttle when necessary,
3. Provide 185, five gallon shrubs locating two shurbs per parking stall along Chris Kelly and the remainder on site (or 30% of the required shrubs, whichever is larger)
4. Provide a minimum of 16, four-inch caliper trees along Chris Kelly Blvd along the new parking area,
5. The remainder of the trees on site shall meet the reduction to 30% will be 3” caliper trees located on site.

Public Notice:
Per Section 10.203 of the UDC, all property owners within 600 feet of the site were notified. As of the writing of this staff report, there has been one response in support of the request.

STAFF REVIEW:

Staff will begin work on the interlocal agreement with Hutto ISD in early January. Because of the timing of this modernization project, this project out-paces the ILA amendment process which is expected to take a few months to negotiate.Planning and Zoning Commission recommends approval of this SUP based on the provisions set forth in the existing ILA as conditioned:

1. Approve definition of screening on the roof for the portions of new construction only,

2. Approve parking space reduction of 31 spaces, to 1,969 parking spaces, requiring Hutto ISD to provide a shuttle when necessary,
3. Provide 185, five gallon shrubs locating two shurbs per parking stall along Chris Kelly and the remainder on site (or 30% of the required shrubs, whichever is larger)
4. Provide a minimum of 16, four-inch caliper trees along Chris Kelly Blvd along the new parking area,
5. The remainder of the trees on site shall meet the reduction to 30% will be 3” caliper trees located on site.

FISCAL NOTES:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

ATTACHMENTS:

1. (Ord)HISD HS modifications
2. HISD HHS A&R - SUP Application - 09.30 Update
3. SiteMap
4. Resolution-R-2019-02-21-10B-Resolution Approving Interlocal Agreement between COH and Hutto ISD to Establish Land Development Standards and Procedures
5. HISD-SUP(Favor)

ORDINANCE NO. 2022-XX

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT TO ALLOW FOR MODIFIED DEVELOPMENT STANDARDS FOR A SCHOOL IN THE SF-1 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT ON 75.89 ACRES, MORE OR LESS, OF LAND, KNOWN AS THE HUTTO INDEPENDENT SCHOOL DISTRICT (HISD) PROPERTY, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR A PUBLICATION CLAUSE, SEVERABILITY CLAUSE, REPEALING CLAUSE, OPEN MEETING CLAUSE, PENALTY CLAUSE AND EFFECTIVE DATE.

WHEREAS, a request has been made to the City Council of the City of Hutto, Texas to grant a Specific Use Permit to allow for modified development standards for a school on the property known as the HISD property, described in Exhibit "A", being attached hereto and incorporated herein, and;

WHEREAS, on the 6th day of December, 2022, after proper notification, the Planning and Zoning Commission held a public hearing on the proposed Specific Use Permit request, and;

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed Specific Use Permit request on the 6th day of December, 2022, and;

WHEREAS, on the 15th day of December, 2022, after proper notification, the City Council held a public hearing on the proposed Specific Use Permit request, and;

WHEREAS, the City Council determines that the regulations provided for herein promotes the health, safety, morals and protects and preserves the general welfare of the community, and;

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A., Texas Local Government Code, and Article 14.02.002, Code of Ordinances (2007 Edition), City of Hutto, Texas concerning public notices, hearings, and other procedural matters has been fully complied with, Now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION I.

1.

In accordance with the Unified Development Code Sections 10.203.18 and 10.204.2, the City Council has considered and made findings on the following matters regarding the proposed Specific Use Permit request:

10.203.18.3 Criteria

- The proposed use conforms to the Unified Development Code and is consistent with the comprehensive, neighborhood and other applicable land use and development plans.
- The proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
- The site is a legal building lot.

10.203.18.5 Conditions

- The Planning and Zoning Commission and/or City Council may impose conditions on a specific use permit.

- Specific use permit approval does not run with the land, and expires with the end of the approved use.

10.203.18.6 Amendments

- Technical or engineering considerations during construction may call for minor deviations from approved specific use permits. Development Services staff may approve minor deviations if they conform to City regulations, and are consistent with the intent of the original specific use permit approval.
- Changes to approved specific use permits that Development Services staff finds are not minor deviations, including Planning and Zoning Commission imposed conditions, require approval through specific use permit review process, requiring a new application.

10.204.2 Effective date and expiration

- Specific use permits expire one (1) year from the date of approval by City Council.

2.

This Specific Use Permit request is subject to the conditions as identified by the City Council and incorporated herein. No permits shall be issued unless all of the following requirements are satisfied:

- Any modification of the approval shall require a new Specific Use Permit.

SECTION II. Publication Clause

The City Secretary of the City of Hutto is hereby authorized and directed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION III. Severability Clause

The provisions of this ordinance are severable, and if any sentence, section, or other parts of this ordinance should be found to be invalid, such invalidity shall not affect the remaining provisions, and the remaining provisions shall continue in full force and effect.

SECTION IV. Repealing Clause

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION V. Open Meeting Clause

The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject hereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION VI. Effective Date

This ordinance shall take effect and be in force from and after its passage.

READ and **APPROVED** on first reading on this the **15th** day of December, 2022at a meeting of the Hutto, Texas City Council; there being a quorum present.

By motion duly made, seconded and passed with an affirmative vote of all the Councilmembers present, the requirement for reading this ordinance on two separate days was dispensed with.

READ, PASSED and **ADOPTED** on first reading of ordinance this **15th** day of December, 2022at a meeting of the Hutto, Texas City Council; there being a quorum present.

THE CITY OF HUTTO, TEXAS

_____
Mike Snyder, Mayor

Attest:

_____
Angela Lewis, City Secretary

SUBDIVISION CONSTRUCTION PLAN MASTER APPLICATION

City Issued MPN # _____
Office Use Only

City of Hutto
Engineering Department
500 W. Live Oak
Hutto, TX 78634
(512) 759-4016 Main
www.huttotx.gov

PROJECT NAME: Hutto High School Modernization Project APPLICATION TYPE: Specific Use Permit

APPLICANT INFORMATION (*property owner or authorized agent*) This will be the City's official contact

Name: Garrett Martin

Company Name: Pfluger Architects, Inc.

Address: 209 E. Riverside Drive, Austin, TX 78704

Phone: 512-650-0115 Email: garrett.martin@pflugerarchitects.com

PROPERTY INFORMATION

Address: 101 Chris Kelley Blvd, Hutto, TX 78634

Legal Description: Lot(s) N/A Block N/A Subdivision N/A

Deed Reference: Volume 2281 Page(s) 451 or Document No. _____

City Limits or ETJ: City Limits Current Zoning District: SF-1

PROPERTY OWNER INFORMATION

Name: Mark Willoughby

Company Name: Hutto Independent School District

Address: 200 College Street, Hutto, TX 78634

Phone: 737-327-5342 Email: mark.willoughby@huttoisd.net

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Garrett Martin — Property Owner Signature

Garrett Martin — Property Owner Printed Name

08/04/2022 — Date

THE STATE OF TEXAS

COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Garrett Martin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 4th day of August, 2022 A.D.

Janet L. Fatheree — Notary Public Signature

Janet L Fatheree — Notary Public Printed Name

JANET L FATHEREE (Seal)
Notary Public, State of Texas
Comm. Expires 10-11-2025
Notary ID 133383685

If there are multiple property owners attach separate page(s) with notarized signature(s)

SPECIFIC USE PERMIT APPLICATION

Must be accompanied by a Master Application

May 2019

City of Hutto Development Services
500 W. Live oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Hutto Independent School District Hutto High School Modernization Project

PROPERTY ADDRESS: 101 Chris Kelley Blvd, Hutto, TX 78634

Current zoning district: SF-1 Current Use: K-12 Education

Proposed Use: K-12 Education Code reference for specific use permit requirement: _____

Current zoning: North of property: B-2 South of property: B-1, B-2, SF-1

East of property: B-1, SF-1, SF-2, LI West of property: PUD

FEES ☐ All required fees may be provided by cash, credit card or check made payable to: City of Hutto

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- ☑ Complete Master application and Specific Use Permit application.
- ☑ Applicant has coordinated with staff on submittal requirements.
- ☑ Proof of ownership (copy of deed).
- ☑ Sketch of property by a registered professional land surveyor on (1) 8 ½" x 11".
- ☑ Letter of intent explaining reason(s) for request.
- ☑ List of all property owners (from WCAD) within 200-ft of subject property.

REVIEW CRITERIA

- ☐ Uses requiring a specific use permit are listed in the permitted use tables of the UDC.
- ☐ Proposed use conforms to code requirements and is consistent with the comprehensive plan, community, neighborhood and other applicable land use and development plans.
- ☐ Proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
- ☐ Site is a legal building lot.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled meeting date (published).
- ☐ Notification required 16 days prior to scheduled meeting date (mailed).
- ☐ All final documents related to commission action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Check No.	Fees paid	PZ Mtg. date	CC Mtg. date

SPECIAL WARRANTY DEED

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

01-93030405

THAT BANK ONE, TEXAS, N.A. ("Grantor"), acting by and through its duly authorized agent, Bonnet Resources Corporation, an Ohio corporation, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to it paid by HUTTO I.S.D. ("Grantee"), unto Grantor, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, all that certain land situated in the County of Williamson, State of Texas, and being more particularly described on Exhibit "A", attached hereto and made a part hereof for all purposes, together with, all and singular and any and all appurtenances of Grantor pertaining thereto, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (said land, rights and appurtenances being hereinafter referred to collectively as the "Property").

This conveyance is made and accepted subject, subordinate and inferior to the easements, covenants and other matters and exceptions set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (the "Permitted Exceptions"), but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES AND AGREES, BY ITS ACCEPTANCE HEREOF, THAT THE PROPERTY IS CONVEYED "AS IS, WHERE IS" AND IN ITS PRESENT CONDITION WITH ALL FAULTS, AND THAT GRANTOR HAS NOT MADE AND DOES NOT HEREBY MAKE ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER STATUTORY, EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE INCOME TO BE DERIVED THEREFROM, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE

6-1-93-1119

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

Unofficial Document

BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY, INCLUDING, BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT OF 1990 AND THE REGULATIONS PROMULGATED THEREUNDER, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, THE PRESENCE OF ANY ENDANGERED OR THREATENED SPECIES ON THE PROPERTY OR THE SUITABILITY OF THE PROPERTY AS HABITAT FOR ANY OF THOSE SPECIES, OR OTHERWISE WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS REGARDING THE PRESENCE OR ABSENCE OF ANY HAZARDOUS SUBSTANCES (as hereinafter defined) ON, UNDER OR ABOUT THE PROPERTY OR THE COMPLIANCE OR NONCOMPLIANCE OF THE PROPERTY WITH THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, THE SUPERFUND AMENDMENT AND REAUTHORIZATION ACT, THE RESOURCE CONSERVATION RECOVERY ACT, THE FEDERAL WATER POLLUTION CONTROL ACT, THE FEDERAL ENVIRONMENTAL PESTICIDES ACT, THE CLEAN WATER ACT, THE CLEAN AIR ACT, THE TEXAS NATURAL RESOURCES CODE, THE TEXAS WATER CODE, THE TEXAS SOLID WASTE DISPOSAL ACT, THE TEXAS HAZARDOUS SUBSTANCES SPILL PREVENTION AND CONTROL ACT, ANY SO CALLED FEDERAL, STATE OR LOCAL "SUPERFUND" OR "SUPERLIEN" STATUTE, OR ANY OTHER STATUTE, LAW, ORDINANCE, CODE, RULE, REGULATION, ORDER OR DECREE REGULATING, RELATING TO OR IMPOSING LIABILITY (INCLUDING STRICT LIABILITY), OR STANDARDS OF CONDUCT CONCERNING ANY HAZARDOUS SUBSTANCES (collectively, the "Hazardous Substance Laws"). For purposes of this Deed, the term "Hazardous Substances" shall mean and include any substance, whether solid, liquid or gaseous: (i) which is listed, defined or regulated as a "hazardous substance", "hazardous waste" or "solid waste", or otherwise classified as hazardous or toxic, in or pursuant to any Hazardous Substance Laws; (ii) which is or contains asbestos, radon, any polychlorinated biphenyl, urea formaldehyde foam insulation, or explosive or radioactive material; (iii) which is or contains petroleum, petroleum products, including any fractions or distillates thereof; (iv) which causes or poses a threat to cause a contamination or nuisance on the Property or on any adjacent property or a hazard to the environment or to the health or safety of persons on the Property, or (v) which are contained on the list of hazardous substances adopted by the United States Environmental Protection Agency and the list of toxic pollutants designated by Congress or the Environmental Protection Agency or under any Hazardous Substance Laws. As used in this Paragraph, the word "on" when used with respect to the Property or adjacent property means "on, in, under, above or about".

Taxes for the year 1993 have been prorated by the parties hereto as of the effective date of this Special Warranty Deed, and Grantee, by its acceptance of this Special Warranty Deed, assumes payment thereof.

Unofficial Document

The mailing address of Grantee is set forth below:

Hutto I.S.D.
Box 430
Hutto, Texas 78634-0430

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this 29 day of March, 1993.

GRANTOR:

BANK ONE, TEXAS, N.A.
BY: BONNET RESOURCES CORPORATION,
its Agent

By: _____
Name: Tom Conroy JR.
Title: Vice Pres.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 29 day of March, 1993, by Tom Conroy, JR Vice Pres. of Bonnet Resources Corporation, on behalf of said corporation, in its capacity as agent for BANK ONE, TEXAS, N.A., a national banking association, on behalf of said banking association.

NOTARY PUBLIC STATE OF TEXAS
NITA D. SADIN
MY COMMISSION EXPIRES 2-10-96

_____
Notary Public in and for the
State of Texas

My Commission Expires: 2-10-96

_____
(Printed Name of Notary Public)

(z:\users\putnam\closing\hutto\specwar.deed)
March 29, 1993

Unofficial Document

EXHIBIT "A"

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY ABSTRACT NO. 225 IN WILLIAMSON COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED AS A 98.17 ACRE TRACT IN VOLUME 1601, PAGE 812 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found at the Southeast corner of the said 98.17 acre tract, being at the Northeast corner of that certain 143.67 acre tract of land described in Volume 1841, Page 489 of the Official Records of Williamson County, Texas, for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of the said 98.17 acre tract, N 80° 22' 07" W for a distance of 1841.60 feet to a 1/2 inch iron pin found at the Southwest corner of the said 98.17 acre tract, being on the East r.o.w. line of F.M. Hwy No. 685 (a 100 foot wide public right-of-way), for the Southwest corner hereof;

THENCE along the West line of the said 98.17 acre tract, being the East r.o.w. line of F.M. Hwy No. 685, N 10° 00' 00" E for a distance of 1890.29 feet to a concrete r.o.w. monument found and N 44° 41' 42" E for a distance of 165.26 feet to a 1/2 inch iron pin set at the intersection of the East r.o.w. line of F.M. Hwy No. 685 and the South r.o.w. line of the I.&G.N. Railroad right-of-way, for the Northwest corner hereof;

THENCE along the North line of the said 98.17 acre tract, being the South line of the I.&G.N. Railroad right-of-way, N 79° 42' 36" E for a distance of 1861.07 feet to a 1/2 inch iron pin found at the Northeast corner of the said 98.17 acre tract, for the Northeast corner hereof;

THENCE along the East line of the said 98.17 acre tract, S 09° 57' 39" W for a distance of 2659.59 feet to the PLACE OF BEGINNING and containing 98.160 acres of land, more or less.

RECORDERS MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

Unofficial Document

EXHIBIT "B"

1. The rights of Brushy Creek Water Control and Improvement District No. 1 to levy taxes and issue bonds.

2. Lack of access to Highway 79 across the railroad.

3. A non-executory, participating free royalty equal to one-half (1/2) of all oil royalty, gas royalty, and royalty on casinghead gas, together with one-half (1/2) of the royalty that may be created in any mineral lease executed by grantee, his heirs or assigns, and all rights incident thereto, as retained by grantors in deed dated December 20, 1984, executed by Elsie Gustafson et al to Tom E. Nelson, Jr., Trustee, recorded in Volume 1121, Page 403, Official Records, Williamson County, Texas.

4. Any portion of the subject property which may lie within the railroad.

5. Any portion of the herein described property which lies within the boundaries of a road or roadway.

6. Terms, provisions and conditions of unrecorded Farm Lease Agreement between BANK ONE, TEXAS, N.A., as Landlord, and Ross and Pat Stromberg, as Tenant.

7. Easement dated September 17, 1936, executed by Elof Gustafson and wife, Elsie Gustafson to Texas Power and Light Company recorded in Volume 282, Page 426, Deed Records, Williamson County, Texas.

8. Easement dated September 21, 1973, executed by Mrs. Elsie Gustafson to Jonah Water Supply Corp., recorded in Volume 581, Page 310, Deed Records, Williamson County, Texas. Said easement shall not exceed 15' in width.

9. Rights of parties in possession.

10. All those matters depicted on survey of the Property prepared by Roy D. Smith Surveyors, P.C. (Roy D. Smith, R.P.S. No. 4094) dated December 4, 1992, updated March 23, 1993.

(z:\users\putnam\closing\butto\exhibit.b)
March 29, 1993

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me, and was duly RECORDED in the Volume and Page of the named RECORDS of Williamson County, Texas, as stamped hereon by me, on

APR 6 1993

Elaine Bizzell
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD
WILLIAMSON COUNTY, TX.
1993 APR -6 PM 1:24
Elaine Bizzell
COUNTY CLERK

Unofficial Document

WCAD

Property	Owner	Property Address	Tax Year		2022 Market Value
R020488	HUTTO ISD	101 CHRIS KELLEY BLVD, HUTTO, TX 78634	2022	CERTIFIED	$39,518,185

2022 GENERAL INFORMATION

Property Status	**Active**
Property Type	**C1**
Legal Description	**AW0225 AW0225 - Edwards, N. Sur., ACRES 76.135**
Neighborhood	**T14CS - Hutto School**
Account	**R-14-0225-0005**
Map Number	**3-4347**

2022 OWNER INFORMATION

Owner Name	**HUTTO ISD**
Owner ID	**O021647**
Exemptions	**Exempt Property**
Percent Ownership	**100%**
Mailing Address	**PO BOX 430 HUTTO, TX 78634-0430**
Agent	-

2022 VALUE INFORMATION

Improvement Homesite Value	**$0**
Improvement Non-Homesite Value	**$30,000,000**
Total Improvement Market Value	**$30,000,000**
Land Homesite Value	**$0**
Land Non-Homesite Value	**$9,518,185**
Land Agricultural Market Value	**$0**
Total Land Market Value	**$9,518,185**
Total Market Value	**$39,518,185**
Agricultural Use	**$0**
Timber Use	**$0**
Total Appraised Value	**$39,518,185**
Homestead Cap Loss	**-$0**
Total Assessed Value	**$39,518,185**

Print property informat

2022 ENTITIES & EXEMPTIONS

Special Exemptions **EX - Exempt Property**

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		$0	$0	0	0
CHU- City of Hutto		$0	$0	0.536448	0
F00- Wmsn ESD #3		$0	$0	0.1	0
GWI- Williamson CO		$0	$0	0.400846	0
J02- EWC Higher Ed Center		$0	$0	0.04456	0
RFM- Wmsn CO FM/RD		$0	$0	0.04	0
SHU- Hutto ISD		$0	$0	1.4203	0
W09- Upper Brushy Creek WCID		$0	$0	0.0175	0
TOTALS				**2.559654**	

2022 IMPROVEMENTS

Expand/Collapse All

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	**XV - Other Exemptions**	**No**	-	**$30,000,000**

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1998	-	$10,000,000	Details
2	Main Area	2008	-	$20,000,000	Details

2022 LAND SEGMENTS

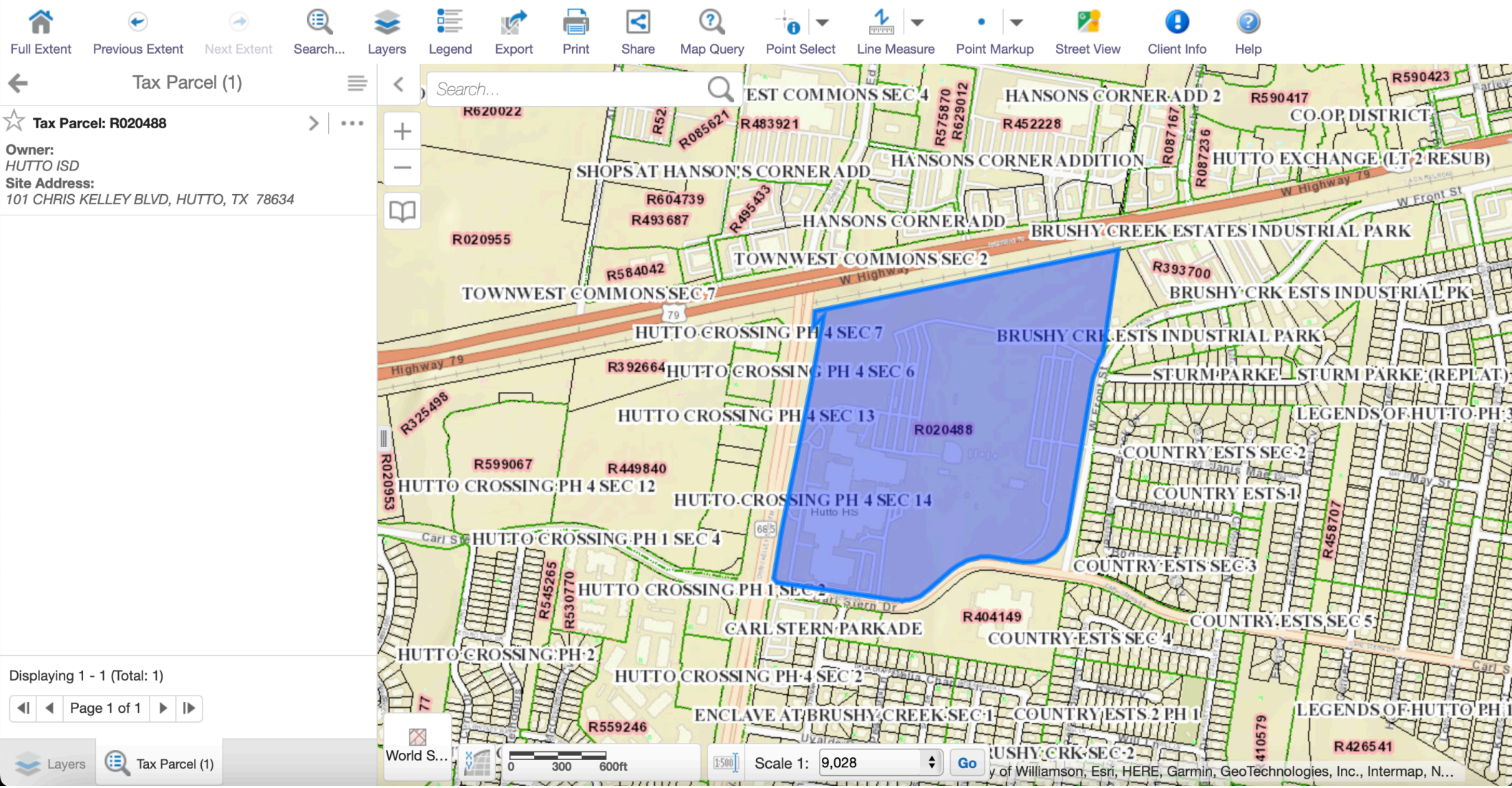
LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Commercial	XV - Other Exemptions	No	$9,518,185	$0	$0	3,316,441 Sq. ft
TOTALS						**3,316,441 Sq. ft / 76.135000 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2021	$30,000,000	$8,291,102	$38,291,102	$0	$0	$38,291,102	$0	$38,291,102
2020	$28,500,000	$7,876,546	$36,376,546	$0	$0	$36,376,546	$0	$36,376,546
2019	$30,000,000	$5,671,114	$35,671,114	$0	$0	$35,671,114	$0	$35,671,114
2018	$30,000,000	$5,521,874	$35,521,874	$0	$0	$35,521,874	$0	$35,521,874
2017	$30,000,000	$5,521,874	$35,521,874	$0	$0	$35,521,874	$0	$35,521,874

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
3/29/1993	BANK ONE TEXAS N A	HUTTO ISD	-	2281/451
2/9/2007	HUTTO ISD	CITY OF HUTTO	-	
2/2/1993	NELSON TOM E JR TRUSTEE	BANK ONE TEXAS N A	-	2259/323
	GUSTAFSON, ELSIE	NELSON TOM E JR TRUSTEE	-	1121/403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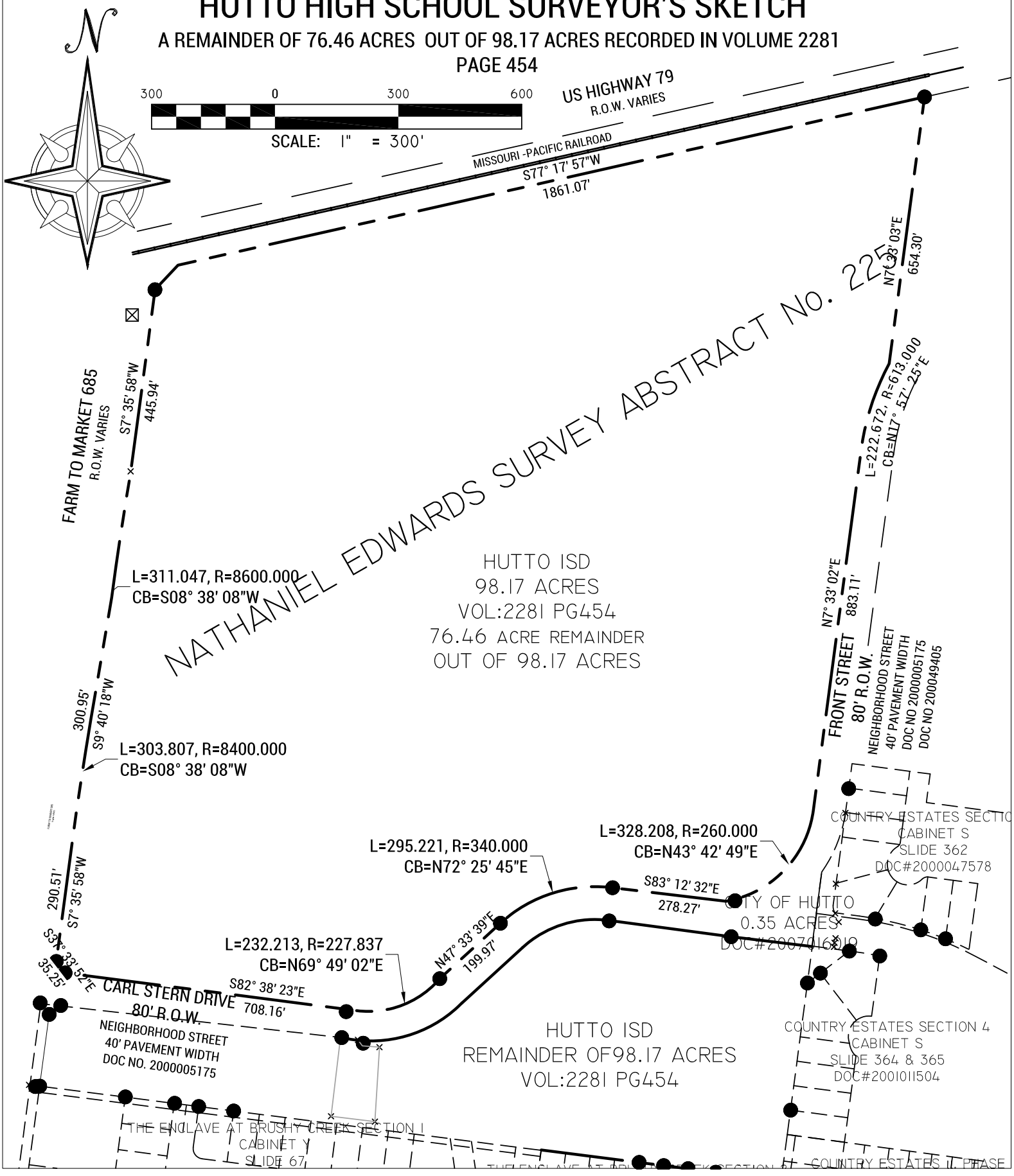
Previous Extent
Next Extent
Search...
Layers
Legend
Export
Print
Share
Map Query
Point Select
Line Measure
Point Markup
Street View
Client Info
Help
Tax Parcel (1)
Tax Parcel: R020488
Owner:
HUTTO ISD
Site Address:
101 CHRIS KELLEY BLVD, HUTTO, TX 78634
Displaying 1 - 1 (Total: 1)
Page 1 of 1
Layers
Tax Parcel (1)
Search...
HANSONS CORNER ADD 2
CO-OP DISTRICT
HANSONS CORNER ADDITION
HUTTO EXCHANGE (LT 2 RESUB)
SHOPS AT HANSON'S CORNER ADD
HANSONS CORNER ADD
BRUSHY CREEK ESTATES INDUSTRIAL PARK
TOWNWEST COMMONS SEC 2
TOWNWEST COMMONS SEC 7
BRUSHY CRK ESTS INDUSTRIAL PK
HUTTO CROSSING PH 4 SEC 7
BRUSHY CRK ESTS INDUSTRIAL PARK
HUTTO CROSSING PH 4 SEC 6
STURM PARKE
STURM PARKE (REPLAT)
HUTTO CROSSING PH 4 SEC 13
LEGENDS OF HUTTO PH 3
COUNTRY ESTS SEC 2
COUNTRY ESTS 1
HUTTO CROSSING PH 4 SEC 12
HUTTO CROSSING PH 4 SEC 14
Hutto HS
HUTTO CROSSING PH 1 SEC 4
COUNTRY ESTS SEC 3
HUTTO CROSSING PH 1 SEC 2
CARL STERN PARKADE
COUNTRY ESTS SEC 5
COUNTRY ESTS SEC 4
HUTTO CROSSING PH 2
HUTTO CROSSING PH 4 SEC 2
ENCLAVE AT BRUSHY CREEK SEC 1
COUNTRY ESTS 2 PH 1
LEGENDS OF HUTTO PH 1
BRUSHY CRK SEC 2
R020488
R590423
R590417
R620022
R483921
R452228
R604739
R493687
R020955
R584042
R393700
R392664
R325498
R599067
R449840
R020953
R545265
R530770
R404149
R559246
R426541
R458707
R410579
Highway 79
W Highway 79
W Front St
Carl Stern Dr
World S...
0 300 600ft
Scale 1: 9,028
Go
y of Williamson, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, N...

HUTTO HIGH SCHOOL SURVEYOR'S SKETCH

A REMAINDER OF 76.46 ACRES OUT OF 98.17 ACRES RECORDED IN VOLUME 2281 PAGE 454



LEGEND

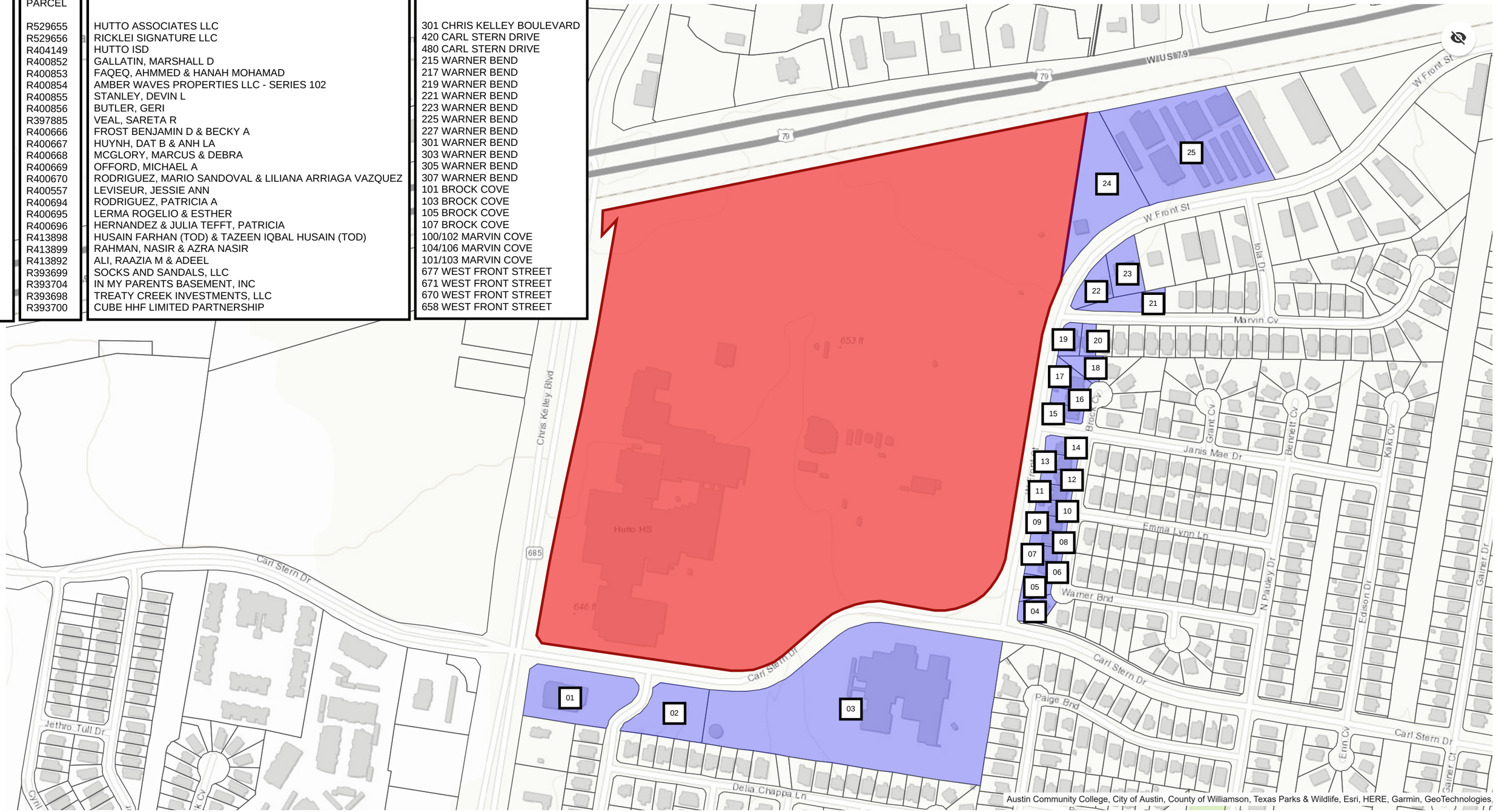
● ½" REBAR FOUND

⊠ TXDOT CONCRETE MONUMENT FOUND

THIS MAP REPRESENT A PARTIAL PRELIMINARY BOUNDARY SURVEY BASED ON LIMITED SURVEY INFORMATION AND RECORD DRAWINGS
THIS SKETCH IS NOT TO BE USED AS A PART OF ANY LEGAL DOCUMENT

GIL ENGINEERING
CONSULTING ENGINEERS - SURVEYORS - DESIGNERS
504 E. BRAKER LANE, AUSTIN TEXAS 78753
PHONE:(512) 835-4203
Texas Registered Engineering Firm F-1186
Texas Registered Surveying Firm 10022600

LOT	TAX PARCEL	OWNER	ADDRESS
01	R529655	HUTTO ASSOCIATES LLC	301 CHRIS KELLEY BOULEVARD
02	R529656	RICKLEI SIGNATURE LLC	420 CARL STERN DRIVE
03	R404149	HUTTO ISD	480 CARL STERN DRIVE
04	R400852	GALLATIN, MARSHALL D	215 WARNER BEND
05	R400853	FAQEQ, AHMMED & HANAH MOHAMAD	217 WARNER BEND
06	R400854	AMBER WAVES PROPERTIES LLC - SERIES 102	219 WARNER BEND
07	R400855	STANLEY, DEVIN L	221 WARNER BEND
08	R400856	BUTLER, GERI	223 WARNER BEND
09	R397885	VEAL, SARETA R	225 WARNER BEND
10	R400666	FROST BENJAMIN D & BECKY A	227 WARNER BEND
11	R400667	HUYNH, DAT B & ANH LA	301 WARNER BEND
12	R400668	MCGLORY, MARCUS & DEBRA	303 WARNER BEND
13	R400669	OFFORD, MICHAEL A	305 WARNER BEND
14	R400670	RODRIGUEZ, MARIO SANDOVAL & LILIANA ARRIAGA VAZQUEZ	307 WARNER BEND
15	R400557	LEVISEUR, JESSIE ANN	101 BROCK COVE
16	R400694	RODRIGUEZ, PATRICIA A	103 BROCK COVE
17	R400695	LERMA ROGELIO & ESTHER	105 BROCK COVE
18	R400696	HERNANDEZ & JULIA TEFFT, PATRICIA	107 BROCK COVE
19	R413898	HUSAIN FARHAN (TOD) & TAZEEN IQBAL HUSAIN (TOD)	100/102 MARVIN COVE
20	R413899	RAHMAN, NASIR & AZRA NASIR	104/106 MARVIN COVE
21	R413892	ALI, RAAZIA M & ADEEL	101/103 MARVIN COVE
22	R393699	SOCKS AND SANDALS, LLC	677 WEST FRONT STREET
23	R393704	IN MY PARENTS BASEMENT, INC	671 WEST FRONT STREET
24	R393698	TREATY CREEK INVESTMENTS, LLC	670 WEST FRONT STREET
25	R393700	CUBE HHF LIMITED PARTNERSHIP	658 WEST FRONT STREET



-97.565 30.542 Degrees

300ft

pfluger

September 28, 2022

City of Hutto
500 West Live Oak Street
Hutto, Texas 78634

Re: Hutto Independent School District Hutto H.S. Modernization Project

Attention Development Services Department,

This Letter of Intent describes the specific areas of the Unified Development Code (U.D.C.) that Pfluger Architects and Hutto Independent School District (H.I.S.D.) are deviating from as part of the current Hutto High School (Hutto H.S.) Modernization project. Each deviation is addressed separated and supported by back-up documentation over the following pages. In each case we have been guided by our collective desire to be good stewards of tax-payer dollars, choosing to divert funds back into the educational environment while we adhere to the "spirit" of the U.D.C. as fully as possible.

- **Exhibit A : Parking (10.405.9)**

  Previously the City of Hutto declared the stadium at Hutto H.S. to be an Assembly space. Per U.D.C. Section 10.405.9.1, such designation requires 1 parking space for every 5 seats, or 2,000 spaces in this particular case. Between Hutto H.S. and neighboring Nadine Johnson E.S., H.I.S.D. can provide up to 1,575 parking spaces, requiring us to add 425 spaces as part of our scope. As shown in Exhibit A, though the design is only three spaces short, there are several outstanding concerns that could necessitate a reduction in spaces and scope:

  - Cost estimates for the current layout are in development. If they return over budget, reductions will be required to complete the project.
  - The current layout is unnecessarily complex, resulting in a circuitous circulation path and a couple of choke points within the added parking. Resolving these issues will require an alignment of drives and a reduction of spaces.

  Despite the additions included in this scope of work, the campus is still 31 spaces short of the 2,000 required spaces. To compensate for this (and any future shortfalls), H.I.S.D. will direct overflow parking to a specific set of nearby campuses owned by the District and utilize a shuttle service to ferry visitors back and forth (see Exhibit A for more information). As an example, Farley M.S. and Ray E.S. (338 spaces) could be used for the communities south of US-79 and Hutto M.S. and Cottonwood Creek E.S. (334 spaces) for the communities north.

  There is historical and ongoing precedent for this approach. Each year, H.I.S.D. partners with the City of Hutto to help with events like the KOKEFest Musical Festival at The Park at Brushy Creek. For that specific event, Farley M.S. and Ray E.S., along with Hutto H.S. and E.W.C.H.E.C. depending on demand and availability, are used for overflow parking. Between four and twenty buses travel the 16-to-20-minute route over the course of the three-day event without any issue.

office 512.476.4040 | fax 512.476.4289
209 East Riverside Drive, Austin, Texas 78704
Austin | Corpus Christi | Dallas-Fort Worth | Houston | San Antonio
www.pflugerarchitects.com

- **Exhibit B: Architectural Style, Language, and Materials (10.406.6.2, 3, 4, 7)**

Exhibit B includes a copy of Texas House Bill (H.B.) 2439 which prohibits the regulation of building products, materials, and methods beyond what is permitted in a national code model within the last three years. Our reading and interpretation of the bill has produced the following assumptions:

- H.B. 2439 Section 3000.002.a.1 relieves us of any material requirements found in U.D.C. Section 10.406.6.7.
- H.B. 2439 Section 3000.002.a.2, specifically the use of the word “aesthetic”, relieves us of the articulation and language requirements found in U.D.C. Sections 10.406.6.2, 10.406.6.3, and 10.406.6.4.

Having said this, our intent is to follow the language of the U.D.C. whenever possible.

- U.D.C. Section 10.406.6.2 requires buildings on a site to share a common, identifiable, complementary design or style. We intend to incorporate or adapt the existing language to all new building additions.
- U.D.C. Section 10.406.6.3 requires new building and changes to existing buildings to avoid a single, large dominant mass. Facing the adjacent public ways, the new additions devoted to the Dance, Theater, and C.T.E. programs are distinct elements, separated by significant changes in plane projection.
- U.D.C. Section 10.406.6.4 requires facades and walls to have a recognizable base and top. Each of our building additions facing the adjacent public ways have a masonry base that matches or reflects the existing structure. For the top, we’ve opted for metal panel that reflects the language of the Stadium and provides a more robust and reliable product than the existing E.I.F.S.
- U.D.C. Section 10.406.6.4.3 and 10.406.6.4.4 require walls more than 100 feet in length to have projections of 3% of the façade length that extend at least 20% of the façade length and multiple elements breaking up facades over 30 feet in length. We are not currently satisfying this requirement due to of our efforts to maximize public money. Structural grids and facades are in-plane to simplify construction and cost, and programs are stacked linearly due to the limited space in the areas we need to build, resulting in long lengths of consistent depth. Often these programs require limited or no windows at the ground plan to maximize educational space and minimize security risk. Changes in texture and pattern and the use of columns will be used whenever possible to create a human scale.
- U.D.C. Section 10.406.6.7 requires masonry to be used as the primary material, with corrugated metal used on no more than 25% of the area of the exterior walls of the building. We are compliant with this Section under the assumption the metal panel requirement considers both existing and new portions of the building.

- **Exhibit C: Mechanical Equipment Screening (10.406.6.8)**

Per U.D.C. Section 10.406.6.8, all rooftop mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Based on this language, we are assuming the following:

- This section only applies to units added as part of the modernization project – no screening will be

required of exiting units as part of this project.

- The intent of the section is to screen these new units from public ways

Given this, we are proposing to screen all new equipment potentially visible from Chris Kelley and US-79 using a system of metal panels and supports of a height equal to adjacent equipment. We are also proposing to exclude screening all new mechanical equipment that is hidden from these public ways by the mass of the building. This hidden equipment will only be visible by those on the East side of the building and will be consistent with architectural language previously established on the campus.

- **Exhibit D : Landscape (10.407.5.1.2, 10.407.5.2)**

Included in Exhibit D are a letter, plan, and calculations authored by our Landscape Architect that document how and why the project deviates from the requirements of the Sections listed above.

In summary, H.I.S.D. believes the screening requirements will create a security risk and will be difficult to fully accommodate based on the breadth of added parking and the limits of the site. Furthermore, these requirements will strain the District's financial resources both now (cost of construction) and in the future (maintenance). These points have been discussed with the City of Hutto and City Council in the past, leading to acceptable compromises that are honored in this proposal. The landscape provided has been reduced to 30% of the total amount required by the U.D.C. as agreed to in the planning of the parking lot addition at the H.I.S.D. Ninth Grade Center. Also included are the 100 caliper-inches of trees that were deferred to this project as part of the Memorial Stadium renovation per the request of City Council on July 7th, 2021.

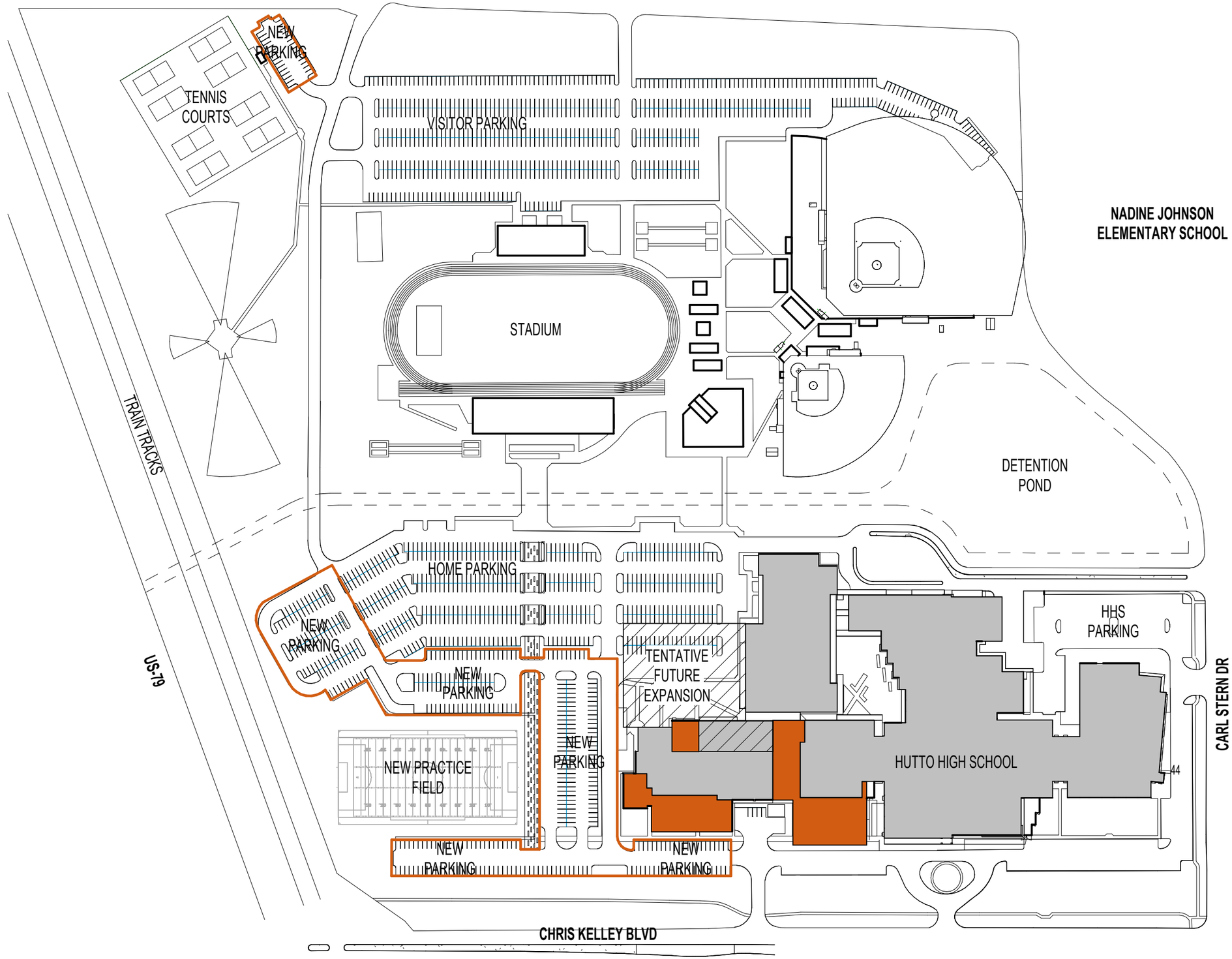
Sincerely,

Garrett Martin, AIA | Principal

pfluger

Exhibit A: Parking

(10.405.9)



NADINE JOHNSON ELEMENTARY SCHOOL

PARKING COUNT

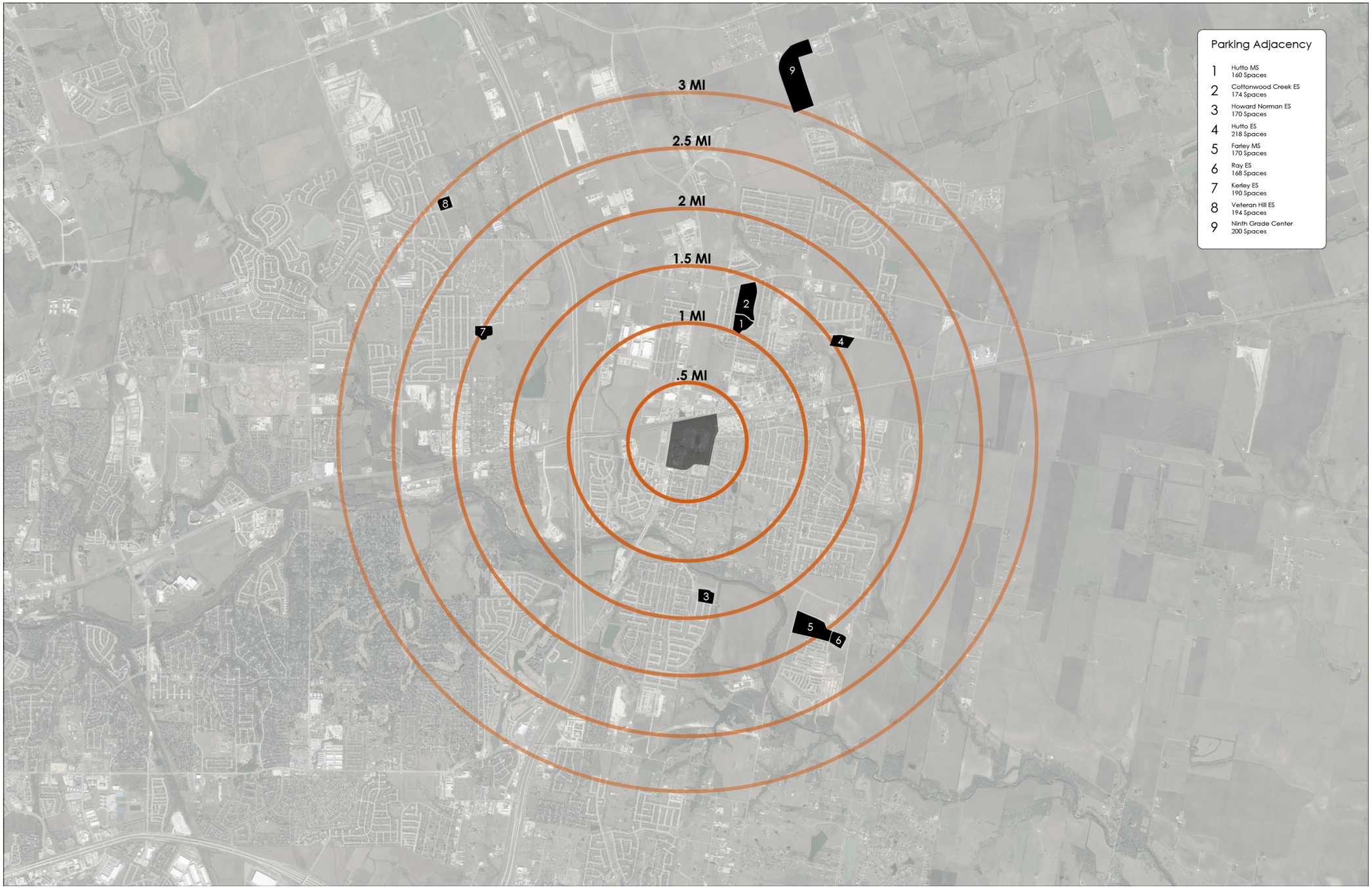
EXISTING PARKING	1,350 SPACES
NEW PARKING	406 SPACES
TOTAL ON CAMPUS =	1,756 SPACES
NADINE OVERFLOW	213 SPACES
TOTAL=	1,969 SPACES

SPACES AVAILABLE FOR SHUTTLE FROM OTHER HISD CAMPUSES
REFER TO ATTACHED DISTRICT PROPERTY OVERFLOW PARKING DIAGRAM
- 2 MILES = 338 SPACES AVAILABLE AT FARLEY MS & RAY ES
- 1.5 MILES = 334 SPACES AVAILABLE AT HUTTO MS & COTTONWOOD CREEK ES

PROPOSAL EXCEEDS THE 2,000 TOTAL PARKING SPACES REQUIRED TO MEET THE 1:5 PARKING RATIO FOR THE STADIUM SEATING AS AGREED TO IN THE DECEMBER 2020 VARIANCE REQUEST.

- EXISTING BUILDING
- BUILDING ADDITIONS
- RENOVATION AREAS
- TENTATIVE FUTURE EXPANSION

PARKING



PARKING ADJACENCY

pfluger

Exhibit B: Architectural Style, Language, and Materials

(10.406.6.2, 10.406.6.3,

10.406.6.4, 10.406.6.7)

AN ACT

relating to certain regulations adopted by governmental entities for the building products, materials, or methods used in the construction or renovation of residential or commercial buildings.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Title 10, Government Code, is amended by adding Subtitle Z to read as follows:

SUBTITLE Z. MISCELLANEOUS PROVISIONS PROHIBITING CERTAIN GOVERNMENTAL ACTIONS

CHAPTER 3000. GOVERNMENTAL ACTION AFFECTING RESIDENTIAL AND COMMERCIAL CONSTRUCTION

Sec. 3000.001. DEFINITIONS. In this chapter:

(1) "National model code" has the meaning assigned by

Section 214.217, Local Government Code.

(2) "Governmental entity" has the meaning assigned by Section 2007.002.

Sec. 3000.002. CERTAIN REGULATIONS REGARDING BUILDING PRODUCTS, MATERIALS, OR METHODS PROHIBITED. (a) Notwithstanding any other law and except as provided by Subsection (d), a governmental entity may not adopt or enforce a rule, charter provision, ordinance, order, building code, or other regulation that:

(1) prohibits or limits, directly or indirectly, the use or installation of a building product or material in the construction, renovation, maintenance, or other alteration of a residential or commercial building if the building product or material is approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building; or

(2) establishes a standard for a building product,

material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential or commercial building if the standard is more stringent than a standard for the product, material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building.

(b) A governmental entity that adopts a building code governing the construction, renovation, maintenance, or other alteration of a residential or commercial building may amend a provision of the building code to conform to local concerns if the amendment does not conflict with Subsection (a).

(c) This section does not apply to:

(1) a program established by a state agency that requires particular standards, incentives, or financing arrangements in order to comply with requirements of a state or federal funding source or housing program;

(2) a requirement for a building necessary to consider the building eligible for windstorm and hail insurance coverage under Chapter 2210, Insurance Code;

(3) an ordinance or other regulation that regulates outdoor lighting that is adopted for the purpose of reducing light pollution and that:

(A) is adopted by a governmental entity that is certified as a Dark Sky Community by the International Dark-Sky Association as part of the International Dark Sky Places Program; or

(B) applies to outdoor lighting within five miles of the boundary of a military base in which an active training program is conducted;

(4) an ordinance or order that:

(A) regulates outdoor lighting; and

(B) is adopted under Subchapter B, Chapter 229, Local Government Code, or Subchapter B, Chapter 240, Local

Government Code;

(5) a building located in a place or area designated for its historical, cultural, or architectural importance and significance that a municipality may regulate under Section 211.003(b), Local Government Code, if the municipality:

(A) is a certified local government under the National Historic Preservation Act (54 U.S.C. Section 300101 et seq.); or

(B) has an applicable landmark ordinance that meets the requirements under the certified local government program as determined by the Texas Historical Commission;

(6) a building located in a place or area designated for its historical, cultural, or architectural importance and significance by a governmental entity, if designated before April 1, 2019;

(7) a building located in an area designated as a historic district on the National Register of Historic Places;

(8) a building designated as a Recorded Texas Historic Landmark;

(9) a building designated as a State Archeological Landmark or State Antiquities Landmark;

(10) a building listed on the National Register of Historic Places or designated as a landmark by a governmental entity;

(11) a building located in a World Heritage Buffer Zone; and

(12) a building located in an area designated for development, restoration, or preservation in a main street city under the main street program established under Section 442.014.

(d) A municipality that is not a municipality described by Subsection (c)(5)(A) or (B) may adopt or enforce a regulation described by Subsection (a) that applies to a building located in a place or area designated on or after April 1, 2019, by the municipality for its historical, cultural, or architectural

importance and significance, if the municipality has the voluntary consent from the building owner.

(e) A rule, charter provision, ordinance, order, building code, or other regulation adopted by a governmental entity that conflicts with this section is void.

Sec. 3000.003. INJUNCTION. (a) The attorney general or an aggrieved party may file an action in district court to enjoin a violation or threatened violation of Section 3000.002.

(b) The court may grant appropriate relief.

(c) The attorney general may recover reasonable attorney's fees and costs incurred in bringing an action under this section.

(d) Sovereign and governmental immunity to suit is waived and abolished only to the extent necessary to enforce this chapter.

Sec. 3000.004. OTHER PROVISIONS NOT AFFECTED. This chapter does not affect provisions regarding the installation of a fire sprinkler protection system under Section 1301.551(i), Occupations Code, or Section 775.045(a)(1), Health and Safety Code.

Sec. 3000.005. SEVERABILITY. If any provision of a rule, charter provision, ordinance, order, building code, or other regulation described by Section 3000.002(a) is held invalid under this chapter, the invalidity does not affect other provisions or applications of the rule, charter provision, ordinance, order, building code, or other regulation that can be given effect without the invalid provision or application, and to this end the provisions of the rule, charter provision, ordinance, order, building code, or other regulation are severable.

SECTION 2. This Act takes effect September 1, 2019.

President of the Senate

Speaker of the House

I certify that H.B. No. 2439 was passed by the House on April 30, 2019, by the following vote: Yeas 124, Nays 21, 2 present, not voting; and that the House concurred in Senate amendments to H.B. No. 2439 on May 23, 2019, by the following vote: Yeas 133, Nays 9, 1 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 2439 was passed by the Senate, with amendments, on May 19, 2019, by the following vote: Yeas 26, Nays 5.

Secretary of the Senate

APPROVED: _____

Date

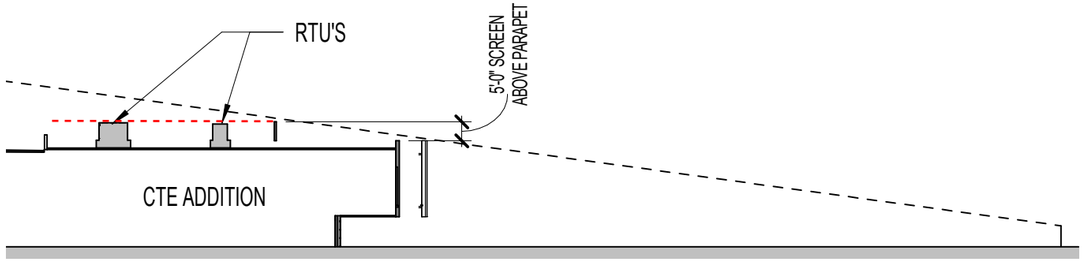
Governor

pfluger

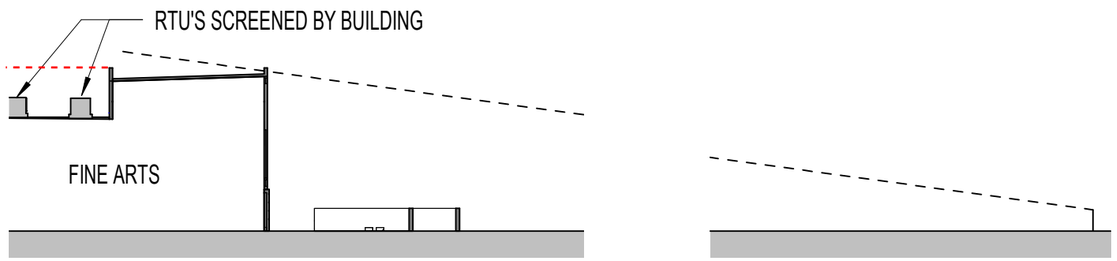
Exhibit C: Mechanical Equipment Screening

(10.406.6.8)

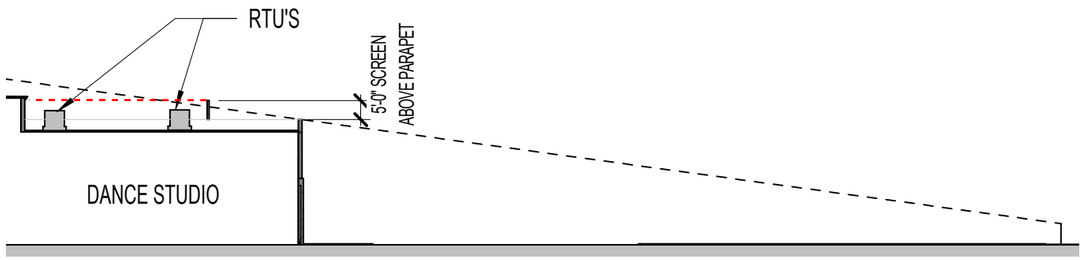
VIEW ANGLES FROM CHRIS KELLEY BLVD.



CTE 3
SCALE: 1" = 40'-0"



FINE ARTS 2
SCALE: 1" = 40'-0"



DANCE 1
SCALE: 1" = 40'-0"

---- DIAGRAM OF ROOF SCREEN HEIGHT DEMONSTATING COVERAGE ABOVE RTU'S

ROOF PLAN OF ADDITIONS

ROOF SCREENS
EXISTING ROOFS & RTU'S
NEW ROOFS WITH SCREENED RTU'S

ROOF SCREENING

pfluger

Exhibit D: Landscape

(10.407.5.1.2, 10.407.5.2)

September 28, 2022

City of Hutto
Development Services Office
500 W Live Oak Street
Hutto, TX 78634

Re: Specific Use Permit

Project Name: Hutto High School Addition
Project Address: 101 FM 685, Hutto, Texas

To whom it may concern:

Per the City of Hutto Unified Landscape Code (UDC), the attached plans are submitted for review and approval under a *Specific Use Permit Request*. Due to site constraints including the Hutto Independent School District (the District) required parking spaces for the onsite High School Stadium and the health, safety, and welfare of the students, faculty and staff, the proposed landscape design provides the highest reasonably achievable level of landscape per the UDC. The proposed overall landscape plan, we believe, meets the general intent as outlined in the ordinance.

The following areas are currently identified as deficient due to the above-mentioned constraints:

10.407.5.1.2 Required landscaping-non-residential and 5+ household residential development

Tree and shrub requirement for commercial, multifamily, office and professional, and institutional and civic uses. For every 500 square feet of landscaping required, or portion thereof, at least two (2) large tree and four (4) shrubs are required. Two (2) small ornamental trees may be substituted for 1 (1) required large tree, not to exceed 50% of the required large trees.

10.407.5.2 Parking lot and vehicular use screening

The perimeter of all vehicular use areas including parking areas, drive aisles, and loading areas shall be screened as follows:

- *Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10 ft. deep.*
- *Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.*
- *Landscape screening shall contain one (1) large tree per thirty (30) linear feet, or portion thereof, and a continuous hedge not less than 3 ft. in height.*
- *In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area.*
- *Landscape islands shall be required on both ends of all parking aisles, if such spaces are not adjacent to another landscaped area or entry throat.*
- *Not more than ten (10) consecutive parking spaces shall be provided without a landscaped island.*
- *Landscape islands shall be a minimum of 9 ft. wide and 18 ft. deep, and shall contain at least one (1) large tree and four (4) shrubs.*
- *Driveways and entry throats shall contain at least one (1) large tree and five (5) shrubs on each side.*

- *Required parking lot landscaping may be counted toward the minimum landscaped area required in Section 10.407.5.1.*

The nature of the site area being developed is a high school parking addition, additional stadium parking, and the performing arts facility parking lot addition and ancillary sport facility improvements. Therefore, the District has a large parking quantity requirement to meet the needs of district sporting events, regional sporting events, and performing arts functions for their operation. Based on this site constraint, the ability to provide the required tree requirements within the remaining un-incumbered site area is very limiting.

The District also has concerns in planting screening shrubs and landscape shrubs in parking areas due to safety. Shrubs can create hiding places that students or unwanted visitors can use to avoid being seen. Maintaining site visibility to prevent vehicular or pedestrian blind spots to reduce potential accidents and incidents is a key concern for this high school campus for the District.

In response to the parking site constraints and District safety concerns, we are proposing the following based on the deficient code sections above:

- A reduction in approximately 70% of the required large trees and landscape planting and no screen shrubs that are required within the project's limit of construction.
- Please refer to the Landscape Calculation Chart in the submitted landscape plans (LA.501) for specific areas noted as deficient.

Summary:

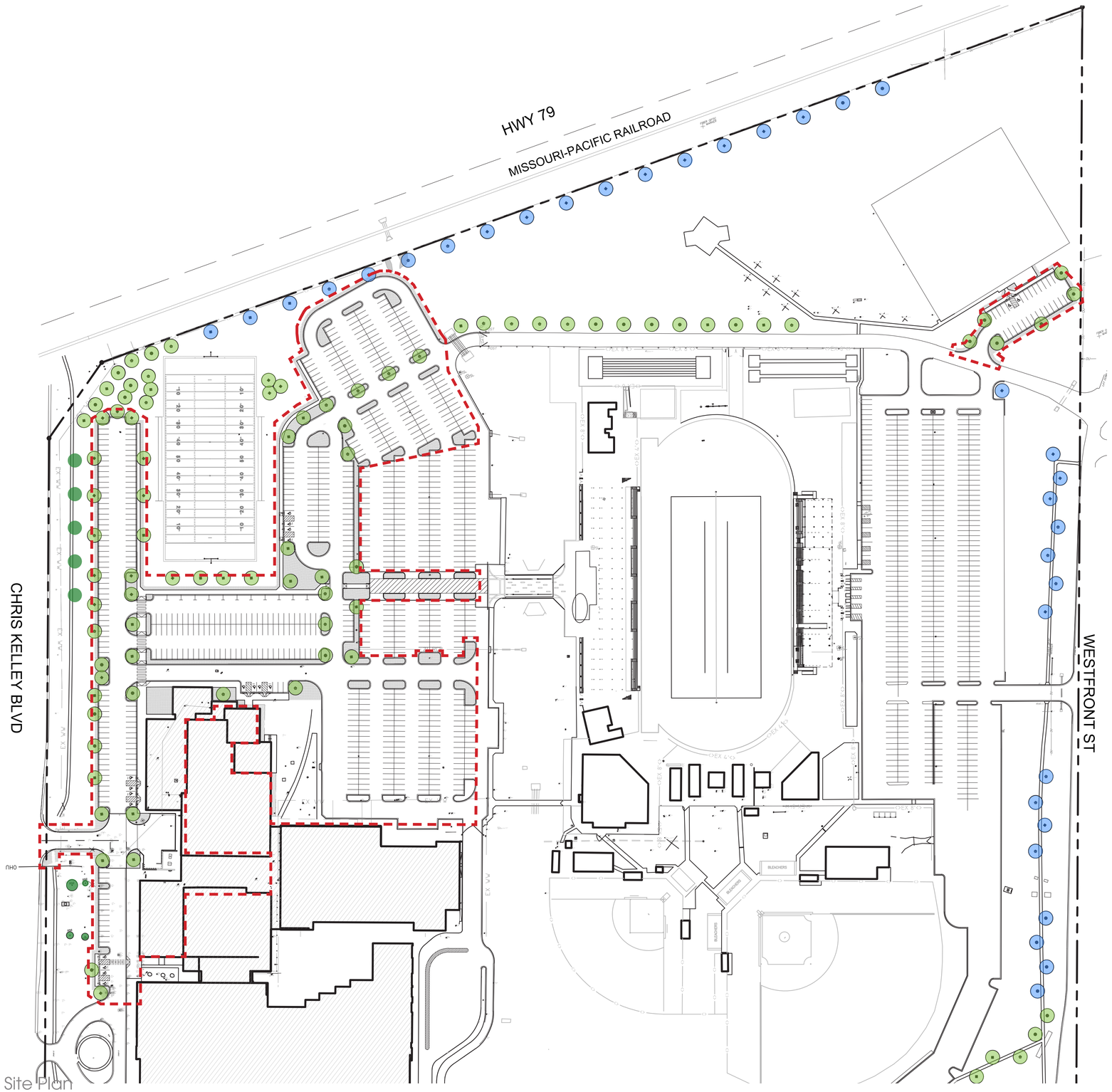
Therefore, based on the items presented, the District is requesting the proposed landscape plan for the Proposed Project to be accepted under a Specific Use Permit Landscape Proposal as we believe it meets the intent and spirit of the landscape ordinance.

Once you have had the opportunity to review, please feel free to contact **studio16:19, LLC** should you have any questions, comments, or require clarification to what is proposed. You may reach me via e-mail at **brent@studio1619.com** or by phone at **512.534.8680.**

Respectfully submitted,

studio16:19, LLC

Brent A. Baker, ASLA, CLARB
managing principal



Site Plan

LANDSCAPE CALCULATION CHART - HUTTO ISD_HS ADDITION									
1	LANDSCAPE AREA	Total			Required		30% of Required		Provided
	Total Area in LOC	498,951	SF						
	15% of total area must be landscaped in insitutional and civic uses			* 0.15	74,843	SF	22,453	SF	87,635
	For every 500 sf of landscaping **required**, or portion thereof requires at								
	Two (2) large trees			/500 * 2	299	L. Tree	90	L. Tree	90
	NOTE: Two (2) small ornamentals may be substituted for one (1) large tree; not to exceed 50% of the req. large trees				-		X	Tree Credit	*
2	BUFFERYARD	Total			Required		30% of Required		Provided
	West Bufferyard (Chris Kelley Blvd.) -								
	Next to PUD & Gateway Overlay District	*Although a PUD, SF-1 does not require bufferyard nex to B-2 (General Commercial Use)							
3	PARKING LOT LANDSCAPING	Total			Required		30% of Required		Provided
	Interior Parking Lot Landscaping								
	Interior landscape areas must consist of at least 7% of interior space of a parking lot	507	STALLS		51	L. Tree	15	L. Tree	9*
	Landscape islands must be a min. of 9' wide and 18' deep								
	One (1) landscape island every ten (10) consecutive parking spaces	*Too many trees pose a safety concern							
4	SCREENING	Total			Required		30% of Required		Provided
	Parking Lot Screening	2,223	LF						
	Landscape Screening shall contain								
	One (1) large tree per thirty (30) lf, or portion thereof, and a continuous hedge not less than 3ft ht			/ 30	74	L. Tree	22	L. Tree	25
	Shall be screened from **all abutting rights-of-way** by a cont. landscaped area not less than 10ft. deep				YES	Shrubs	0*	Shrubs	0
		* Shrubs pose a safety concern							
5	ADDITIONAL CITY REQUIREMENTS	Required					Required		Provided
	Additional 100 cal. Inches	100	IN.						
	Agreement with city to install 100" caliper inches after stadium project was complete (3" cal. Trees)			/ 3			34	Trees	34

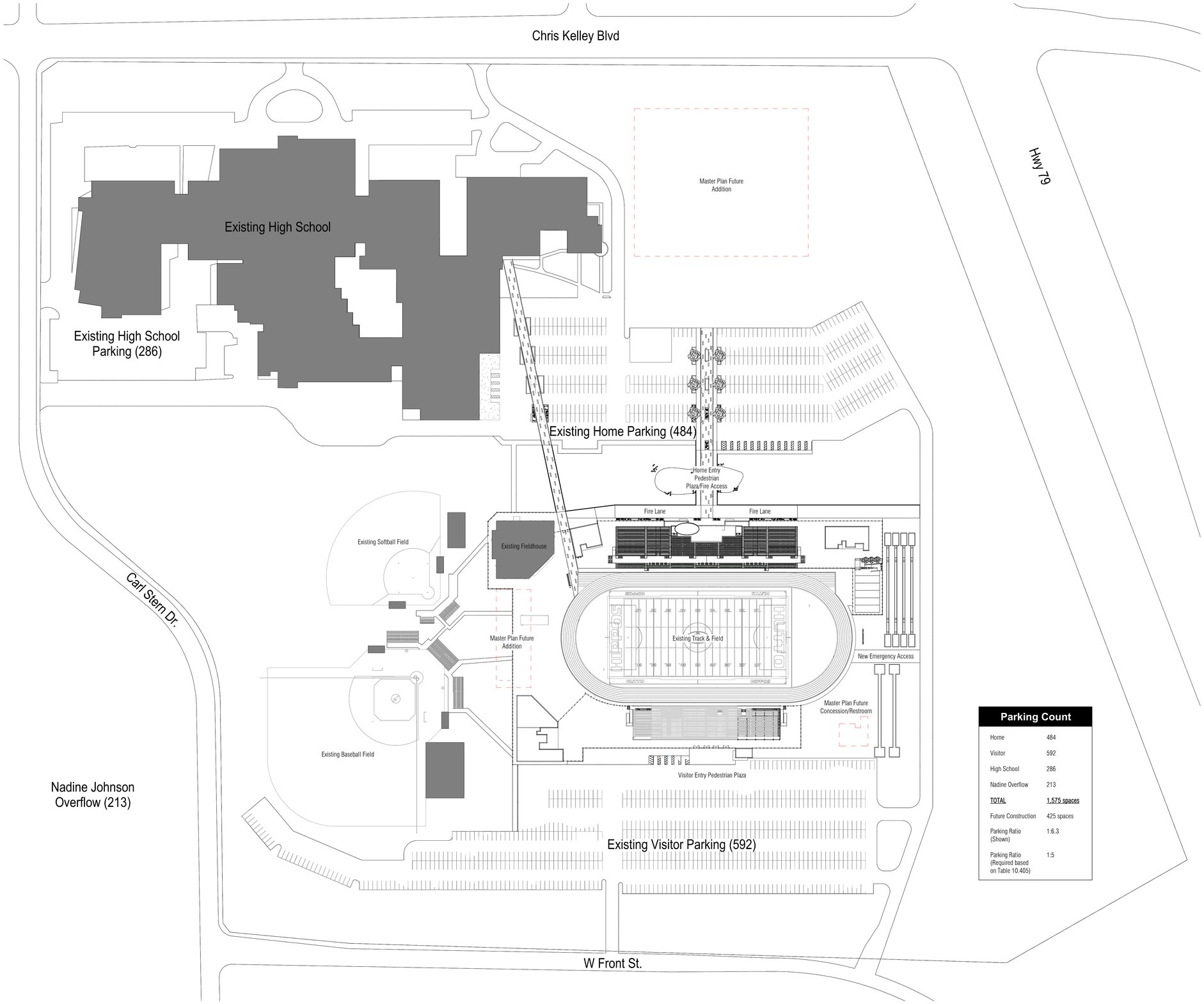
PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	DESCRIPTION
⬟	31	CEDAR ELM ULMUS CRASSIFOLIA	65 GAL	3" CAL	10`-12`H, 4`-5' W
●	32	MONTEREY OAK QUERCUS POLYMORPHA 'MONTEREY'	65 GAL	3" CAL	10`-12`H, 4`-5' W
◆	32	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	65 GAL	3" CAL	10`-12`H, 4`-5' W
■	30	TEXAS RED OAK QUERCUS TEXANA	65 GAL	3" CAL	10`-12`H, 4`-5' W
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	DESCRIPTION	
NOT SHOWN	ALL DISTURBED AREAS	BERMUDA GRASS CYNODON SP.	HYDRO SEED	PER TNLA STANDARDS & SPECS	
	61,758 SF	BERMUDA GRASS CYNODON SP.	SOLID SOD	PER TNLA STANDARDS & SPECS	

LEGEND

- ADDITIONAL 100" CAL (STADIUM TREES)
- PROPOSED TREES
- EXISTING CREDIT TREES
- LIMITS OF CONSTRUCTION

Disclaimer:
This document represents design progress and its provision, either electronic or hard copy, is to communicate design intent only. Original and published work may not be duplicated, used, or disclosed without the written consent of Studio16:19.



Parking Count	
Home	484
Visitor	592
High School	286
Nadine Overflow	213
TOTAL	1,575 spaces
Future Construction	425 spaces
Parking Ratio (Shown)	1:6.3
Parking Ratio (Required based on Table 10.405)	1:5

TRUE NORTH

1 SITE PLAN - Exhibit 'A'
SCALE: 1" = 80'-0"

HUTTO INDEPENDENT SCHOOL DISTRICT

Modernizations and Improvements to Hutto Memorial Stadium

HUTTO, TEXAS

VLK|ARCHITECTS

4-8-2021

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

RESOLUTION NO. R- 2019-02-21-10B

A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF HUTTO, TEXAS, A TEXAS AND HUTTO INDEPENDENT SCHOOL DISTRICT TO ESTABLISH LAND DEVELOPMENT STANDARDS AND PROCEDURES FOR CONSTRUCTION OF FACILITIES.

WHEREAS, Section 212.902 of the TEX. LOC. GOV'T CODE authorizes a school district and a municipality to enter into an agreement with the board of trustees of the school district to establish review fees, review periods, and land development standards ordinances and to provide alternative water pollution control methodologies for school buildings constructed by the school district; and;

WHEREAS, the City of Hutto and Hutto Independent School District have agreed to establish mutually acceptable land development standards and procedures for the construction of the District's educational facilities which will provide predictability and reduced costs while insuring that the public health, safety and welfare are protected;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

That the City Council of the City of Hutto authorizes the Interlocal Agreement between the City of Hutto and Hutto Independent School District

CONSIDERED and RESOLVED by the City Council of the City of Hutto on this the **21st** day of **February 2019.**

THE CITY OF HUTTO, TEXAS

Doug Gaul, Mayor

ATTESTED:

Lisa L. Brown, City Secretary

INTERLOCAL AGREEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

This Interlocal Agreement (this "agreement") is entered into effective as set forth below, by and between the City of Hutto (the "City"), a home rule municipality organized and existing under and in accordance with Texas law, and the Hutto Independent School District (the "District), an independent school district organized and existing under and in accordance with Texas Law.

WITNESSETH:

WHEREAS, the City through its ordinances and regulations maintains land use controls and site development regulations for the protection of the public health, safety and welfare of its citizens;

WHEREAS, the District is an independent political subdivision of the State of Texas charged with the public education of children within its boundaries, which has its own funding source and elected governing body separate from the City;

WHEREAS, a portion of the boundaries of the District lie within the corporate limits and extraterritorial jurisdiction of the City;

WHEREAS, the District must meet certain construction standards and occupancy deadlines due to state mandated educational facility requirements and public fiduciary obligations regardless if any portion of the boundaries of the district lie within the limits and extraterritorial jurisdiction of the City;

WHEREAS, the City and the District desire to establish mutually acceptable land development standards and procedures for the construction of the District's educational facilities which will provide predictability and reduced costs while insuring that the public health, safety and welfare are protected;

NOW THEREFORE; in consideration of the mutual covenants contained herein and pursuant to Section 212.902 of the Texas Local Government Code, the City and the District hereby agree that the future development, construction, and expansion of education facilities of the District within the corporate limits and extraterritorial jurisdiction of the City shall be in accordance with objectives, standards, and procedures set forth in this Agreement.

GOALS/PURPOSE

1. Establish consistent land development standards
2. Establish consistent review procedures and review periods for educational facilities constructed by the District within the City's corporate limits or extraterritorial jurisdiction, as applicable and appropriate.
3. Provide cost-effective educational facilities as well as provide safety to the citizens and children of the District and the City.
4. To the greatest extent possible minimize site review fees and review periods.
5. Establish regular effective communication and maintain a cooperative working relationship with the goal of enhancing public education

The District acknowledges its legal obligation to comply with all applicable state, local and federal regulations relating to land development and construction.

SITE SELECTION PROCESS

- Development standards should be a guideline for the selection and/or designation of land as a site for an educational facility to be built.
- The District agrees to formally meet with the City and regularly communicate to discuss applicable site selection and development issues prior to the District finalizing property acquisition. More importantly, the District and the City will work jointly to make the site and/or expansion of a proposed educational facility operationally safe and cost effective.
- To the extent feasible, the District and the City will identify potential future school sites as part of prudent, long range planning, as has been a recent practice, as the City discusses development projects or accepts development applications from owners or developers of land in the immediate vicinity of an identified potential school needs, the City will request that the owner or developer meet with representatives of the District to discuss development plans with the hopes of locking in school site set-asides.

PREDEVELOPMENT, DEVELOPMENT AND BUILDING PERMIT PROCEDURES

Predevelopment Meeting. Representatives of the District and the City, including any professionals engaged by either party, or their designees, shall meet at least 60 days prior to the submittal of any development permit application by the District. Consideration should be given to various development issues, including:

a) driveway locations
b) school zone limits
c) potential deviations from the standards of development ordinances and rules
d) potential off-site improvements required and responsibilities to provide such improvements
e) processing concurrent applications, as applicable, to reduce development processing timeframes.

Once the City and the District agree on development codes that are applicable to a particular permit application during the predevelopment meeting, the development issues shall be put in written form and submitted as part of the District's development applications so that the District develops the site in accordance with the development codes discussed at the predevelopment meeting.

The District will provide a schematic plan of the site to the City at the predevelopment meeting. The schematic plan will be reviewed to allow discussions on the layout and articulation of the project. It is anticipated that the City will recommend school site zoning that is residential and then under the provisions of the Specific Use Permit (SUP) process, zoning and uses of a school site can be tailored to support the educational mission of the district. It is the intent of the City to provide flexibility through the SUP process.

Platting. The District should comply with the City's Subdivision Ordinance unless reasonable deviations are considered and approval is provided by the City in writing. The City should notify the District within 10 working days of submittal and indicate any application's deficiencies. The City agrees to review all subdivision applications within 10 working days.

After the District's receipt of written comments from the City, the District shall submit written responses to the City's comments within 15 working days of receipt. In the event all such comments indicate that additional matters remain unresolved, the City Manager and HISD Superintendent, or their representatives, shall meet to resolve the remaining issues preventing approval.

A Preliminary Plat and Final Plat approval must be obtained prior to issuance of a site plan and Certificate of Occupancy by both the City and the ESD#3. However, the District reserves the right to request a temporary certificate of occupancy in accordance with City ordinances and ESD requirements to both the City and ESD#3 for approval.

Building and Site Development Permits. The District shall obtain a Site Development Permit and a Building Permit, as applicable, from the City prior to commencement of construction.

Fees. Utility impact fees for city water and wastewater are not permissible in the law with respect to public school site development and therefore these are waived as per the City Ordinance process. Other utility fees and other Development fees will be paid, as applicable.

Annexation. The property will be annexed within 120 days of ownership or a minimum of 60 days prior to the first permit application through contiguity of property or through continuity of development agreements, as applicable.

Traffic Impact Analysis (TIA). In the event the District acquires a site and such site is not part of a subdivision (existing or planned) for which a TIA has already been approved, or the approved TIA does not include traffic generated by the educational facility proposed to be located at such site, then the District recognizes it shall be required to prepare a TIA to accompany the development and be responsible for traffic improvement costs, as applicable.

The TIA will determine boundary and off-site transportation improvements needed as a result of projected traffic to be generated by all proposed facilities on a total site area under the control of the District. If more than one school and/or if a site is to be multi-phased, all associated facilities will be reflected in the TIA. However, a phasing plan for the construction of educational facilities will be proposed by the District which will be considered in the TIA and affect transportation improvements phasing as determined by the District's traffic consultant.

The district's registered professional engineer and the City will meet to determine the geographic area to be included and will include the following:

- Trips to be generated by the proposed development

- Assignment of such trips to the road network analyzed
- The capacity of affected roadways before and after the proposed development
- Specific recommendations for roadway improvements and traffic control modifications needed to mitigate the traffic from the proposed development
- The project's proportionate share of improvements and modifications.

In the event the District is responsible for 100 percent of the proportionate share of the improvements and modifications described in the TIA approved as set forth above, the District will install all improvements and make necessary public dedications as recommended by the approved TIA. In the event that the District's proportionate share of improvements does not cover all referenced improvements and modifications, the City and District shall meet to discuss possible solutions, including construction of the required improvements by a third-party developer. In no event shall the District be responsible for installing more roadway improvements than are required.

With respect to right of way dedication, the Board of Trustees of the District may not give public school property away. It must either be sold via formal appraisal and competitive bidding post a resolution to do so and/or justification of a dedication of right of way must be clearly articulated so as to avoid legal jeopardy of a gift of public funds. The District will work with the City in good faith to provide the necessary justification to avoid having the City pay for Right of Way dedication.

Utilities. The District or developer will be responsible for extending utilities, if such extension is necessary, to serve any new educational facilities developed. Wherever and whenever possible, the District wants to avoid reimbursement situations. Construction funds are finite and if the district must bear any portion of a utility infrastructure, the District prefer that it is the actual cost of the District's portion of a utility extension if there are other end-users and developers involved.

However, where this may not be possible and if the District extends utilities, the District shall be reimbursed the proportionate amount of any connections by any third parties made on such extension of impact fee eligible lines. This will need to be memorized in a separate agreement with the Developer.

If District extends utilities and the City desires to oversize such utilities, then the construction cost shall be shared proportionately by the District and the City.

Sidewalks. The District shall install six foot wide concrete sidewalks along all arterial streets and five foot wide concrete sidewalks along collector or local streets that are on-site sidewalks on the District's property or within the right-of-way immediately abutting the District's property and run generally parallel and adjacent to the public road frontage. The sidewalks shall be built according to City standards.

Improvements within the City Right of Way (ROW). The City may administratively approve any improvements within City ROW required for school and related facility construction.

School Traffic Control Plan. To the extent reasonably discernable at the time the TIA is approved, the District will submit plan details of District's ingress/egress, pedestrian pathways, off-site sidewalks and traffic control plan in conjunction with the site plan review process. The District shall submit Traffic Control Plan as well as the information required in City Ordinance 22.03.034. and will comply with the City's School Zone Ordinance.

Masonry/Facade Requirements.. The City will review, through the Specific Use Permit process architectural design review to allow for flexibility on the school site.

Parking Needs. The City will review plans for compliance with off-street parking requirements, however the Specific Use Permit can allow for flexibility in terms of parking requirements. The City will work with the District with assessing parking needs and providing for off-street parking.

Inspections. The City can provide inspections, or alternatively will accept third party inspections that will be submitted to the City for the building permit record file and in compliance with City adopted Codes. The City will conduct inspections for all improvements to City's Right-of-way.

In lieu of the City performing full building inspections, the City will accept sealed engineer's and architect's letters certifying compliance with the approved building inspections. The District may use the City or an independent certified inspection company. In no event shall the City be responsible for defects from the approved plans that might normally be discovered during the normal course of full inspections had the City otherwise performed such inspections instead of a certified inspection company. However, the District will submit their inspection reports for inclusion in the City's School Building Permit Record File.

Fire inspections in the building and compliance process will be handled by ESD #3, as applicable.

Minor Revisions to Approved Development Plan Prior to or During Construction. The District may submit to the City minor revisions, as applicable, to an approved development plan prior to or during construction.

Fiscal Surety. In the event the District constructs or intends to construct any street, drainage, or utility lines or facilities which are to be dedicated or conveyed to the City for ownership and operation (a "Public Improvement"), the District shall not be required to post any escrow, letter of credit, bond or other form of financial guarantee so long as the District otherwise delivers to the City a letter of agreement from the Superintendent in a form agreeable to the City agreeing on behalf of the District to construct such Public Improvements. The District shall construct all improvements required by City ordinance and TIA as a condition of approval of a Site Plan, Building Permit, or recordation of Final Plat, as applicable. In the event such Public Improvements are constructed by any individual.

The District will provide the standard two year warranty/maintenance bond (part of construction warranty and bond requirements the District will have in place in regards to its Construction Manager.) as required by City Ordinance.

LANDSCAPING

City Landscape Regulations. Because the District has specific requirements for security at its educational facilities and since the District provides adequate landscaping and tree protection for its educational facilities, the City will provide a review of plans for compliance with the City's landscape and tree ordinance pertaining to interior landscaping that can be approved and modified through the SUP process. The District will submit for review all landscaping within the City's rights of way.

LANDSCAPE PLANTING GUIDELINES

- Preserve existing trees where practical, as determined by the District.
- Plant material is hardy to the area climate and local soils.
- Plant material is to be low in water requirements
- All planting beds and tree pits are to be mulched with shredded wood or decomposed granite to retain soil moisture and reduce weed growth

- Do not plant shrubs at building entrances and parking areas for security reasons.
- Stake trees to prevent wind damage.
- Use plant materials and trees native or adapted to the area. (the District has a set of landscaping standards based on urban forestry planning for Central Texas to include a variety of practical specimens that we can include as an attachment)
- Plant trees a minimum of 2-1/2" caliper in size
- Provide a watering ring around each tree pit.
- Plant all trees in native soil amended only with compost.

SPRINKLER IRRIGATION

- Irrigate play and athletic fields and high traffic areas, as determined by the District.
- Irrigation system will be operated with an automatic controller capable of multiple programs and start times.
- Irrigation system will have a "rain and freeze" detection switch.
- Adjustable flow controls will be used in areas of high pressure.
- Backflow prevention as per local codes will be installed.
- Sprinkler heads will be nozzled to produce minimal overspray and runoff.
- Turf will be sectioned separately from shrub and bed areas. Check valves will be used to prevent low head drainage.

LIGHTING, SIGNS, CONSTRUCTION/CONCRETE POURS, DAMAGE TO PUBLIC FACILITIES

Facility Lighting. Exterior lighting of any educational facilities of the District shall be directed away from existing residential uses and public streets to the extent reasonably practical. Any outdoor competition facilities of the District, including, but not limited to, football, baseball or soccer stadiums, which provide public seating shall be reviewed for lighting requirements set forth in the City's Codes and Ordinances, and will not be unreasonably withheld by the City. Residential uses shall include existing and any planned uses for future residential use.

Sign Permits. A sign that will be included within a new educational facility site shall be reviewed by the City and shall require a separate sign permit to be applied for or issued to ensure signs are placed safety, particularly if it includes an electronic reader board, and one that might obstruct visual clearance. Small signs on the building or small directional signs may be exempted.

Construction/Concrete Pours. The District shall not be exempt from any regulation or ordinance regarding the time or day that construction is undertaken and/or concrete/or similar material is poured, laid or constructed at any construction site. In the event the District proposes to undertake "early" morning concrete pours, it will first obtain specific approval from the City Manager through the applicable permit. If such approval is obtained, the District will post a temporary sign or signs on the District's property in the best location to notify the citizens of the surrounding area of such pours and shall take all reasonable precautions to assure that such activities will minimize any nuisance(s) to any of the adjacent residents.

Damage to Public Facilities. Any utilities, curbs, pavement, sidewalks, structures, or any public facility, etc., on City property or public ROW within City limits that are damaged or removed during construction shall be repaired or replaced by the District at no cost to the City.

CITY OF HUTTO

By: _____

Name: Odis Jones, City Manager

Date: _____

HUTTO INDEPENDENT SCHOOL DISTRICT

By: _____

Name: Celina Estrada-Thomas, Superintendent

Date: _____

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**NOVEMBER 1, 2022**
CITY COUNCIL ON:	**NOVEMBER 17, 2022**
MEETING LOCATION:	**500 W. Live Oak Street – City Hall**
MEETING TIMES:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING & ZONING COMMISSION** and the **HUTTO CITY COUNCIL** will hold two separate public hearings regarding the Specific Use Permit request for the property known as 573 Chris Kelley Boulevard (Hutto High School), to allow a reduction in the required landscaping (UDC 10.407.5), required parking (10.405.9) and roof-mounted mechanical equipment (10.406.6.8).

As one of the owners of property located within 600 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *http://www.huttotx.gov/residents/services/planning_and_zoning_commission_agendas_and_minutes.php*. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634.
2. Email your response to: **planning@huttotx.gov** Include case name, public hearing date, your name and address, and if you are in favor or against the rezoning including comments.

For additional information you may contact the Development Services-Planning staff at (512) 759-3479 or planning@huttotx.gov.

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SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as 573 Chris Kelley Boulevard (Hutto High School), to allow a reduction in the required landscaping (UDC 10.407.5), required parking (10.405.9) and roof-mounted mechanical equipment (10.406.6.8).

Name: 21044 SHERMAN WAY LLC, STEVE MCCOY MANAGING MEMBER

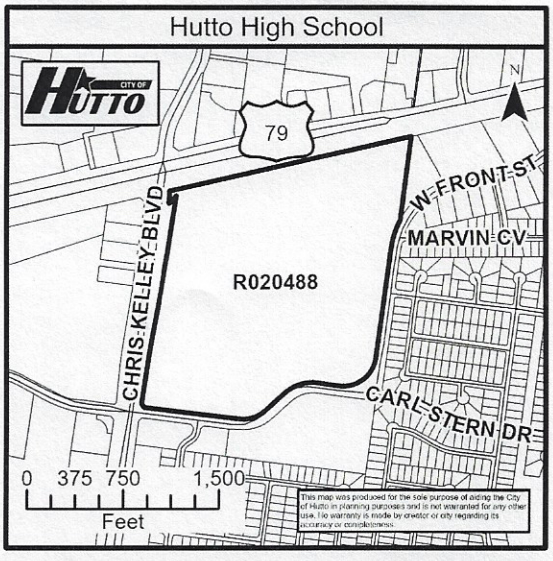
Address: 560 US-79

☑ **I AM IN FAVOR**

☐ **I OBJECT**

Write comments below, attach additional pages if needed.

SITE LOCATION MAP



AGENDA ITEM REPORT
10.2.

To:	City Council
Subject:	Conduct a public hearing and consider the adoption of Ordinance No. O-2022-060 amending Section 10.609, Parkland and open space dedication, of the Hutto Unified Development Code to update the minimum standards and fees related to parkland and open space dedication requirements (Jeff White) - Public Hearing
Meeting:	Thursday, December 15, 2022
Department:	Development Services /
Staff Contact:	Jeff White

BACKGROUND INFORMATION:

Staff is requesting approval of Section 10.609 of the Hutto Unified Development Code.

Section 10.609 Parkland, Open Space Dedication and Park Improvements is intended to ensure the city has enough parkland to meet the recreational needs of its residents.

The current Ordinance was first enacted in 1998, revised in 2002, and 2007. The Parks and Recreation Department and Parks Advisory Board wanted to re-examine the language and bring it more in alignment with market conditions and growth patterns. Parkland dedication is a local government requirement imposed on subdivision developers or builders, mandating that they dedicate land for a park and/or pay a fee to be used by the government entity to acquire and develop park facilities. These dedications are a means of providing new or improving park facilities without burdening existing city residents. The dedication requirement in a parkland dedication ordinance consists of three elements: a) a land requirement, b) a fee in lieu of land requirement, and c) a parks development fee.

The goal is to create opportunities to enhance our park system and better serve Hutto's growing population by ensuring the public has sufficient and suitable lands for the purpose of public parkland.

This Hutto Proposed Parkland document has been presented to the Parks Advisory Board and the Planning and Zoning Commission on the following dates:
Parks Advisory Board at the May 11, 2022 meeting
Parks Advisory Board at the June 8, 2022 meeting
Planning and Zoning Commission at the September 6, 2022 meeting
Parks Advisory Board at the November 9, 2022 meeting
Planning and Zoning Commission at the December 6, 2022 meeting - Approved 5 ayes - 0 nays

SUMMARY OF REQUEST:

AGENDA ITEM REPORT
10.2.

For detailed changes, please see the Hutto Proposed Parkland document and related attachments.

The Hutto Proposed Parkland document creates criteria for the acceptance of parkland or payment of fees. Sections have been reordered from the prior version so that there is a clearer structure to the ordinance.

The new structure is:
10.609.3 - Applicability; overview
10.609.4 - Parkland dedication
10.609.5 - Nature of proposed parkland (criteria for acceptance)
10.609.6 - Fee in Lieu of Parkland Dedication
10.609.7 - Parkland Development Fees
10.609.8 - Parkland Dedication or Fee in Lieu and Parkland Development Fees; procedure
10.609.9 - Parks improvements and acquisition account

Please see below for noticeable changes from the current version.

Section 10.609.4.1 Parkland Dedication Plan
A Parkland Dedication Plan shall be approved prior to the preliminary plat review and/or site plan development. The proposed parkland will be shown on the preliminary plat and final plat, and be included in the dedication statement. A Parkland Dedication Plan must meet the following requirements: 1. Proposed parkland shall meet the land requirements of Section 10.609.4.2, and shall be a minimum of 15 acres. 2. Proposed parkland shall meet the requirements and guidelines of Section 10.609.5 and the Parks Master Plan, as amended. 3. The Parkland Dedication Plan shall be conditionally approved by the Parks and Recreation Director or designated agents at the conceptual plan stage and approved by the Parks Advisory Board and Parks and Recreation Director prior to the preliminary plat stage and/or site plan development

Section 10.609.5.1 Land eligibility
Outlines the two categories to determine land eligibility; land that is accepted conditionally and land that is never accepted. Ineligible land may be dedicated for parkland, but ineligible land cannot be counted towards the minimum necessary to meet requirements. The Parks and Recreation Department and Parks Advisory Board have the final decision.

Section 10.609.5.3 Usability
Added proposed parkland shall be located outside the 100-year floodplain and be outside of wetlands unless approved in the Parkland Dedication Plan.

10.609.5.8 Improvements by park site
The addition of all-access points must comply with standards outlined in the Americans with Disability Act.

10.609.9 Parks improvements and acquisition account

AGENDA ITEM REPORT
10.2.

Money, and the interest on such money, collected as a Fee in Lieu of Parkland Dedication and as Park Development Fees under UDC Section 10.609 shall be deposited into the parks improvement and acquisition account established under Section 18.02.010 of the City of Hutto Code of Ordinances and shall be used exclusively for improvement of existing and future parks and for the acquisition of land for future parks, as required by the ordinance. The fees collected under UDC Section 10.609 shall not be used for maintaining or operating public parkland or park facilities.

STAFF REVIEW:

FISCAL NOTES:

None applicable

ATTACHMENTS:

CURRENT ADOPTED PARKLAND AND OPEN SPACE DEDICATION

10.609 Parkland and open space dedication

10.609.1 Intent

This subsection is intended to ensure the city has enough parkland to meet the recreational needs of its residents.

10.609.2 Applicability

This section applies in the following areas.

City of Hullo **conventional zoned areas**	City of Hullo FBC Form **Based Code zoning district**	City of Hutto OT **Old Town zoning district**	Hullo extraterritorial jurisdiction (ETJ)
Yes	Yes	Yes	Yes

10.609.3 Applicability: overview of requirements

A subdivider or developer of land for residential or non-residential purposes is required to dedicate a portion of land or pay a fee in lieu for public park and/or open space development to serve the recreational needs of the residents of the subdivision or development.

The following dedications and improvements must be installed before the approval of the final plat for a subdivision, in conformance to the standards of this section.

10.609.4 Land dedication and improvement fees for parks and open space

10.609.4.1 Land dedication
Subdividers and developers must dedicate a minimum of at least 1,000 sq. ft. of park area for each single household lot or proposed number of dwelling units, or cash instead of dedication. If the dedicated land is in a 100 year floodplain, or the slope is greater than 15%, the required dedication is at least 2,000 sq. ft. per single household lot or proposed number of dwelling units, or cash instead of dedication.

If an area is replatted before construction of the development, and/or the number of anticipated dwelling units increases, the developer must adjust either the amount of dedicated parkland dedicated, or the amount of cash in lieu, to provide for the change in units.

Private parks to be intended to be maintained by private organizations such as homeowners/property owners associations will be given a 25% credit for the area of the proposed private park. This credit is not extended to private amenity centers.

10.609.4.2 Parkland development fees
Subdividers and developers must pay a parkland development fee for the cost of parkland improvements. Parkland development fees are detailed in the fee schedule.

If an area is replatted before construction of the development, and/or the number of anticipated dwelling units increases, the developer must adjust the parkland development fees to provide for the change in units.

10.609.5 Dedication procedure and fee determination

10.609.5.1 Dedication proposal
Proposed parkland dedication must be presented as part of the preliminary plat review. The area to be dedicated must be shown on the preliminary plat and final plat; and must be included in the dedication

statement. Dedicated parkland must meet the requirements and guidelines of this section, and the City of Hutto Parks, Recreation, Open Space and Trails Master Plan, as amended. Potential parkland dedication must be approved by the Parks and Recreation Director or designated agents at the conceptual plan stage, and approved by the Parks Advisory Board and Parks and Recreation Director at the preliminary plat stage.

10.609.5.2 Dedication or fee required before plat recording
Land and/or fee requirements instead of land for subdivisions and other residential development must be met before the plat is recorded.

10.609.5.3 Fee instead of parkland dedication
If Development Services staff and/or the Parks and Recreation Department finds a land dedication in conformance to this chapter would not serve the public interest, they may require payment of a fee instead of the dedication or may require dedication of a smaller amount of land than would otherwise be required, and payment of a fee instead of the part not dedicated. The amount of the fee is set by a per-dwelling-unit calculation as described in the City's Fee Schedule.

All fee payments must be used for acquisition of future parkland.

Fees instead of a land dedication will be required when the dedication formula would result in a dedication of no more than 3 acres.

10.609.5.4 Dedication by warranty deed
Parkland must be dedicated to the city by general warranty deed, and acceptable evidence of clear title and payment of all taxes must be provided to the city.

10.609.5.5 Improvements by park site
The subdivider or developer is responsible for installation of public improvements next to the park site including, but not limited to, curb and gutters, streets, sidewalks, storm drainage facilities, and bridges made necessary by the development.

10.609.6 Nature of parkland

10.609.6.1 Unity
Dedicated park land must form a single parcel, unless Development Services staff or Parks and Recreation Department finds that two or more parcels would be in the best interest of the public, given the type and distribution of open spaces needed to adequately serve the proposed development. In those cases, a dedicated strip of land at least 30 ft. wide connecting the dedicated parcels may be required.

10.609.6.2 Usability
At least 50% of the total parkland dedicated must be located outside the 100 year flood plain, alluvial soils, lakes, or other water bodies, and areas with slopes at least 15%. At least 75% of the total land dedicated must be located outside of wetlands subject to Federal or State regulatory jurisdiction. Lakes, ponds, creeks, or other water bodies, and wetlands may be dedicated if sufficient abutting land is dedicated as a public recreation area or park, or if the area is a necessary part of the drainage control system.

Parks and active open space must be improved with water, sanitary sewer (if available), storm sewer (if available) and electrical service.

10.609.6.3 Shape
The shape of a dedicated park site must be compact and sufficiently rectangular or round, so it is a meaningful, quality open space. Parks and open space areas cannot take the form of narrow strips, except corridors in conjunction with the parks master plan, and medians at least 100 ft. wide.

10.609.6.4 Location
Dedicated parkland is ideally located in a central location that is in a reasonable walking distance (1000 ft. - 1,500 ft.) of residents of the subdivision or planned development. Dedicated parkland may be located outside of the residential development to conform to comprehensive or neighborhood plans, to add property to existing parkland, or to combine land dedication efforts with other developments.

10.609.6.5 Access
At least 50% of the perimeter of a park or open space area of no more than 10 acres, and at least 30% of the perimeter of a community park or open space area of greater than 10 acres, must front on a public street with a residential lane or greater classification. Large parks (greater than 20 acres, or with greater than 1500 ft. of street frontage, and linear parks (e.g. greenlinks, rail-to-trail paths, lakefront corridors, riparian corridors, etc.) must front on a public street with a residential lane or greater classification to the maximum extent practicable.

Convenient pedestrian and vehicular access to parks and open space must be provided. In areas of parkland not fronting a public street, access by frequent greenlinks or public paths must be provided.

10.609.6.6 Topography
The average slope of the portion of dedicated parkland cannot exceed the average slope of the entire subdivision or planned development. Slope on the usable portion of dedicated park must be <15%.

10.609.7 Land not eligible for parkland dedication requirements

The following are criteria for land ineligible for parkland dedication requirements. Ineligible land can be dedicated for parkland, but it cannot be counted towards the minimum necessary to meet dedication requirements.

- Detention ponds, retention ponds, and drainageways.
- Rights-of-way and/or easements of irrigation ditches, laterals and aqueducts, power lines, pipelines or other public or private utilities.
- Wetlands that are saturated for greater than 25% of the year, swamps, and boggy lands.
- Entry features, areas devoted to decorative landscaping, green lanes, traffic islands, medians <100 ft. wide, tree lawns, and areas following development perimeter walls.
- Private community and amenity centers.
- Golf courses, country clubs and similar facilities.
- Land used for mining or oil or gas wells.

10.610 Pedestrian and bicycle facilities

10.610.1 Applicability

This section applies in the following areas.

City of Hutto **conventional zoned areas**	City of Hutto FBC Form **Based Code zoning district**	City of Hutto **OT Old Town zoning district**	Hutto **extraterritorial jurisdiction** (ETJ)
Yes	**No; see Section 10.502**	**No; see Section 10.503**	**Yes**

10.610.2 Sidewalks

10.610.2.1 Location
- Sidewalks must be installed on both sides of all public streets, except limited access highways and loop lanes.

PROPOSED PARKLAND, OPEN SPACE DEDICATION AND PARK IMPROVEMENTS

10.609 Parkland, Open Space Dedication and Park Improvements

10.609.1 Intent

This subsection is intended to ensure the city has enough parkland to meet the recreational needs of its residents.

10.609.2 Applicability.

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes	Yes	Yes

10.609.3 Applicability: overview of requirements

A subdivider or developer of land for residential or non-residential purposes must provide for Parkland Dedication or pay a Fee in Lieu of Parkland Dedication and pay Parkland Development Fees for public park and/or open space development.

A portion of land may meet the Parkland Dedication requirements if recommended by the Hutto Parks and Recreation Department based on the requirements of Section 10.609 and conformity with the City of Hutto Parks, Recreation, Open Space and Trails Master Plan, as may be amended (hereinafter referred to as the "Parks Master Plan" for purposes of Section 10.609).

The parkland dedications and improvements required by Section 10.609 must be installed, or the Fee in Lieu of and Parkland Development Fees paid, before the approval of the final plat for a subdivision, in conformance to the standards of Section 10.609.

10.609.4 Parkland dedication

10.609.4.1 Parkland dedication plan

A Parkland Dedication Plan shall be approved prior to the preliminary plat review and/or site plan development. The proposed parkland will be shown on the preliminary plat and final plat, and be included in the dedication statement.

A Parkland Dedication Plan must meet the following requirements:

1. Proposed parkland shall meet the land requirements of Section 10.609.4.2, and shall be a minimum of 15 acres.

2. Proposed parkland will meet the requirements and guidelines of Section 10.609.5 and the Parks Master Plan, as amended.

3. The Parkland Dedication Plan shall be approved by the Parks and Recreation Director or designated agents at the conceptual plan stage and approved by the Parks Advisory Board and Parks and Recreation Director prior to the preliminary plat stage and/or site plan development.

10.609.4.2 Parkland dedication; land requirements

A subdivider or developer must dedicate a minimum of at least 1,000 square feet of parkland for each single household lot or proposed number of dwelling units, or pay a Fee in Lieu of Parkland Dedication.

If an area is replatted before construction of the development, or the number of anticipated lots or dwelling units increases, the subdivider or developer shall adjust the Parkland Dedication or pay the Fee in Lieu of Parkland Dedication and Parkland Development Fees to provide for the change in lots or dwelling units.

10.609.5 Nature of proposed parkland

10.609.5.1 Land eligibility for proposed parkland

In addition to the requirements of Section 10.609.4, the following subsections provide the criteria by which the Parks and Recreation Department and Parks Advisory Board will determine acceptance of a Park Dedication Plan.

The following is broken into two categories to determine land eligibility. Ineligible land may be dedicated for parkland, but ineligible land cannot be counted towards the minimum necessary to meet Parkland Dedication requirements. The Parks and Recreation Department and Parks Advisory Board have the final decision in acceptance as provided for in the Parkland Dedication Plan in accordance with the criteria below:

Accepted conditionally

• Detention ponds, retention ponds, and drainage ways.
• Private community and amenity centers.
• Golf courses, country clubs, and similar facilities

Never accepted
• Rights-of-way and/or easements of irrigation ditches, laterals and aqueducts, power lines, pipelines or other public or private utilities.
• Wetlands that are saturated for greater than 25% of the year, swamps, and boggy lands.
• Entry features, areas devoted to decorative landscaping, green lanes, traffic islands, medians less than 100 feet wide, tree lawns, and areas following development perimeter walls.

• Land used for mining or oil or gas wells.

10.609.5.2 Unity

Proposed parkland shall form a single parcel, unless two or more parcels are approved in the Parkland Dedication Plan.

10.609.5.3 Usability

Proposed parkland shall be located outside the 100-year flood plain and be outside of wetlands subject to Federal or State regulatory jurisdiction unless approved in the Parkland Dedication Plan.

10.609.5.4 Shape

The shape of proposed parkland shall be compact and sufficiently rectangular or round to provide a meaningful, quality open space.

Proposed parkland and open space areas may not take the form of narrow strips, except corridors in conjunction with the Parks Master Plan, and medians at least 100 feet wide as approved in the Parkland Dedication Plan.

10.609.5.5 Location

Proposed parkland shall be located in a central location that is within a reasonable walking distance (1000 feet to 1,500 feet) of residents of the subdivision or planned development, except that proposed parkland may be located outside of the residential development to conform to the Parks Master Plan, to conform to comprehensive or neighborhood plans, to add property to existing parkland, or to combine land dedication efforts with other developments.

10.609.5.6 Access

Proposed parkland shall front on a public street with a residential lane or greater classification to the maximum extent practicable unless otherwise approved in the Parkland Dedication Plan.

10.609.5.7 Topography

The average slope of the portion of dedicated parkland may not exceed the average slope of the entire subdivision or planned development. Slope on the usable portion of dedicated park shall be less than 15%.

10.609.5.8 Improvements by park site

The subdivider or developer must install public improvements next to the parkland including, but not limited to, curb and gutters, streets, sidewalks, storm drainage facilities, and bridges. All bridges must be approved by the Public Works Department. Parkland shall have access to water, sanitary sewer, storm sewer, and electrical services unless otherwise provided for in the Parkland Dedication Plan.

The subdivider or developer must provide convenient pedestrian and vehicular access to parks and open space. In areas of parkland not fronting a public street, access by frequent green links or public paths shall be provided. All-access points must comply with standards outlined in the Americans with Disability Act.

10.609.6 Fee in Lieu of Parkland Dedication

A subdividers or developer will be required to pay the Fee in Lieu of Parkland Dedication and Parkland Development Fees unless the subdivider or developer complies with the Parkland Dedication requirements of Section 10.609.4.

The Fee in Lieu of Parkland Dedication shall be set by ordinance based on the methodology established in the Parks Master Plan.

10.609.7 Parkland development fees

In addition to the Fee in Lieu of Parkland Dedication, a subdivider or developer must pay Parkland Development Fees for the cost of parkland improvements.

The Parkland Development Fees shall be set by ordinance based on the methodology established in the Parks Master Plan.

10.609.8 Parkland Dedication or Fee in Lieu and Parkland Development Fees; procedure

10.609.8.1 Parkland Dedication or Fee in Lieu and Parkland Development Fees required before plat recording

Prior to the recording on the final plat, the subdivider or developer must execute and record an instrument of conveyance in compliance with Section 10.609.7.1 for Parkland Dedication, or pay the Fee in Lieu of Parkland Dedication required by Section 10.609.6 and the Parkland Development Fees required by Section 10.609.7.

10.609.8.2 Parkland Dedication by general warranty deed

Proposed parkland to be dedicated to the City shall be dedicated by general warranty deed. Evidence of clear title and evidence of payment of all taxes owed on the proposed parkland to be dedicated shall be provided to the City prior to the acceptance of the general warranty deed.

10.609.9 Parks improvements and acquisition account

Money, and the interest on such money, collected as a Fee in Lieu of Parkland Dedication and as Park Development Fees under UDC Section 10.609 shall be deposited into the parks improvement and acquisition account established under Section 18.02.010 of the City of Hutto Code of Ordinances and shall be used exclusively for improvement of existing and future parks and for the acquisition of land for future parks, as required by the ordinance. The fees collected under UDC Section 10.609 shall not be used for maintaining or operating public parkland or park facilities.

AGENDA ITEM REPORT
11.1.

To:	City Council
Subject:	Presentation, discussion and possible action to accept the Wastewater Master Plan prepared by Garver, Resolution No. R-2022-111 (Wade Benton)
Meeting:	Thursday, December 15, 2022
Department:	Engineering /
Staff Contact:	Wade Benton

BACKGROUND INFORMATION:

A $ 645,000 Budget Amendment was approved Council on February 17, 2017 adding funding for water and wastewater master plan development. Garver Task Order 2022-04 was executed February 24, 2022 to prepare a Draft and Final Water Master Plan Report. A capital improvement plan (CIP) was presented to Council on July 15, 2022. A work session was held on October 6, 2022 where Garver presented a Wastewater Master Plan Update for the City of Hutto.

The previous wastewater master plan update was completed in 2018. The latest master plan update addresses the City's on-going high growth rate. The scope of work included:

1. Growth and wastewater projections for 5-year, 10-year, and 25-year, and full build-out conditions
2. Flow data analysis and capacity assessment for the collection system, lift stations and treatment plants.
3. Hydraulic model development
4. Model analysis for average dry weather and peak wet weather flow scenarios for existing and future development
5. Development of a comprehensive phased Wastewater Master Plan

SUMMARY OF REQUEST:

Staff recommends acceptance of the Wastewater Master Plan.

STAFF REVIEW:

FISCAL NOTES:

RESOLUTION NO. R-2022-111

A RESOLUTION OF THE CITY OF HUTTO, TEXAS, APPROVING THE WASTEWATER MASTER PLAN; PROVIDING PROPER NOTICE & MEETING, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2017 the City Council for the City of Hutto, Texas ("City"), approved funding for water and wastewater master development; and

WHEREAS, the previous wastewater master plan update was completed in 2018; and

WHEREAS, on February 24, 2022, the City executed Task Order 2022-04 with Garver, LLC, to prepare a Draft and Final Wastewater Master Plan Report; and

WHEREAS, a capital improvement plan was presented to the City Council on July 15, 2022; and

WHEREAS, on October 6, 2022, during a council work session, the Wastewater Master Plan update was presented to the City Council; and

WHEREAS, the City Council desires to authorize the latest update to the City's Wastewater Master Plan, attached as Exhibit A, to address the City's on-going high growth rate and to adequately plan, prepare, and provide for the health, safety, and well-being of the City's citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

Section 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

Section 2: That the Hutto City Council hereby approves Wastewater Master Plan, attached as Exhibit A, a copy of same being attached hereto and incorporated herein for all purposes.

Section 3: The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 4. This Resolution shall take effect immediately upon its passage.

RESOLVED this ___ day of _____, 2022.

_____
Mike Snyder, Mayor

ATTEST:

_____
Angela Lewis, City Secretary

Exhibit A

Wastewater Master Plan (2022)

GARVER

Wastewater Master Plan

PREPARED FOR

City of Hutto

December 2022

CITY OF HUTTO

City of Hutto
Wastewater Master Plan

City of Hutto, Texas

Prepared by:

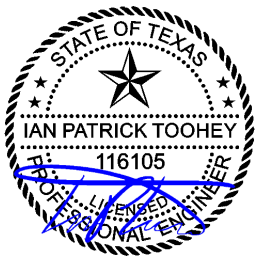
3755 S Capital of Tx Hwy #325
Austin, TX 78704

December 2022

Garver Project No.: 2207065

Engineer's Certification

I hereby certify that this City of Hutto Wastewater Master Plan was prepared under my direct supervision for the City of Hutto.



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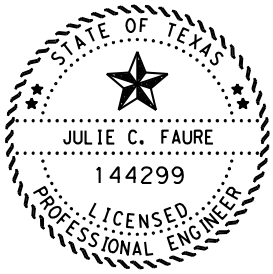

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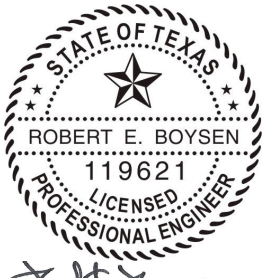

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Digitally Signed 12/02/2022

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List of Acronyms and Abbreviations

Acronym	Phrase
ADF	Average Dry Weather Flow
CCN	Certificate of Convenience and Necessity
cf	Cubic feet
CIP	Capital Improvement Plan
ETJ	Extraterritorial Jurisdiction
ft	Feet
GIS	Geographic Information System
gpcd	Gallons per capita day
gpd	Gallons per day
gpm	Gallons per minute
I/I	Infiltration/Inflow
LF	Linear Feet
LS	Lift Station
MG	Million gallons
MGD	Million gallons per day
Minimum Slope	Gravity sewer line minimum slope required to provide adequate capacity
NOAA	National Oceanic and Atmospheric Administration
O&M	Operations and Maintenance
OPCC	Opinion of Probable Construction Cost
Oversized Line	Sewer line (gravity or force main) whose proposed diameter is larger than needed for known developments, and sized for other future development projections
Relief (LS relief)	Lift Station decommissioned after installing a gravity sewer to serve its drainage area
SCADA	Supervisory Control and Data Acquisition
SER	Service Extension Request
Sewer Basin	Sanitary Sewer Drainage Basin
SSO	Sanitary Sewer Overflow
TCEQ	Texas Commission on Environmental Quality
TWDB	Texas Water Development Board
UCM	City of Hutto Utility Criteria Manual
USGS	United States Geological Survey
WW	Wastewater
WWMP	Wastewater Master Plan
WWTP	Wastewater Treatment Plant

Executive Summary

The City of Hutto (City) is situated north and east of the City of Austin and is located in one of the most rapidly growing areas in the nation. It had a 2020 population of 27,577, per the US Census, which has increased to over 30,000 by 2022. The City owns, maintains, and operates a growing wastewater collection and conveyance system comprised of two wastewater treatment plants (WWTP) and approximately half a million linear feet of pipeline ranging from 8-inch to 42-inch in diameter. To maintain a proactive approach for accommodating future growth utilizing the City has brought on Garver to complete a Wastewater Master Plan with the goal of building a wastewater hydraulic model in Infoworks ICM, developing future scenarios, and ultimately defining a proposed capital improvement plan (CIP) to aid the City in its future wastewater planning.

This report summarizes:

- Projected population growth and wastewater flow for the 5-year, 10-year, and 25-year planning horizons.
- Development of a wastewater hydraulic model for the City's existing wastewater collection system as well as for the 5-year, 10-year, and 25-year planning horizons.
- Model calibration using lift station and treatment plant flow data as well as lift station facility performance testing.
- Proposed capital improvements to address deficiencies in the existing wastewater system.
- Proposed capital improvements to accommodate growth for the 5-year, 10-year, and 25-year planning horizons.

A complete wastewater hydraulic model, including existing and future demands, is provided to the City as a digital file as a component of this master plan.

Population and Flow Projections

Table ES-1 outlines the projected wastewater service population in living unit equivalents (LUEs) along with the associated wastewater flow. In accordance with the 2021 City of Hutto Utility Criteria Manual, an average daily wastewater flow of 280 gpd/LUE was assigned to all future population.

Table ES-1: City of Hutto Projected Wastewater Flow

Planning Horizon	Wastewater Flow (MGD) to Central WWTP	Wastewater Flow (MGD) to South WWTP	Total Wastewater Flow (MGD)	Total Growth Projections (LUEs)
Existing (2022)	0.6	1.3	1.9	-
5-year (2027)	1.1	4.9	5.9	14,600
10-year (2032)	1.2	8.5	9.7	28,200
25-year (2047)	2.0	15.6	17.6	56,400

Existing Facilities

The City is in the process of assuming ownership of a portion of the Jonah Special Utility District (SUD) wastewater collection system. The Jonah SUD collection system drains to the City of Hutto collection system and was included within the existing hydraulic model and future model scenarios. The City's wastewater system infrastructure including the Jonah SUD infrastructure is summarized in Table ES.

Table ES-2: City of Hutto Sewer Facilities

Items	City of Hutto	Jonah SUD	Total
Gravity Sewer (LF)	481,300	77,800	559,100
Force Main (LF)	59,300	0	59,300
Manholes	1,977	380	2,317
Lift Stations	10	0	10
WWTP	2	0	2

Wastewater CIP

A prioritized list of recommended wastewater projects is identified in Appendix E.

Overall, most of the projects listed in Appendix E are triggered by known future developments. However, a few projects were informed by the existing system model capacity constraints and are recommended by the Garver team to increase the existing system's capacity. In addition to these projects triggered by developments or capacity constraints, other projects recommended in Appendix E propose to minimize the City's wastewater system energy, operation, and maintenance costs. These projects propose to relieve select existing lift stations by construction of gravity lines and decommissioning of the lift stations.

The recommended 5-year planning horizon projects include:

- The Glenwood interceptor and decommissioning of the Glenwood LS
- Short-term Megasite projects
- The Brushy Creek Interceptor and decommissioning of the Enclave LS
- Upsizing or paralleling the Cottonwood Creek Interceptor
- The first phase of the SE Loop and FM 1660 Interceptors to serve the Walther Farms, Stromberg, and Limmer MUD developments

The recommended 10-year planning horizon projects include:

- Longer-term Megasite projects
- The Northeastern system, which includes the CR 101 Interceptor, Hwy 79 LS and South Fork LS
- The decommission of the Farley and Brooklands LS (if not completed in the 5-year horizon)

The recommended 25-year planning horizon projects include:

- Anticipated projects to serve future SERs
- The Little Mustang Creek gravity system
- The decommissioning of the Mustang Creek LS and Highlands North LS

1.0 Introduction

1.1 Background and Objectives

The City of Hutto is a community located near the southeast corner of Williamson County, Texas. The City is 20 miles northeast of Austin and is part of one of the most rapidly growing areas in the nation.

The City's wastewater is treated by two wastewater treatment plants (WWTPs): the Central WWTP and the South WWTP. The Central WWTP has an average day permitted capacity of 0.99 MGD and treated an average of 0.6 MGD in the first half of 2022. The South WWTP has an average day permitted capacity of 2.0 MGD and treated an average of 1.3 MGD in the first half of 2022. Both treatment plants are owned by the City and operated by the Brazos River Authority (BRA).

In addition to treatment, the City owns, maintains, and operates a growing wastewater collection and conveyance system comprised of approximately half a million linear feet of pipeline ranging from 8-inch to 42-inch in diameter. To maintain a proactive approach for accommodating future growth, the City has selected Garver to complete a Wastewater Master Plan (WWMP) that includes development of a wastewater hydraulic model in Infoworks ICM, development of future scenarios, and compilation of a capital improvements plan (CIP).

1.2 Acknowledgements

Staff members throughout the City including the Public Works, Engineering, and Planning and Development departments, were integral to the development of this WWMP. The Garver team is sincerely grateful for their dedication to this effort.

2.0 Existing Wastewater System

2.1 Overview

The City's existing wastewater system (including the Hutto and Jonah systems) consists of the items summarized below:

- Two (2) Wastewater Treatment plants (Central and South WWTP)
- Two (2) Main Service Areas
    - Central WWTP Service Area (1,588 acres served)
    - South WWTP Service Area (3,531 acres served)
- Seven (7) Sewer Basins
- Approximately 559,100 LF feet (LF) of gravity sewer lines
- Approximately 59,300 LF of force mains
- 1,977 Manholes
- Ten 10 Wastewater Lift Stations (LS)

The City is in the process of assuming ownership of a portion of the Jonah Special Utility District (SUD) wastewater collection system. The Jonah SUD collection system discharges into the City's collection system and was included within the existing hydraulic model and future model scenarios. The City's wastewater system infrastructure including the Jonah SUD infrastructure is summarized in Table 2-1.

An overall map of the existing wastewater system, including the seven (7) sewer basins, is shown in Figure 2-1.

Table 2-1: City of Hutto Sewer Facilities

Items	City of Hutto	Jonah SUD	Total
Gravity Sewer (LF)	481,300	77,800	559,100
Force Main (LF)	59,300	0	59,300
Manholes	1,977	380	2,357
Lift Stations	9	1	10
WWTP	2	0	2

Figure 2-1: Existing Wastewater System Overview

EXISTING WASTEWATER SYSTEM

EXISTING WASTEWATER SYSTEM

EXISTING INFRASTRUCTURE

- WWTP — Existing WWTP
- LS — Existing Lift Station
- Force Main

Gravity Lines

- 8" - 12"
- 13" - 24"
- 25" - 36"
- 37" - 54"

WASTEWATER BASINS

- Lift Station Subbasin
- Boggy Ceek Basin
- Brushy Creek Basin
- Mustang Creek Basin
- North Cottonwood Creek Basin
- North FM 1660 Basin
- San Gabriel River Basin
- South Cottonwood Creek Basin

BASE LAYERS

- Toll Road
- US Highway
- State Hwy
- FM Road
- Collector
- Hutto ETJ
- Hutto WW CCN
- Jonah WW CCN
- Rivers (25-5k)
- 100-Year Floodplain
- Waterbody
- Local Parks

N

0 1,500 3,000
Feet

GARVER

2.2 Treatment Plants

The City owns two wastewater treatment plants which are operated by the Brazos River Authority (BRA): the Central WWTP and the South WWTP. A brief description of each plant is included below with further evaluation in Section 6.0.

2.2.1 Central Wastewater Treatment Plant

The Central WWTP currently accepts wastewater from the North Cottonwood Creek Basin (excluding the Wilco Ranch and Emory Crossing lift stations), the Creekside LS in the South Cottonwood Creek basin, and the Highlands North LS in the Mustang Creek basin. In the future, the Mustang Creek and Highlands North lift stations will be re-routed to the South WWTP, but the Wilco Ranch LS will be re-routed from the South WWTP to Central. The WWTP has a current permitted annual average day flow (AADF) capacity of 0.99 million gallons per day (MGD) and an ultimate permitted capacity of 3.25 MGD. Refer to Section 6.0 for additional detail.

2.2.2 South Wastewater Treatment Plant

The South WWTP currently accepts wastewater from the Brushy Creek basin and the South Cottonwood Creek basin (excluding flow to the Creekside LS). It also accepts flow from the Wilco Ranch, Emory Crossing, and Mustang Creek lift stations which are in the North Cottonwood Creek and Mustang Creek basins. In the future, it will accept flow from the Boggy Creek and North FM 1660 basins which are not yet built out. The WWTP was constructed in 2017 and has a current permitted AADF capacity of 2.0 MGD and an ultimate permitted capacity of 15.5 MGD AADF. Influent flow is pumped directly to the plant headworks from several lift stations in the collection system including the Glenwood, Enclave, Farley, and Brooklands lift stations. Two relief interceptors (the Glenwood and Brushy Creek Interceptors) and a new influent lift station at the plant are currently in design which will allow flow to enter the plant by gravity. Refer to the South WWTP Influent Lift Station Technical Memorandum submitted to the City on August 30, 2022 for additional detail as well as Section 6.0.

2.3 Sanitary Sewer System

The City of Hutto maintains a wastewater collection system of over 481,000 LF of gravity sewer lines. As mentioned previously, the City is assuming ownership of the Jonah SUD wastewater collection system. The City's gravity sewer system including the Jonah SUD system are characterized in Table 2-2.

Table 2-2: Existing System Wastewater Sanitary Sewer Inventory

Diameter (in)	City of Hutto Gravity Sewer (LF)	Jonah SUD Gravity Sewer (LF)	Total Gravity Sewer (LF)
8	343,265	62,554	405,819
10	6,681	238	6,919
12	59,199	11,508	70,707
15	29,360	3,508	32,868
18	10,178	-	10,178
21	11,419	-	11,419
24	14,924	-	14,924
27	1,790	-	1,790
30	67	-	67
33	453	-	453
42	3,994	-	3,994
Total	**481,330**	**77,808**	**559,138**

2.4 Lift Stations

The City of Hutto owns and operates ten lift stations (LS) which are used for the City's wastewater collection system. The lift stations are listed in Table 2-3 and are shown in Figure 2-1. Since the last wastewater master plan developed by the City of Hutto (2018), the Lakeside Estates lift station has been decommissioned.

Table 2-3: Wastewater System Lift Stations

Facility	Firm Capacity (gpm)	No. of Pumps	Address	Installation Date
Brooklands LS	350	2	606 Pulitzer Drive	2019
Country Estates LS	1,100	2	116 Brook Street	1999 (upgraded since, original firm capacity was 420 gpm)
Creekside LS	350	2	124A Meadowside Drive	1999 (upgrades in 2012)
Enclave LS	4,100	3	1131 Enclaves Way	2003 (upgrades in 2015)
Farley (Farley Middle School) LS	280	2	303 CR 137	2017
Glenwood LS	2,400	3	314 Cloud Road	2002
Highlands North LS	550	2	1691 CR 132	2019
Wilco Ranch (Hornbill) LS	850	2	1499 CR 119 A	2020
Mustang Creek LS	720	2*	327A Big Sandy Creek Drive	2019
Emory Crossing (RSI) LS	2,100	2*	710A Emory Blvd.	2020

*There is space for a third pump to be installed in the wet well.

3.0 Flow Projections

3.1 Historical Trends

Daily flow data for the period of January 2019 through July 2022 was provided by the City for the Central and South WWTPs. The average and 2-hour peak flows are summarized in Table 3-1. Flow to the Central WWTP dropped in 2020 due to the re-route of the Glenwood Lift Station from the Central WWTP to the South WWTP.

Table 3-1: Historical (2019-2022) Central and South WWTP Effluent Flow

Year	Central WWTP		South WWTP	
	Average Flow (MGD)	2-hr Peak Flow (MGD)	Average Flow (MGD)	2-hr Peak Flow (MGD)
2019	0.91	7.84	0.59	1.23
2020	0.56	3.26	0.97	1.64
2021	0.64	4.60	1.17	2.95
2022 (Jan.-July)	0.59	5.91	1.32	2.52

3.2 Flow Projection Design Criteria

Average Dry Weather Flow (ADF), Peak Dry Weather Flow (PDWF), and Peak Wet Weather Flow (PWWF) were calculated as outlined on pages 1-15 of the 2021 City of Hutto Utility Criteria Manual (UCM) and as summarized below.

$$Average\ Dry\ Weather\ Flow\ (ADF)\ in\ gpm = 80\ gal./person/day\ x\ No.\ of\ LUEs\ x\ 3.5person/LUEs\ /1440\ min/day$$

$$Peak\ Dry\ Weather\ Flow\ (PDWF) = \frac{18 + (0.018 * ADF)^{0.5}}{4 + (0.018 * ADF)^{0.5}} * ADF\ where\ ADF\ is\ in\ gpm$$

$$Wet\ Weather\ Flow\ (WWF)\ in\ gpm = 750\ gpd/acre\ x\ Area\ where\ Area\ is\ in\ acres$$

$$Peak\ Wet\ Weather\ Flow\ (PWWF) = PDWF + WWF$$

3.3 Future Flow Projections

Garver developed future flow projections by applying the UCM calculations discussed in Section 3.2. The LUE projections for the 5-year planning horizon (2027), 10-year horizon (2032), and 25-year horizon (2047) were created using the following information:

- Within the City water service area:
  - The shapefile Planned_Development_FINAL.shp provided by Freese and Nichols on July 20th, 2022. The shapefile comprises the projected number of LUEs added by known developments within the City of Hutto water service area between 2022-2027, 2022-2032, and 2022-2047. Known developments include 2020 approved developments, 2021 approved developments, SERs, and the Megasite. The City Planning Staff have approved the phasing of LUEs in this shapefile.

- The shapefile In-Fill_Development_FINAL.shp provided by Freese and Nichols on July 20th, 2022. The shapefile comprises the projected number of LUEs added in remaining undeveloped parcels within the City of Hutto water service area between 2022-2027, 2022-2032, and 2022-2047. The LUE densities are based on the 2020 Impact Fee Report and were modified by Freese and Nichols based on input from City Planning Staff.

- Within the City wastewater service area and outside its water service area:
  - The number of LUEs, acres, and developer takedown schedules for known developments. Known developments include 2020 approved developments, 2021 approved developments, SERs, the Megasite, and RCR / Taylor (see more details below in this section). Garver used City Planning Staff notes provided by Freese and Nichols in June 2022 to complement developer takedown schedule information.
  - A shapefile developed by Garver that comprises projected number of LUEs added in remaining undeveloped parcels. The projected LUE densities are based on the 2020 Impact Fee Report and were modified based on surrounding known development densities and existing densities. Namely, several areas projected to be Open/agricultural space in the 2020 Impact Fee Report include dense developments that were recently approved. The projected LUE densities in these areas were modified to match those of the surrounding known developments. Existing densities were developed from the 2020 US Census Bureau population by Census Tract.

Table 3-2 shows all 2020 known developments, 2021 known developments, and SERs as of October 19th, 2022, and the associated flows calculated using the 2021 City of Hutto UCM. *For this master plan, Graver assumed that 578 LUEs maximum from the RCR development will be served by the proposed system.

In Table 3-2 above, the "Other" development status include the Megasite, RCR, and City of Taylor Employment zone. The Megasite development is approximately 1,441 acres and located south of US-79 and east of County Rd. 199. The Megasite development comprises four future development areas:

- The Acropolis development, which proposes 12 commercial/industrial buildings
- The Titan development, which will have 2,587,360 square feet (SF) of industrial/warehouse space (see Exhibit 2). It should be noted that the LUE equivalent used for this development is 4,000 LUEs/SF, but it might change depending on information provided by the developer.
- The Prologis / Hutto Powered Campus development, which proposes 1,215,000 SF warehouse and 1,876,000 SF data center space (see Exhibit 3).
- The Megasite remaining land, which, for the purpose of this analysis, is assumed to have a future density of the weighted average of Acropolis, Hutto Powered Campus, and Titan developments (2.9 LUEs/acre).

Additionally, the City of Hutto has been requested to include in its wastewater masterplan an area external to the Megasite and east of the proposed SE Loop: the RCR Taylor Logistics Park (RCR) and City of Taylor Employment Zone. Based upon a September 2022 analysis, the RCR site is anticipated to generate approximately 2 MGD of wet weather flows, and the City of Taylor Special Employment Zone is anticipated to have 2,000 LUEs.

Figure 3-1 shows a map of these known developments.

Appendix H shows a map of the 5-year, 10-year, and 25-year densities planned for in this wastewater masterplan. It should be noted that, for the areas that are not close to the City's downtown and that do not have any known developments, Garver is assuming that full buildout will be in 2082. These areas include for instance areas to the north of the City near its ETJ boundary, and areas south of Brushy Creek, which are currently developed with large single family lots that appear to be using sceptic systems.

Table 3-2: Known Development Projected LUEs and Flows

Status	Development Name	SER No.	Area (acres)	No. LUEs	Density (LUE/acre)	ADF (MGD)	PDWF (MGD)	PWWF (MGD)
2020 Approved	Brooklands	-	152	667	4.4	0.19	0.66	0.77
	Cottonwood Creek	-	244	987	4.1	0.28	0.94	1.12
	Covered Bridge	-	45	231	5.2	0.06	0.25	0.28
	Durango Farms	-	93	562	6.0	0.16	0.57	0.63
	Emory Crossing	-	315	1500	4.8	0.42	1.35	1.59
	Hanson's Corner	-	19	163	8.8	0.05	0.18	0.19
	Hutto Crossing Phase 1 and 4	-	242	1303	5.4	0.36	1.20	1.38
	Hutto Highlands North	-	176	480	2.7	0.13	0.49	0.62
	Lakeside MUD	-	490	2452	5.0	0.69	2.07	2.44
	Limmer MUD	-	553	2763	5.0	0.77	2.30	2.71
	Mustang Creek	-	169	545	3.2	0.15	0.55	0.68
	North Forest Office	-	2	10	4.3	0.00	0.01	0.01
	Northtown Commons	-	27	44	1.7	0.01	0.05	0.07
	Old Tex-Mix	-	20	142	7.1	0.04	0.16	0.17
	School	-	165	372	2.3	0.10	0.39	0.51
	South Gate	-	120	267	2.2	0.07	0.29	0.38
	Southfork MUD	-	165	825	5.0	0.23	0.80	0.92
	The Co-Op	-	33	635	19.2	0.18	0.63	0.66
	The Landing	-	58	858	14.8	0.24	0.83	0.87
	Titan Innovation Phases 1 and 2	-	176	500	2.8	0.14	0.51	0.64
	Urbana	-	43	240	5.6	0.07	0.26	0.29
	Wallin MUD	-	298	1500	5.0	0.42	1.35	1.58
	Wilco Ranch	-	63	457	7.2	0.13	0.47	0.52
2021 Approved	Gola Tract	-	197	1700	8.6	0.48	1.51	1.66
	Lidell Walker	-	261	1097	4.2	0.31	1.03	1.22
	Prominence	-	25	250	10.0	0.07	0.27	0.29
	Rowes	-	16	160	10.0	0.04	0.18	0.19
	Stromberg	-	391	1500	3.8	0.42	1.35	1.65
SER	Walther Farms	1	409	1976	4.8	0.55	1.72	2.03
	Krueger Tract	2	195	940	4.8	0.26	0.90	1.04

Status	Development Name	SER No.	Area (acres)	No. LUEs	Density (LUE/acre)	ADF (MGD)	PDWF (MGD)	PWWF (MGD)
	Fritz Greinert	3	164	900	5.5	0.25	0.86	0.99
	Peterson Tract	4	226	1125	5.0	0.32	1.05	1.22
	Texas Cheer	5	0	6	16.7	0.00	0.01	0.01
	Carver Ridge Ph I	6	11	48	4.4	0.01	0.06	0.06
	Thomison Tract	7	53	141	2.7	0.04	0.16	0.20
	Narrows South	8	14	243	17.4	0.07	0.26	0.27
	Corespaces	9	46	273	5.9	0.08	0.29	0.33
	2725 Limmer Loop	10	11	109	9.8	0.03	0.12	0.13
	Alliance Prose	11	19	259	13.9	0.07	0.28	0.29
	Carver Ridge Phase II	12	22	224	10.2	0.06	0.24	0.26
	The Narrows Big House	13	20	197	9.9	0.06	0.22	0.23
	Bell Yard Farley Farms	14	37	224	6.1	0.06	0.24	0.27
	Titan Innovation Building 6	15	15	40	2.7	0.01	0.05	0.06
	Schmidts Creek	16	31	269	8.7	0.08	0.29	0.31
	Meadowbrook	17	88	494	5.6	0.14	0.50	0.57
	Gibney Tract	18	31	279	9.1	0.08	0.30	0.32
	Kirk Tract	19	84	285	3.4	0.08	0.30	0.37
	Highway 130	20	41	504	12.3	0.14	0.51	0.54
	Ironwood	21	126	329	2.6	0.09	0.35	0.44
	CR 119	22	103	1120	10.9	0.31	1.05	1.12
	Pearl Estate	23	114	361	3.2	0.10	0.38	0.46
	CR 137 Gas Station	24	37	18	0.5	0.01	0.02	0.05
	Hutto 40 LLC	25	43	280	6.4	0.08	0.30	0.33
	Atanasio Ranch	26	17	89	5.2	0.02	0.10	0.11
	Hutto Building 8	27	14	59	4.2	0.02	0.07	0.08
	Titan 44 - Treila	28	44	187	4.3	0.05	0.20	0.24
	Hutto 62.91 Acres	29	63	219	3.5	0.06	0.24	0.28
	Stillwater	30	51	165	3.2	0.05	0.18	0.22
	Hutto Building 4	31	17	54	3.2	0.02	0.06	0.08
	Hutto Crossing Industrial Park	32	203	412	2.0	0.12	0.43	0.58
	Prologis	33	221	519	2.3	0.15	0.53	0.69
	Limmer Loop Townhomes	34	35	131	3.8	0.04	0.15	0.17
	Allora Hutto	35	17	281	16.6	0.08	0.30	0.31
	Bell Yard Upper Schmidt's Creek	36	41	273	6.7	0.08	0.29	0.32
Other	Megasite Remaining Land (excludes Megastie SERs)	-	1442	4222	2.9	1.18	3.29	4.37
	RCR	-	756	1,600*	2.1	0.45	1.43	2.00
	City of Taylor Special Employment Zone		1,050	2,000	1.9	0.56	1.74	2.53

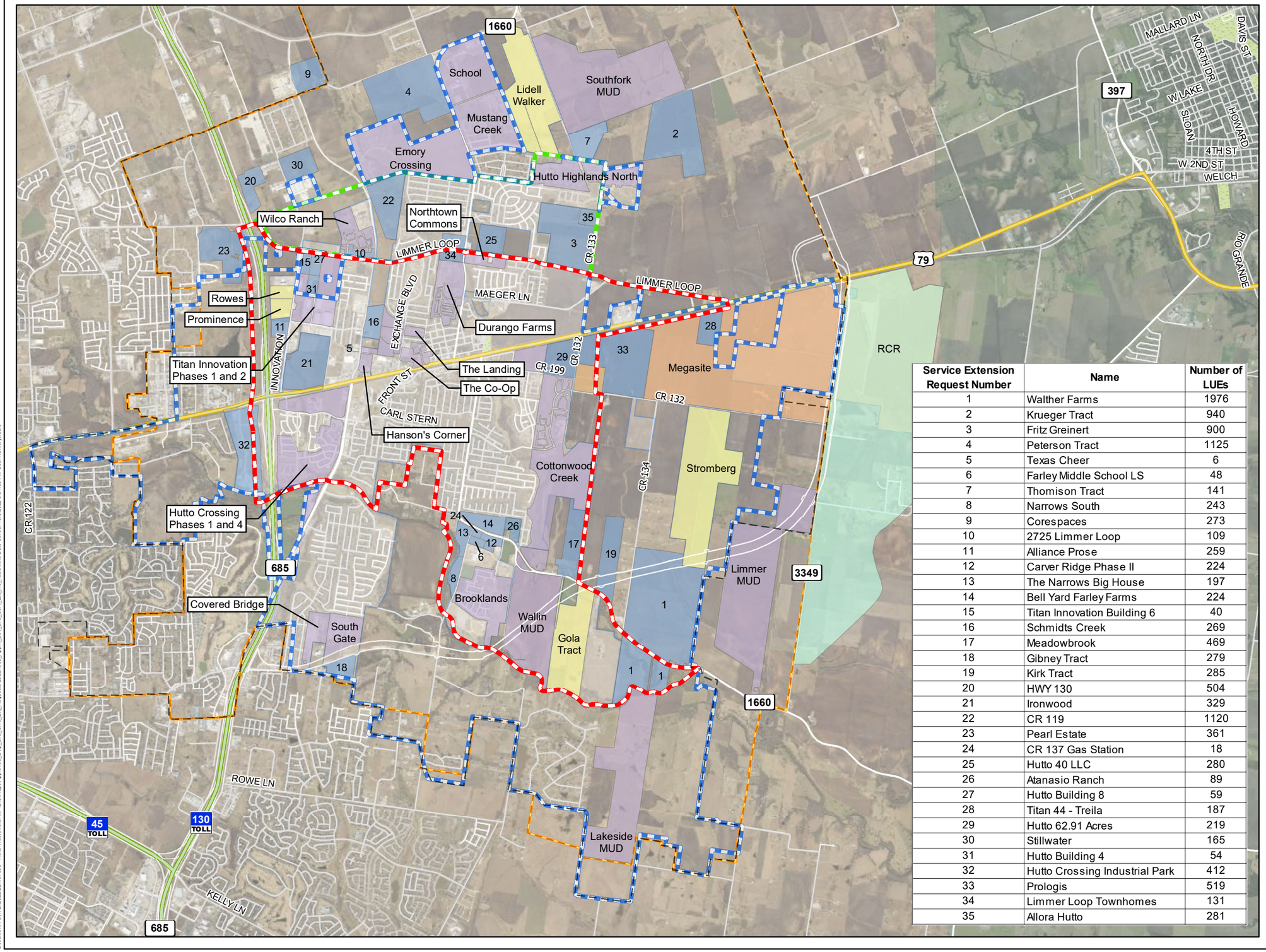
*For this master plan, Graver assumed that 578 LUEs maximum from the RCR development will be served by the proposed system.

In Table 3-2 above, the "Other" development status include the Megasite, RCR, and City of Taylor Employment zone. The Megasite development is approximately 1,441 acres and located south of US-79 and east of County Rd. 199. The Megasite development comprises four future development areas:

- The Acropolis development, which proposes 12 commercial/industrial buildings
- The Titan development, which will have 2,587,360 square feet (SF) of industrial/warehouse space (see Exhibit 2). It should be noted that the LUE equivalent used for this development is 4,000 LUEs/SF, but it might change depending on information provided by the developer.
- The Prologis / Hutto Powered Campus development, which proposes 1,215,000 SF warehouse and 1,876,000 SF data center space (see Exhibit 3).
- The Megasite remaining land, which, for the purpose of this analysis, is assumed to have a future density of the weighted average of Acropolis, Hutto Powered Campus, and Titan developments (2.9 LUEs/acre).

Additionally, the City of Hutto has been requested to include in its wastewater masterplan an area external to the Megasite and east of the proposed SE Loop: the RCR Taylor Logistics Park (RCR) and City of Taylor Employment Zone. Based upon a September 2022 analysis, the RCR site is anticipated to generate approximately 2 MGD of wet weather flows, and the City of Taylor Special Employment Zone is anticipated to have 2,000 LUEs.

Figure 3-1: Map of Approved Developments and Service Extension Requests (SER)



Service Extension Request Number	Name	Number of LUEs
1	Walther Farms	1976
2	Krueger Tract	940
3	Fritz Greinert	900
4	Peterson Tract	1125
5	Texas Cheer	6
6	Farley Middle School LS	48
7	Thomison Tract	141
8	Narrows South	243
9	Corespaces	273
10	2725 Limmer Loop	109
11	Alliance Prose	259
12	Carver Ridge Phase II	224
13	The Narrows Big House	197
14	Bell Yard Farley Farms	224
15	Titan Innovation Building 6	40
16	Schmidts Creek	269
17	Meadowbrook	469
18	Gibney Tract	279
19	Kirk Tract	285
20	HWY 130	504
21	Ironwood	329
22	CR 119	1120
23	Pearl Estate	361
24	CR 137 Gas Station	18
25	Hutto 40 LLC	280
26	Atanasio Ranch	89
27	Hutto Building 8	59
28	Titan 44 - Treila	187
29	Hutto 62.91 Acres	219
30	Stillwater	165
31	Hutto Building 4	54
32	Hutto Crossing Industrial Park	412
33	Prologis	519
34	Limmer Loop Townhomes	131
35	Allora Hutto	281

CITY OF HUTTO

CITY OF HUTTO APPROVED DEVELOPMENTS AND SERVICE EXTENSION REQUESTS

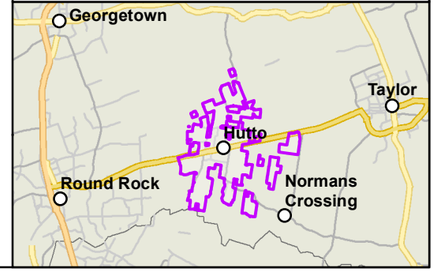
- Wastewater Service Area
- Hutto ETJ
- Hutto WW CCN
- Hutto Water CCN
- Jonah WW CCN

Developments

- Approved 2020
- Approved 2021
- Future Development
- Service Extension Request
- Taylor WW Service Area
  In Support of ARPA Funding

N

0 0.25 0.5 Miles



Document Path: L:\2022\22W07065 - Hutto Wastewater MP\GIS\Maps\Approved_Dvlp_and_Srvc_Ext_Requests\20221006_Apprv_Dev_and_Serv_Ext_No_Table.mxd Date Saved: 10/6/2022 3:37:35 PM User Name: cfaure

Table 3-3 and Table 3-4 show the projected number of LUEs and Average Dry Weather Flow (ADF) to add to the 2022 observed flows. The values included in Table 3-3 and Table 3-4 were calculated using the method discussed in this section 3.2. Figure 3-2 shows the flow projections at the Central and South WWTP used in the analyses presented in this report.

Table 3-3: Projected Additional LUEs and ADF to the Central WWTP

	2022-2027	2022-2032	2022-2047
Additional No. of LUEs within the Water Service Area	1,213	1,456	5,129
Additional No. of LUEs outside of the Water Service Area	486	673	2,014
Total Additional No. of LUEs	**1,699**	**2,129**	**7,143**
Additional ADF within the Water Service Area (MGD)	0.34	0.41	1.44
Additional ADF outside of the Water Service Area (MGD)	0.14	0.19	0.56
Total Additional ADF (MGD)	**0.48**	**0.60**	**2.00**

Table 3-4: Projected Additional LUEs and ADF to the South WWTP

	2022-2027	2022-2032	2022-2047
Additional No. of LUEs within the Water Service Area	8,221	13,405	21,702
Additional No. of LUEs outside of the Water Service Area	9,394	16,947	34,012
Total Additional No. of LUEs	**17,615**	**30,352**	**55,714**
Additional ADF within the Water Service Area (MGD)	2.30	3.75	6.08
Additional ADF outside of the Water Service Area (MGD)	2.63	4.75	9.52
Total Additional ADF (MGD)	**4.93**	**8.50**	**15.60**

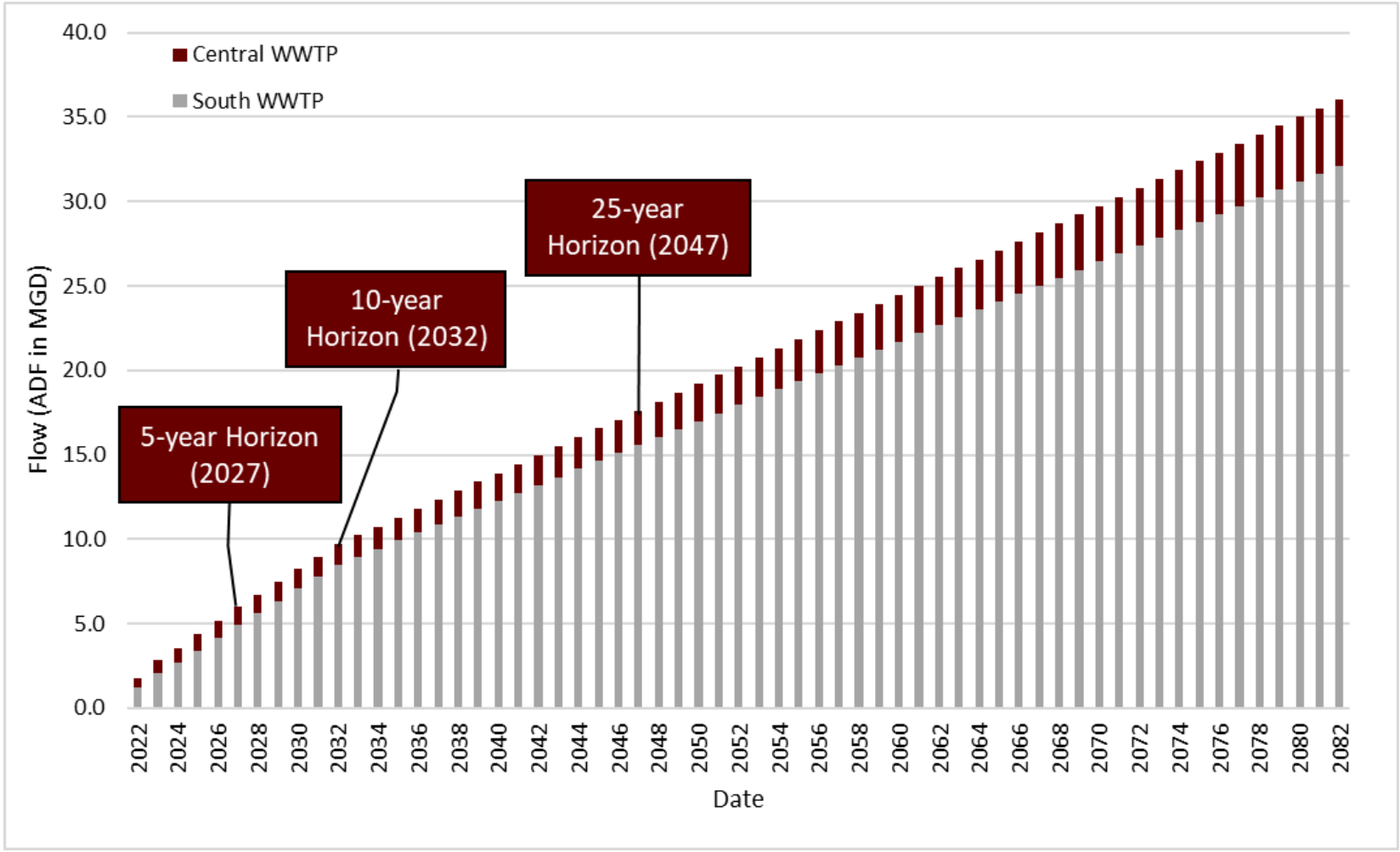


Figure 3-2: WWTP Flow Projections

4.0 Collection System Wastewater Design Criteria

Hutto's wastewater collection and treatment systems are regulated through Texas Commission on Environmental Quality (TCEQ) via the Texas Administrative Code (TAC) and the 2021 City of Hutto Utility Criteria Manual (UCM) developed by the City of Hutto Engineering Department.

4.1 Wastewater Lift Stations

Wastewater lift stations were modeled in accordance with TCEQ regulatory standards. Lift stations were sized to have a firm capacity equal to the maximum modeled wet weather flow during the design storm. Lift station wet wells were sized in accordance with 30 TAC §217.60. The following criteria were utilized.

- All gravity pipes discharging to a wet well were located such that the invert elevation is above the liquid level of a pump's "on" setting.
- Minimum wet well active volume was evaluated with the following equation:

$$V = \frac{T * Q}{4 * 7.48}$$

Where:
T: Pump cycle time (minutes)
Q: Pump Capacity (gpm)
V: Active wet well volume (cubic feet [cf])

Table 4-1: Minimum Pump Cycle Times per 30 TAC §217.60(b)(7)

Pump Horsepower	Minimum Cycle Times (minutes)
< 50	6
50-100	10
>100	15

4.2 Force Main

Wastewater force mains were designed utilizing the following criteria:

- Minimum diameter of 4.0-inches.
- Minimum velocity of 2.5 feet per second (fps).
- Maximum velocity of 6 fps.

4.3 Gravity Sewer

Table 4-2. shows the minimum and maximum wastewater gravity main slope, as defined in page 1-16 of the City of Hutto Design Criteria Manual (UCM). The Garver team sized proposed wastewater gravity sewers with minimum and maximum slopes as outlined in Table 4-2.

Table 4-2: Minimum and Maximum Slopes for Wastewater Mains

Size of Pipe (inches)	Minimum Slope[1] (%)	Maximum Slope[1] (%)
8	0.500	8.40
10	0.280	6.23
12	0.220	4.88
15	0.170	3.62
18	0.120	2.83
21	0.100	2.30
24	0.080	1.93
27	0.067	1.65
30	0.060	1.43
33	0.052	1.26
36	0.050	1.12
39	0.041	1.01
42	0.040	0.91
48	0.031	0.76
54	0.027	0.65

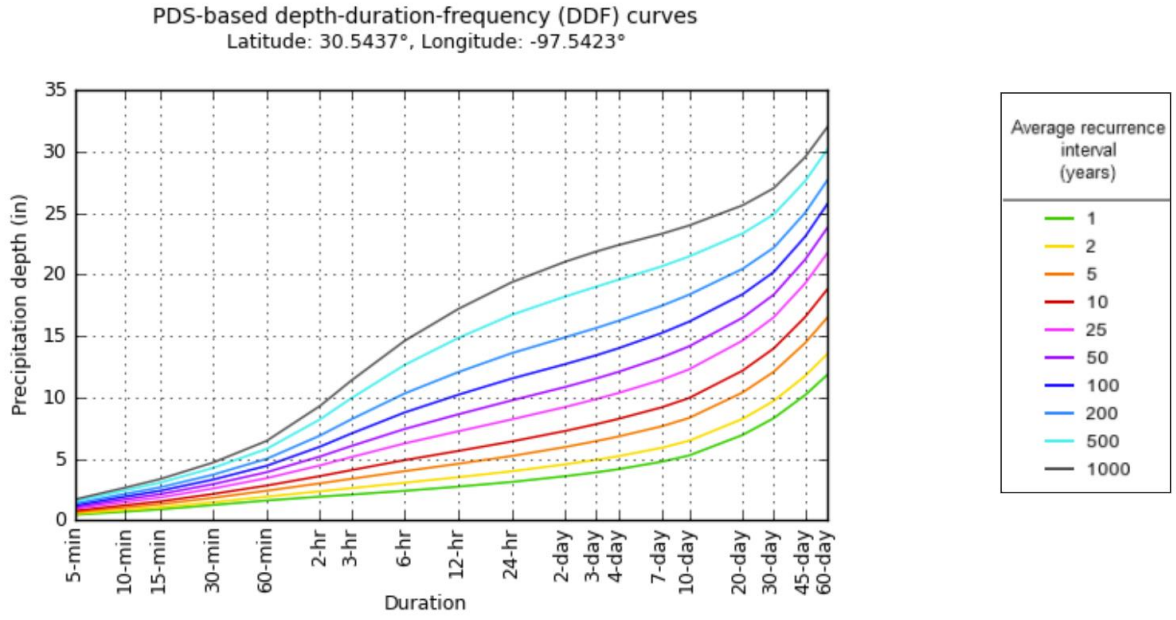
[1]Per page 1-16 from the City of Hutto Design Criteria Manual. For diameters larger than 39", minimum and maximum slopes were determined by Manning's formula to obtain a velocity greater than 2.0 fps and less than 10.0 fps when flowing full.

4.4 Design Storm

The design storm used to evaluate the existing and future systems is the 5-year, 24-hr storm, as agreed upon with the City. Based upon the National Oceanic and Atmospheric Administration (NOAA) precipitation frequency values for Hutto, the 5-year, 24-hr storm in Hutto has a total of 5.22 inches of rain. Figure 4-1 shows the NOAA storm depth-duration-frequency curve for the City of Hutto.

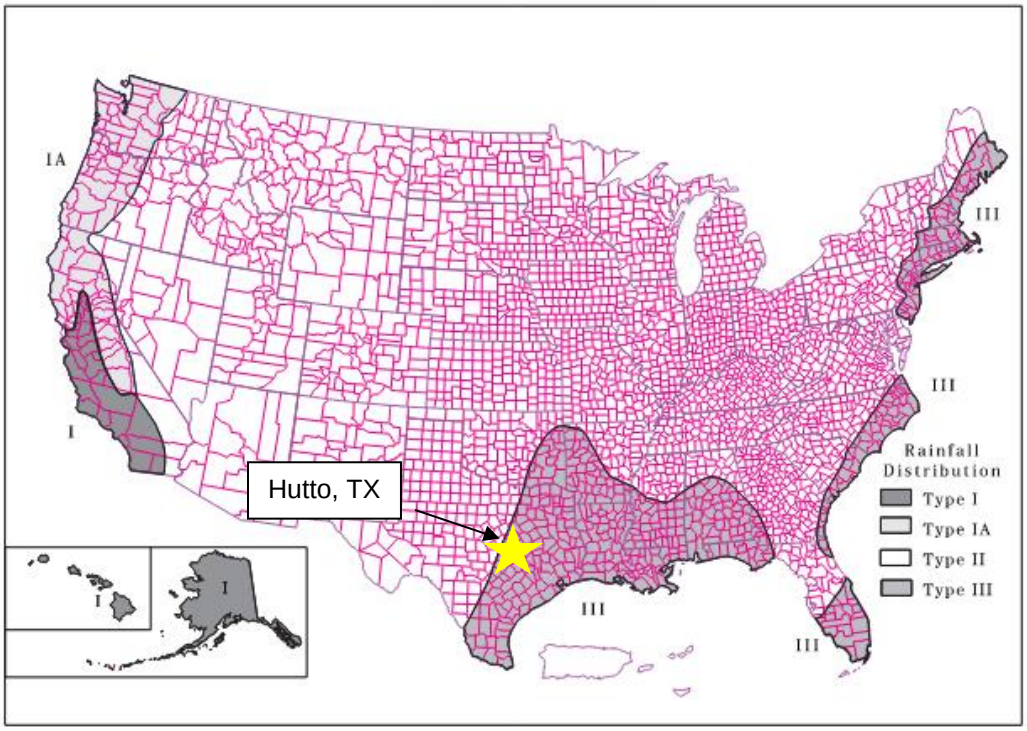
To develop the design storm hydrograph, the Soil Conservation Service (SCS) Type III rainfall distribution was used based upon methodology outlined within Urban Hydrology for Small Watersheds (Technical Release 55) published by the United States Department of Agriculture (USDA) in 1986. A map outlining the rainfall distribution types throughout the United States and the specific location of Hutto, Texas is shown in Figure 4-1.

Influent flow peaking factors observed at the City's lift stations and WWTPs were interpolated to obtain design storm peaking factors that were approved by City Staff and used in the model. Refer to Section 5.5 and Appendix B for details on how these peaking factors were obtained.



Taken from the National Oceanic and Atmospheric Administration (NOAA) website.

Figure 4-1: Storm depth-duration-frequency Curve for the City of Hutto.



Taken form United States Department of Agriculture (USDA) website.

Figure 4-2: Rainfall Distribution Types within the United States.

5.0 Wastewater Hydraulic Model Development

5.1 Creation of Model

The model was created from scratch using the City's Geographic Information System (GIS) databases, record drawings in electronic and paper format, and interviews of City Staff. The Garver team added model elements in the following order: manholes, WWTPs (modeled as outfall), wet wells, sewer gravity pipelines, force mains, and lift station pumps. Elements modeled are in the wastewater systems from both the Hutto Certificate of Convenience and Necessity (CCN) and the Jonah WW CCN.

5.1.1 Manholes

Modeled manhole locations were taken from the City's GIS database. Modeled manhole diameters and rim elevations were taken from record drawings. The model has 561 manholes. Table 5-1 shows the distribution of modeled manhole diameters.

Table 5-1: Sanitary Sewer Manhole Model Data

Diameter (ft)	No. of MH in Model	Percent of MH in Model
4	455	81%
5	98	18%
6	8	1%
Total	**561**	**100%**

5.1.2 Sewer Pipelines

The Graver team imported sewer pipeline locations and length into the model from the City's GIS. Electronic and paper record drawings were used to inform modeled pipe invert elevations, slope, and diameter. In addition, record drawings were used to verify the GIS information. Refer to Appendix F for our recommended GIS corrections. When record drawing data was not available, the following assumptions were made:

- If the pipeline(s) lay between pipelines with known slopes/inverts, the pipe slope was assumed constant between the known values.
- Pipeline(s) were assumed at minimum slope per TCEQ if all other information was unavailable.

The Grave team used a Manning's roughness value of 0.013 for all pipes, and included all sewer lines with diameters equal to or larger than 8 inch (excluding services) in the model. Refer to Section 5.7 for an analysis of the modeled pipe slopes.

5.1.3 Lift Stations

Lift stations were modeled as a wet well and fixed discharge flow pumps. Wet well volume and elevations were taken from lift station record drawings provided by the City. Discharge flow rates were assumed to be the lift station's design firm capacities. For two of the ten modeled lift stations (Wilco Ranch and Mustang Creek LS), the modeled discharge flow rates were modified based on facility assessment data collected by

Garver. Refer to Section 5.2 and Appendix D for more information on facility assessment. Pump curves for each lift station are provided in Appendix C.

5.2 Facility Performance Testing

The Garver team selected six of the ten City of Hutto Lift Stations for performance testing. The purpose of performance testing is to collect data to adjust the model parameters of the lift stations. Pressure loggers were installed on the discharge headers of six of the lift station and recorded fluid pressure for more than 24 hours on a weekday.

The six lift stations selected were: the Mustang LS, the Emory Crossing LS, the Country Estates LS, Wilco Ranch LS, Glenwood LS, and Enclave LS. Refer to Table 5-2 for the lift station characteristics considered to select the six lift stations assessed. Overall, the Garver team selected the lift stations with: 1) the highest percent firm capacity used during modeled peak wet weather flows, and / or 2) several known future developments planned to discharge in it. As shown on Table 5-2, Garver also assessed the lift station locations, but all ten lift stations are in primarily residential neighborhoods. This means that a lift station malfunction poses the same risk to the surrounding neighborhoods for the ten lift stations. Therefore, lift station locations was not included in the final lift station selection.

The pressure loggers successfully recorded data for the Mustang LS, the Emory Crossing LS, the Country Estates LS, Wilco Ranch LS. Refer to Refer to Appendix D for the pressure data successfully recorded and locations where pressure loggers were installed. Data was not successfully recorded for the Glenwood LS because of its poor condition (valves were too corroded to install pressure loggers) and Enclave LS (no adequate valve was available).

Table 5-2: Characteristics Considered to Select Six Lift Stations to Assess

Lift Station	Modeled Peak Wet Weather Inflow (MGD)	Design Firm Capacity (MGD)	% Firm Capacity Used during Peak Wet Weather Flow	LS Location	Known Future Development	LS Assessed
Creekside	0.22	0.5	43.2%	Residential Neighborhood	No	
Country Estates	0.94	1.6	58.7%	Residential Neighborhood	No	Yes
Enclave	2.12	5.9	35.9%	Residential Neighborhood	More than 15 known development (approved and SERs). Approved peak flow already exceeds the LS firm capacity.	Yes – Unable to Log Data
Farley	0.07	0.4	18.0%	Residential Neighborhood	CR 137 Gas Station and Carver Ridge Ph II.	
Glenwood	2.31	3.4	67.8%	Residential Neighborhood	Cottonwood Creek Development currently under construction. Glenwood Interceptor under design.	Yes – Unable to Log Data
Brooklands	0.02	0.5	3.1%	Residential Neighborhood	Brooklands development under construction.	
Mustang Creek	0.17	1.0	16.3%	Residential Neighborhood	Mustang Creek and School Complex developments were approved in 2021.	Yes
Highlands North	0.08	0.8	9.5%	Residential Neighborhood	Hutto Highlands North development under construction.	
Wilco Ranch (Hornbill)	0.04	1.2	3.6%	Residential Neighborhood	Limmer Loop Industrial Development SER.	Yes
Emory Crossing (RSI)	0.21	3	7.1%	Residential Neighborhood	Emory Crossing development under construction since 2021.	Yes

5.3 Spatial Delineation of Flows

The Garver team used the City of Hutto and Jonah parcel GIS information, and USGS 1/3 arc-second DEM elevation data to delineate modeled subcatchments. Subctachments are areas modeled that generally flow to the same sewer pipes. For existing developments, Garver delineated subcatchments to be between 10 and 80 acres in size, except for a few exceptions. A total of 146 subcatchments were delineated, of which: 131 are between 10 and 80 acres in size; 11 are between 4 and 10 acres (typically the densest areas where wastewater flows are high); and four (4) are between 80 acres and 100 acres (typically areas that are not

dense, with large single-family lots). For future developments, Garver delineated larger subcatchments, primarily based on known development boundaries and the City's future land use GIS shapefile.

The Garver team assigned to each modeled subcatchment a modeled manhole to drain to. Subcatchments are used to supply both dry and wet weather flows to the model network.

The Garver team aggregated the subcatchments into seven larger basins, which were used for mapping purposes in this report: the Boggy Creek, Brushy Creek, Mustang Creek, North Cottonwood Creek, North FM 1660, San Gabriel River, and South Cottonwood Creek basins.

5.4 Dry Weather (Base) Flows

5.4.1 Average Dry Weather Flows

Water meter billing data from the City of Hutto and Jonah was used to inform modeled dry weather loads for each subcatchment. The average winter billed water consumption between December 2021 and February 2022 was determined for each parcel that received a water bill during this period. The winter flows were then summed for each subcatchment to obtain dry weather loads.

To corroborate the billing meter data, flows were compared to observed daily WWTP treated flows (refer to Section 6.1.1 for historical influent flow graphs). Table 5-3 outlines the modeled ADF (obtained from billing data, as described above in this section) and measured average effluent flow at the Central and South WWTPs.

Table 5-3: Modeled Average Dry Weather Flow (ADF)

WWTP Drainage Area	Modeled ADF (MGD)	Measured Average Treated Flow (MGD) for December 2021, January 2022, and February 2022
Central WWTP	0.59	0.69
South WWTP	1.18	1.21
Total	**1.77**	**1.90**

As shown in Table 5-3, the modeled ADF is consistent with measured treated flow: the modeled ADF into the Central WWTP is 86% (0.59/0.69) of the measured treated flow at the WWTP; and the modeled ADF into the South WWTP is 97% (1.18/1.21) of the measured treated flow at the WWTP. The higher difference at the Central WWTP can be partially explained by the older wastewater system in the Central WWTP drainage area when compared to the system in the South WWTP drainage area.

5.4.2 Dry Weather Diurnals

The Garver team developed dry weather diurnals using SCADA data available for all 10 lift stations. Table 5-4 summarizes SCADA data availability for the ten (10) lift stations.

Garver chose typical dry weather weeks representative of each lift station's inflow patterns, and obtained a weekday and weekend diurnal for each lift station. Refer to Appendix A for a depiction of inflows during a

typical dry weather week for the modeled lift stations. Refer to Appendix B for the dry weather diurnals used in the model.

Table 5-4: Available Lift Station SCADA Data Timeframe

Lift Station	SCADA Historical Data Availability	No. of Pumps	Typical Number of Daily Pump Starts as of October 2022	Wet Well Inflow Measurements Available?
Creekside	Since March 2017	2	17 per pump	Yes
Country Estates	Since March 2017	2	28 per pump	Yes
Enclave	Since March 2017	3	56 per pump	Yes
Farley	Since March 2017	2	10 per pump	Yes
Glenwood	Since March 2017	3	68 for Pump 1 and Pump 2	Yes
Brooklands	Since January 2021	2	14 per pump	No
Mustang Creek	Since September 2020	2	10 per pump	No
Highlands North	Between December 2020 and February 2022	2	10 per pump	No
Wilco Ranch (Hornbill)	Since August 2021	2	7 per pump	No
Emory Crossing (RSI)	Since December 2020	2	5 per pump	No

As indicated in Table 5-4, only the following lift stations recorded wet well inflow data: Country Estates, Creekside, Enclave, Farley, and Glenwood LSs. The other lift stations (Brooklands, Highlands North, Hornbill, Mustang Creek, and Emory Crossing LSs) did not record wet well inflow data.

For the five (5) lift stations that did record inflow data, Garver chose the average dry weather flow week to be a week with low inflow and consistent pattern.

For the five (5) lift stations that did not record inflow data, the Garver team computed inflow over time using the following data from SCADA: 1) timestamps at which pumps turned on and off, and 2) wet well level recordings. The Garver team used the difference in level and time, and diameter of the wet well (assuming the volume of the well to be a perfect cylinder), to calculate inflow into the wet well with the following equation:

$$Q = \frac{(h_2 - h_1) \cdot \pi \cdot \left(\frac{D}{2}\right)^2}{(t_2 - t_1)} \cdot 7.48 \frac{gallon}{ft^3} \cdot 60 \frac{s}{min} \qquad (1)$$

where:

- Q = Flow rate (gpm)
- h_1 = Wet well level at t_1 (ft)
- h_2 = Wet well level at t_2 (ft)
- D = Diameter of wet well (ft)
- t_1 = Timestep when pump turns off (s)
- t_2 = Timestep when pump turns on (s)

Calculated flow rates were matched to the nearest hour to find the average dry weather week inflow. If there was no flow rate that matched each hour in a day, the inflow rate was assumed to be the same as the consequent inflow rate. The Garver team used the same approach as for the five (5) lift stations that did record inflow data to select a dry weather week and used the calculated flow rate to choose a week with low inflow and consistent pattern.

Apart from the Brooklands, Hornbill, and Emory Crossing LSs, Garver chose the dry weather week of 5/31/2022 to 6/6/2022. When graphing the data, Garver found that the weeks surrounding the two national holidays 4th of July and Memorial Day 2022 had patterns consistent with typical dry weather flows. Note that Garver did not include any holidays in the selected dry weather weeks since it would skew average weekday inflow.

Since the Hornbill LS turned its pumps on and off at a low frequency, the Garver team decided that the diurnal for the Enclave LS would be used to represent the Hornbill LS drainage area. Inflow recorded at the Brooklands LS and Emory Crossing LSs did not look typical for the week of 5/31/2022 to 6/6/2022 (with unexpected peaks at night for instance). Therefore, for these two LS, the Garver team chose a different dry weather week: 6/21/2022 to 6/27/2022 for the Brooklands LS and 6/7/2022 to 6/14/2022 for the Emory Crossing LS.

5.5 Wet Weather Flows

5.5.1 Wet Weather Calibration Events

The Garver team downloaded daily precipitation record data from the TexMesonet website for the gage “UBCWCID Dam 18 nr Hutto, TX”. The gage is located near the intersection of US HWY 79 and State Hwy 130 and is the closest to the City of Hutto available in the TexMesonet website. Significant rainfall events were inventoried and used to graph LS recorded peaking factors versus inches of rainfall.

Table ESTable 5-5 shows the inventory of rainfall events assessed to determine design storm peaking factors and obtain wet weather loadings for the different lift station drainage areas. Garver selected these specific rainfall events to obtain an array of rainfall intensities (0.93 to 3.43 inches of rainfall over a maximum span of 24 hours).

For each rainfall event listed in Table 5-5, Garver used SCADA data at all ten (10) lift stations to determine the corresponding maximum wet well inflow. The Garver team then calculated wet weather peaking factors by dividing the maximum wet well inflow values by each lift station average inflow during the selected dry weather week (see Section 5.4.2 for more information on the selected dry weather weeks).

Refer to Appendix B for select graphs showing wet weather peak flows during the events inventoried in Table 5-5. Using the trends noticed in the graphs shown in Appendix B, the Garver team proposed to City staff the peaking factors listed in Table 5-6 to represent a 5-year, 24-hour storm (which corresponds to 5.22 inches of rainfall, as discussed in Section 4.4). The method used by the Garver team to obtain these peaking factors was approved by City staff.

Note that the modeled peaking factors listed in Table 5-6 are slightly higher than the typical expected range (3 to 6.5) for the Highlands North LS (9.0), Hornbill (7.2), and Emory Crossing LSs (8). These three lift

stations currently receive a low daily inflow (when compared to their firm capacities) and serve areas under construction as of 2022. It is possible that the high observed peaking factors stem from construction work (with temporarily open manholes, etc.). Garver is expecting these peaking factors to decrease once more flow drains to these three lift stations over the next decade. Since the inflow into these lift stations is low, the high peaking factors do not impact the model: the three lift stations have adequate firm capacity to accommodate such peaking factors.

Table 5-5: Inventory of Wet Weather Events used for the Model

Date	Daily Rainfall (in)
1/2/2019	1.69
4/6/2019	3.43
4/24/2019	1.84
5/15/2020	1.16
6/23/2020	1.31
5/16/2021	0.93
7/4/2021	1.20
10/13/2021	1.52
1/31/2022	1.60
2/2/2022	0.96
5/24/2022	0.82
8/22/2022	1.05
10/1/2022	1.02

Table 5-6: Modeled Lift Station Wet Weather Peaking Factors

Lift Station	Modeled Design Storm Peak Factor
Creekside	5.5
Country Estates	5
Enclave	4.5
Farley	3.5
Glenwood	6.5
Brooklands	2.8
Mustang Creek	5.5
Highlands North	9.0
Wilco Ranch (Hornbill)	7.2
Emory Crossing (RSI)	8

5.6 Future Load Allocation

Garver allocated future flows for the 5-year, 10-year, and 25-year planning horizons using the LUE projections discussed in Section 3.3. For each projection polygon in the shapefiles created by Freese and Nichols and Garver (see Section 3.3), the Average Dry Weather flow (ADF) and Peak Wet Weather Flows (PWWF) were created. To do so, the projected LUEs and the 2021 City of Hutto Utility Criteria Manual (UCM) described in Section 3.2 were used.
The Garver team imported the projection polygons as subcatchments into the 5-year, 10-year, and 25-year models. The calculated ADF for the dry weather simulations, and calculated PWWF were then loaded for the wet weather simulations.

5.7 Existing Gravity Sewer Slopes

Garver checked all existing modeled gravity sewer slopes against requirements listed in the City's Utility Criteria Manual (UCM). The UCM minimum and maximum accepted slopes are listed in Table 4-2. Sub-standard pipe slopes can lead to issues such as deposition of materials suspended in the flow and ponding of sanitary flows within the collection system.

There are only three (3) segments within the modeled system that have slopes higher than the UCM required slopes. These segments are very short (all less than 38 LF) and were excluded from further analysis since Garver determined that they are not a concern.

There are 108 sewer segments within the modeled system that have slopes less than the UCM required slopes. Out of these 108 segments, Garver flagged pipes with inadequate slope if they were 10% lower than UCM's allowable minimum. Out of the 108 sewer segments identified, 38 were flagged as pipes with inappropriate slopes. Table 5-7 shows the line size with the corresponding lengths of pipeline displaying inadequate slope and the portion of total pipeline. No pipes with a diameter larger than 33" had inadequate slopes.

No capital improvements are proposed for the sole purposes of correcting inadequate pipe slopes. As noted in Table 5-7, the flagged 27-inch pipes are proposed to be replaced or paralleled as part of the proposed CIP project 026 (Cottonwood Creek Interceptor).

Table 5-7: Existing System Pipes with Inadequate Slopes (10% lower than UCM minimum)

Diameter (in.)	No. of Pipe Segments with Inadequate Slope	Length of Pipe with Inadequate Slope (ft)	Total Length of Pipe (ft)	Portion of Total Length (%)	Comment
10	0	0	6,681	0.00%	-
12	13	2,794	59,822	4.68%	Segments are between 100-ft and 350-ft long and are in the southeast of the City. Not expected to pose challenges in the short-term.
15	13	3,109	29,360	10.59%	Short segments at approximately 0.15% slope, which meets TCEQ requirements, but not the UCM minimum slope. Not expected to pose challenges in the short-term.
18	1	101	10,178	0.99%	Short segment along Hwy 79. Garver recommends to replace these segment as part of CIP Project 026.
21	6	2,009	11,491	17.82%	Segments are between 140-ft and 550-ft long and located in the downtown Hutto area. Slopes around 0.088%, which is close to the UCM minimum slope (0.10%). Not expected to pose challenges in the short-term.
24	0	0	14,924	0.00%	-
27	3	1,051	1,790	58.70%	Pipes are in the Cottonwood Creek Interceptor in the downtown area. Proposed to be replaced or paralleled with CIP Project 026.
30	0	0	67	0%	-
33	1	61	453	13.50%	Short segment.
>33	0	0	3,994	0.0%	-
Total	**38**	**9,188**	**138,809**	**6.62%**	**-**

5.8 Existing System (2022) Model Results

5.8.1 Dry Weather Results

Existing system dry weather simulation model results are shown in Figure 5-1. The model results indicate that during dry weather conditions, the modeled gravity sewer pipes are never more than 50% full. Overall, the results indicate that the modeled gravity pipes have adequate capacity to accommodate flows during dry weather conditions. The capacity of the gravity sewer pipes was also addresses through simulation of wet weather conditions (see section 5.8.2).

5.8.2 Wet Weather Results

Existing system wet weather simulation model results are shown in Figure 5-2. The results show that the City's modeled existing gravity sewer pipes do not have significant capacity challenges, except for the following areas:

- The Cottonwood Creek interceptor, which is approaching its capacity and has several 27-inch pipe segments below the UCM minimum slope (see Section 5.7).
- The 15-inch line that is a tributary to the Cottonwood Creek interceptor and receives flows from Jonah and the Highlands North LS.

- The 15-inch segments directly upstream of the Glenwood LS in Stewart Dr, Cloud Rd, and Mitchel Dr.
- Two (2) 15-inch segments adjacent to the Enclave LS and crossing the Brushy Creek to serve the neighborhood south of Riverwalk Dr.

5.8.3 Lift Stations and Force Mains

Table 5-8 indicates the percent of each of the ten modeled lit stations firm capacities used to pump flows during peak wet weather flows. This table indicates that there are two (2) lift stations currently functioning near their maximum capacity during wet weather events are: the Country Estates LS and Glenwood LS. Refer to Table 5-2 for more data on modeled lift station flows.

Table 5-9 outlines the maximum modeled velocities in each model force main. Per the City's UCM (page 24), force mains are required to be designed so that velocities are between 3.0 ft/s (or 2.5 ft/s during initial phases if needed) and 6.0 ft/s. Based on the model results shown in Table 5-9, all modeled force mains satisfy this criterion. Note that Garver recommends has found conflicting information about the Creekside force main diameter size. It is assumed to be 6 inches based on drawings but the team recommends to verify its diameter (its diameter is 4 inches in the City's GIS) and the existing maximum velocities.

Table 5-8: Lift Station Modeled Percent Firm Capacity used during Peak Weather

Lift Station	% Firm Capacity Used during Peak Wet Weather Flow
Creekside	43.2%
Country Estates	58.7%
Enclave	35.9%
Farley	18.0%
Glenwood	67.8%
Brooklands	3.1%
Mustang Creek	16.3%
Highlands North	9.5%
Wilco Ranch (Hornbill)	3.6%
Emory Crossing (RSI)	7.1%

Table 5-9: Modeled Force Main Maximum Velocities

Force Main	Maximum Velocity (ft/s)
Farley FM	3.2
Enclave FM	2.9
Brooklands FM	3.7
Mustang Creek FM	4.6
Glenwood FM	4.9
Wilco Ranch FM	4.1
Country Estates FM	4.5
FM into South WWTP	5.9
Creekside FM	4.0
Emory Crossing FM	3.0
Wilco Ranch & Emory Crossing Intersection	4.1
Highlands North FM	3.5

5.8.4 Proposed Improvements

Based upon the model results discussed in this section and the flow projections (including known developments), Garver recommends the improvements listed in Appendix E. These projects are numbered by priority and are shown on the map in Appendix G.

Overall, most of the projects listed in Appendix E are triggered by known future developments such as the Megasite area. However, a few projects were informed by the existing system model capacity constraints, and are recommended by the Garver team to increase the existing system's capacity, including:

- Project 026 (Cottonwood Creek Interceptor Ph I), which will increase the capacity of the existing Cottonwood Creek interceptor.
- Projects 007 and 008 (Brushy Creek Interceptor Phase III and IV), whose primary goal is to decommission the Enclave LS.
- Project 043 (Stewart Dr. Interceptor Upsize), which will remediate the fact that 15-inch segments directly upstream of the Glenwood LS in Stewart Dr, Cloud Rd and Mitchel Dr, are approaching their maximum capacity.

In addition to the projects triggered by developments or capacity constraints, Garver also recommends projects to minimize the City's wastewater system energy, operation, and maintenance costs. These projects propose to relieve select existing lift stations by construction of gravity lines and decommissioning of the lift stations.

- Project 070LS proposes to decommission the Emory Crossing LS once the upper Cottonwood Creek Interceptor is in service.
- Project 057LS proposes to decommission the Mustang Creek LS once the northeastern gravity system is in service.

5.9 5-year Planning Horizon (2027) Model Results

Garver recommends the following projects based on modeling at the 5-year planning horizon:

- 6 MGD expansion of the South WWTP
- 1.7 MGD expansion of the Central WWTP
- The Glenwood interceptor and decommissioning of the Glenwood LS
- Megasite projects, which temporarily conveys flows to the west via the proposed Glenwood interceptor
- The Brushy Creek Interceptor, decommissioning of the Enclave LS, and eventually decommissioning of the Brooklands and Farley LSs
- The Lakeside MUD LS and force main
- Upsizing or paralleling the Cottonwood Creek interceptor
- The first phase of the SE Loop and FM 1660 interceptors to serve the Walther Farms, Stromberg, and Limmer MUD developments
- Various smaller-diameter (8-inch to 18-inch) interceptors to serve known developments

5.9.1 Dry Weather Results

Dry weather results were not plotted for this scenario since no pipes were full under dry weather conditions.

5.9.2 Wet Weather Results

Wet weather results for the 5-year planning horizon are shown in Figure 5-3. These results indicate that no surcharging is occurring with the simulated proposed improvements under 5-year projected loads.

5.9.3 Proposed Improvements

Once the 5-year proposed improvements are implemented, Garver recommends implementing projects to serve the eastern portion of the City via the SE Loop and CR 101 Interceptors. Doing so will provide the ability to eventually decommission the Mustang Creek and Highlands North LSs, and to serve Megasite East and RCR / Taylor developments via the SE Loop interceptor (rather than via the Glenwood Interceptor). Garver also recommends the decommissioning of the Country Estates LS once the Brushy Creek Interceptor Ph V is in service.

5.10 10-year Planning Horizon (2032) Model Results

Garver recommends the following projects based on modeling at the 10-year planning horizon:

- Megasite 10-year projects, used to serve the Megasite East and RCR / Taylor developments via the proposed SE Loop interceptor
- The Northeastern system, which includes the CR 101 Interceptor, Hwy 79 and South Fork LSs
- The decommissioning of the Farley and Brooklands LS (if not completed with the 5-year horizon projects)

5.10.1 Dry Weather Results

Dry weather results were not plotted for this scenario since no pipes were full under dry weather conditions.

5.10.2 Wet Weather Results

Wet weather results for the 10-year planning horizon are shown in Figure 5-4. These results indicate that no surcharging is occurring with the simulated proposed improvements and under 10-year projected loads.

5.10.3 Proposed Improvements

Once the 10-year proposed improvements are implemented, Garver's recommendations primarily consist of improvements that Garver is expecting to be triggered by Service Extension Requests (SERs) in areas that are currently undeveloped. These areas include the area south of Brushy Creek, areas along CR 134, north of Boggy Creek, and around Little Mustang Creek.

5.11 25-year Planning Horizon (2047) Model Results

Garver recommends the following projects based on modeling at the 25-year planning horizon:

- South future SER projects
- The Little Mustang Creek system
- The decommissioning of the Mustang Creek LS and Highlands North LS (if not completed with the 10-year horizon projects)

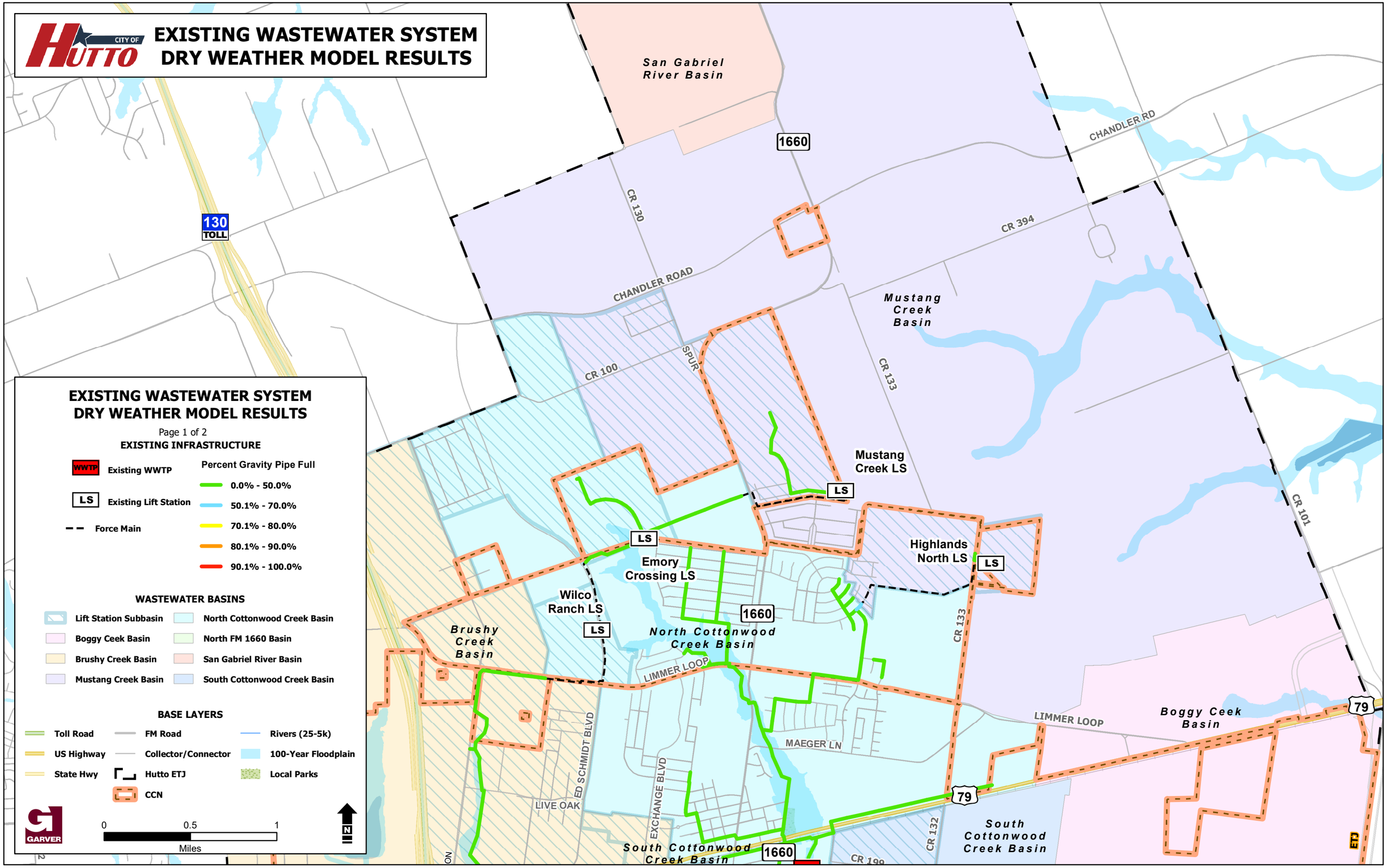
5.11.1 Dry Weather Results

Dry weather results were not plotted for this scenario since no pipes were full under dry weather conditions.

5.11.2 Wet Weather Results

Wet weather results for the 25-year planning horizon are shown in Figure 5-5. These results indicate that no surcharging is occurring with the simulated proposed improvements and under 25-year projected loads.

Figure 5-1: Existing System Dry Weather Model Results Map



EXISTING WASTEWATER SYSTEM DRY WEATHER MODEL RESULTS

CITY OF HUTTO

EXISTING WASTEWATER SYSTEM DRY WEATHER MODEL RESULTS

Page 2 of 2

EXISTING INFRASTRUCTURE

- WWTP — Existing WWTP
- LS — Existing Lift Station
- Force Main

Percent Gravity Pipe Full

- 0.0% - 50.0%
- 50.1% - 70.0%
- 70.1% - 80.0%
- 80.1% - 90.0%
- 90.1% - 100.0%

WASTEWATER BASINS

- Lift Station Subbasin
- Boggy Ceek Basin
- Brushy Creek Basin
- Mustang Creek Basin
- North Cottonwood Creek Basin
- North FM 1660 Basin
- San Gabriel River Basin
- South Cottonwood Creek Basin

BASE LAYERS

- Toll Road
- US Highway
- State Hwy
- FM Road
- Collector/Connector
- Hutto ETJ
- CCN
- Rivers (25-5k)
- 100-Year Floodplain

GARVER

0 0.5 1 Miles

N

Central WWTP
North Cottonwood Creek Basin
Creekside Estates LS
1660 LS
Country Estates LS
LS
South Cottonwood Creek Basin
The Enclave at Brushy Creek LS
LS
Glenwood LS
Farley Middle School LS
LS
Brooklands LS
South WWTP
Brushy Creek Basin
685
685
130 TOLL
130
Proposed SE Loop
CR 137
ROWE LN
CR 122
CR 134
COUNTY ROAD 137
CR 199
CR 132
Boggy Ceek Basin
3349
North FM 1660 Basin
Taylor WW Service in Support of ARPA Funding
1660
Brushy Creek Basin
79
CHRIS KELLEY BLVD
FRONT ST
CARL STERN

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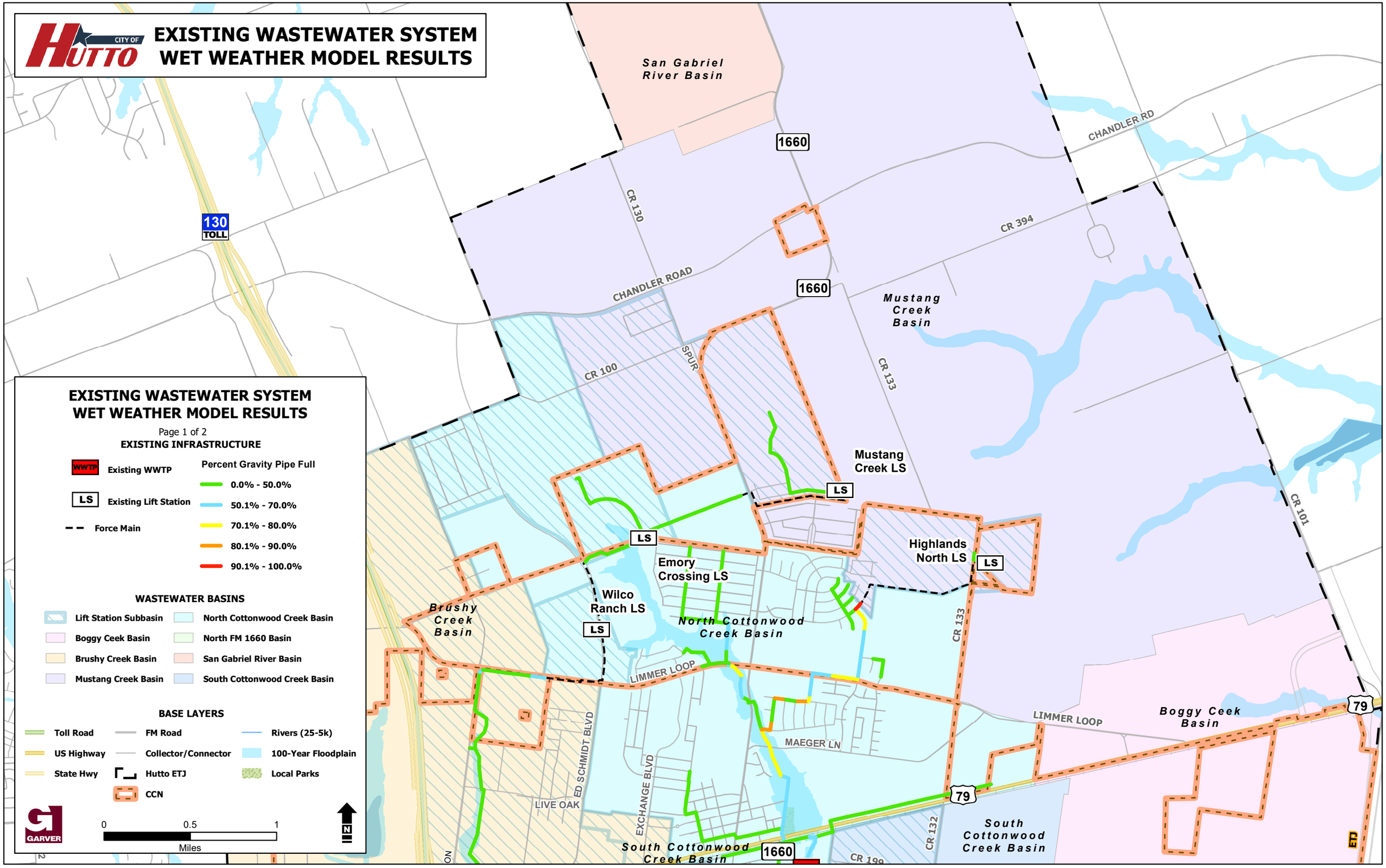
Figure 5-2: Existing System Wet Weather Model Results Map



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EXISTING WASTEWATER SYSTEM WET WEATHER MODEL RESULTS

CITY OF HUTTO

EXISTING WASTEWATER SYSTEM WET WEATHER MODEL RESULTS

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EXISTING INFRASTRUCTURE

- WWTP — Existing WWTP
- LS — Existing Lift Station
- Force Main

Percent Gravity Pipe Full

- 0.0% - 50.0%
- 50.1% - 70.0%
- 70.1% - 80.0%
- 80.1% - 90.0%
- 90.1% - 100.0%

WASTEWATER BASINS

- Lift Station Subbasin
- Boggy Ceek Basin
- Brushy Creek Basin
- Mustang Creek Basin
- North Cottonwood Creek Basin
- North FM 1660 Basin
- San Gabriel River Basin
- South Cottonwood Creek Basin

BASE LAYERS

- Toll Road
- US Highway
- State Hwy
- FM Road
- Collector/Connector
- Hutto ETJ
- CCN
- Rivers (25-5k)
- 100-Year Floodplain

GARVER

0 0.5 1 Miles

N

Central WWTP
North Cottonwood Creek Basin
WWTP
CR 199
CR 132
Creekside Estates LS
1660
LS
CHRIS KELLEY BLVD
FRONT ST
CARL STERN
Country Estates LS
LS
South Cottonwood Creek Basin
Glenwood LS
LS
The Enclave at Brushy Creek LS
LS
Brushy Creek Basin
CR 122
CR 134
Farley Middle School LS
LS
COUNTY ROAD 137
685
685
130
TOLL
Boggy Ceek Basin
3349
North FM 1660 Basin
Taylor WW Service in Support of ARPA Funding
LS
Brooklands LS
South WWTP
WWTP
Proposed SE Loop
130
CR 137
1660
Brushy Creek Basin
ROWE LN
79
79

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FIGURE 5-3: 5-YEAR PLANNING HORIZON WET WEATHER MODEL RESULTS MAP

CITY OF HUTTO

EXISTING WASTEWATER SYSTEM AND 5-YEAR PROJECTS

Page 1 of 2

EXISTING INFRASTRUCTURE

- WWTP — Existing WWTP
- LS — Existing Lift Station
- Force Main
- Existing Gravity Lines
- Pipe Surcharging

5-YEAR PROPOSED PROJECTS

- LS — 5-Year CIP Lift Station
- 5-Year CIP Gravity Lines
- 5-Year CIP Force Main

WASTEWATER BASINS

- Lift Station Subbasin
- Boggy Ceek Basin
- Brushy Creek Basin
- Mustang Creek Basin
- North Cottonwood Creek Basin
- North FM 1660 Basin
- San Gabriel River Basin
- South Cottonwood Creek Basin

BASE LAYERS

- Toll Road
- US Highway
- State Hwy
- FM Road
- Collector/Connector
- Hutto ETJ
- CCN
- Rivers (25-5k)
- 100-Year Floodplain
- Local Parks

GARVER

0 0.5 1 Miles

N

San Gabriel River Basin
Mustang Creek Basin
North Cottonwood Creek Basin
Brushy Creek Basin
South Cottonwood Creek Basin
Boggy Ceek Basin
Taylor WW Service in Support of ARPA Funding
Mustang Creek LS
Emory Crossing LS
Wilco Ranch LS
Highlands North LS
Central WWTP
CHANDLER RD
CHANDLER ROAD
CR 130
CR 394
CR 100
CR 133
CR 101
CR 132
CR 199
LIMMER LOOP
MAEGER LN
LIVE OAK
FRONT ST
ED SCHMIDT BLVD
EXCHANGE BLVD
130 TOLL
1660
79
3349
017
022
023
024LS
025
026
027
028
029
030LS
031
032
033
034
035 Option 2
003LS
004
005

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FIGURE 5-3: 5-YEAR PLANNING HORIZON WET WEATHER MODEL RESULTS MAP

CITY OF HUTTO

EXISTING WASTEWATER SYSTEM AND 5-YEAR PROJECTS

Page 2 of 2

EXISTING INFRASTRUCTURE

- WWTP — Existing WWTP
- LS — Existing Lift Station
- Force Main
- Existing Gravity Lines
- Pipe Surcharging

5-YEAR PROPOSED PROJECTS

- LS — 5-Year CIP Lift Station
- 5-Year CIP Gravity Lines
- 5-Year CIP Force Main

WASTEWATER BASINS

- Lift Station Subbasin
- Boggy Ceek Basin
- Brushy Creek Basin
- Mustang Creek Basin
- North Cottonwood Creek Basin
- North FM 1660 Basin
- San Gabriel River Basin
- South Cottonwood Creek Basin

BASE LAYERS

- Toll Road
- US Highway
- State Hwy
- FM Road
- Collector/Connector
- Hutto ETJ
- CCN
- Rivers (25-5k)
- 100-Year Floodplain
- Local Parks

GARVER

0 0.5 1 Miles

N

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FIGURE 5-4: 10-YR PLANNING HORIZON WET WEATHER MODEL RESULTS MAP

EXISTING WASTEWATER SYSTEM, 5-YEAR AND 10-YEAR PROJECTS

Page 1 of 2

EXISTING & 5-YEAR INFRASTRUCTURE

- WWTP — Existing WWTP
- LS — Existing Lift Station
- Force Main
- Existing Gravity Lines
- Pipe Surcharging

10-YEAR PROPOSED PROJECTS

- LS — 10-Year CIP Lift Stations
- 10-Year CIP Gravity Lines
- 10-Year CIP Force Main

WASTEWATER BASINS

- Lift Station Subbasin
- Boggy Ceek Basin
- Brushy Creek Basin
- Mustang Creek Basin
- North Cottonwood Creek Basin
- North FM 1660 Basin
- San Gabriel River Basin
- South Cottonwood Creek Basin

BASE LAYERS

- Toll Road
- US Highway
- State Hwy
- FM Road
- Collector/Connector
- Hutto ETJ
- CCN
- Rivers (25-5k)
- 100-Year Floodplain
- Local Parks

GARVER

0 0.5 1 Miles

N

San Gabriel River Basin
North Cottonwood Creek Basin
Brushy Creek Basin
Mustang Creek Basin
South Cottonwood Creek Basin
Boggy Ceek Basin
Taylor WW Service in Support of ARPA Funding
1660
130 TOLL
CR 130
CR 394
CR 100
CR 133
CR 132
CR 101
CR 199
CHANDLER RD
CHANDLER ROAD
LIMMER LOOP
MAEGER LN
ED SCHMIDT BLVD
EXCHANGE BLVD
LIVE OAK
INNOVATION
79
Mustang Creek LS
Emory Crossing LS
Wilco Ranch LS
Highlands North LS
Central WWTP
057LS
055LS
056
054
053
052LS
051
048
044LS
14" Dual FM
ETJ

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FIGURE 5-5: 25-YEAR PLANNING HORIZON WET WEATHER MODEL RESULTS MAP

EXISTING WASTEWATER SYSTEM, 5-YEAR, 10-YEAR, AND 25-YEAR PROJECTS

Page 1 of 2

EXISTING, 5 & 10 YEAR INFRASTRUCTURE

- WWTP — Existing WWTP
- LS — Existing Lift Station
- Force Main
- Existing Gravity Lines
- Pipe Surcharging

25-YEAR PROPOSED PROJECTS

- LS — 25-Year CIP
- 25-Year CIP Gravity Lines

WASTEWATER BASINS

- Lift Station Subbasin
- Boggy Ceek Basin
- Brushy Creek Basin
- Mustang Creek Basin
- North Cottonwood Creek Basin
- North FM 1660 Basin
- San Gabriel River Basin
- South Cottonwood Creek Basin

BASE LAYERS

- Toll Road
- US Highway
- State Hwy
- FM Road
- Collector/Connector
- Hutto ETJ
- CCN
- Rivers (25-5k)
- 100-Year Floodplain
- Local Parks

GARVER

0 0.5 1 Miles

N

San Gabriel River Basin
1660
CHANDLER RD
CR 130
CR 394
CHANDLER ROAD
1660
Mustang Creek Basin
CR 133
CR 100
CR 101
130 TOLL
North Cottonwood Creek Basin
Mustang Creek LS
Highlands North LS
070LS
Emory Crossing LS
071LS
Brushy Creek Basin
Wilco Ranch LS
069LS
067
068
066
062
LIMMER LOOP
ED SCHMIDT BLVD
EXCHANGE BLVD
MAEGER LN
LIVE OAK
Boggy Ceek Basin
South Cottonwood Creek Basin
CR 132
CR 199
WWTP
Central WWTP
79
3349
Taylor WW Service in Support of ARPA Funding
ETJ

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FIGURE 5-5: 25-YEAR PLANNING HORIZON WET WEATHER MODEL RESULTS MAP

CITY OF HUTTO

EXISTING WASTEWATER SYSTEM, 5-YEAR, 10-YEAR, AND 25-YEAR PROJECTS

Page 2 of 2

EXISTING, 5 & 10 YEAR INFRASTRUCTURE

- WWTP — Existing WWTP
- LS — Existing Lift Station
- Force Main
- Existing Gravity Lines
- Pipe Surcharging

25-YEAR PROPOSED PROJECTS

- LS — 25-Year CIP
- 25-Year CIP Gravity Lines
- 25-Year CIP Force Main

WASTEWATER BASINS

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- 100-Year Floodplain
- Local Parks

GARVER

0 0.5 1 Miles

N

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6.0 Wastewater Treatment Plant Analysis

This section contains an evaluation of the existing plant processes and proposed phased buildout for the City's two existing treatment plants as needed to meet the wastewater flow projections identified in Section 3.0.

6.1 Planning Criteria

The first step in the plant evaluation is to review historical plant flow and loading data and develop criteria for sizing of proposed infrastructure.

6.1.1 Flow Criteria

30 TAC §217.34(1) requires that when an existing wastewater treatment facility is to be re-rated or altered, the wastewater treatment facility's data for the last five years be used to determine the annual average day flow (AADF), the maximum monthly average flow (MMF), and the two-hour peak flow (P2HF). If the wastewater treatment facility is less than five years old, all existing data must be used. Data from January 2019 through July 2022 was provided and reviewed for this analysis.

The observed AADF and P2HF for each plant are outlined in Section 3.1 in Table 3-1. The Central WWTP currently has a permitted 2-hr peaking factor of 3.3. The South WWTP does not have a permitted peaking factor due to the existing SBR process, however the assumed peaking factor is 4.0. Central WWTP monthly average flow ranges from 0.4 to 1.5 MGD. However, as noted in Section 3.1, the Glenwood lift station was re-routed from the Central WWTP to the South WWTP in 2019 resulting in lower flows to Central and higher flows to the South WWTP. The South WWTP monthly average flow ranges from 0.4 to 1.5 MGD.

The maximum monthly peaking factor is calculated by dividing the 30-day rolling average of the daily flow data by the 365-day rolling average. Maximum monthly values are outlined in Table 6-1 and shown graphically in Figure 6-1 and Figure 6-2. A max month peaking factor of 1.6 is adopted for the Central WWTP since the peaking factor of 1.9 occurred prior to the re-route of the Glenwood lift station. A max month peaking factor of 1.2 is adopted for the South WWTP.

Table 6-1: Historical (2019-2022) Central and South WWTP Flow and Max Month PF

Parameter	Central WWTP		South WWTP	
	Annual Average (MGD)	Max Month PF	Annual Average (MGD)	Max Month PF
Flow Event 1	0.8	1.9	1.0	1.1
Flow Event 2	0.7	1.6	1.2	1.2
Adopted MM PF	**-**	**1.6**	**-**	**1.2**

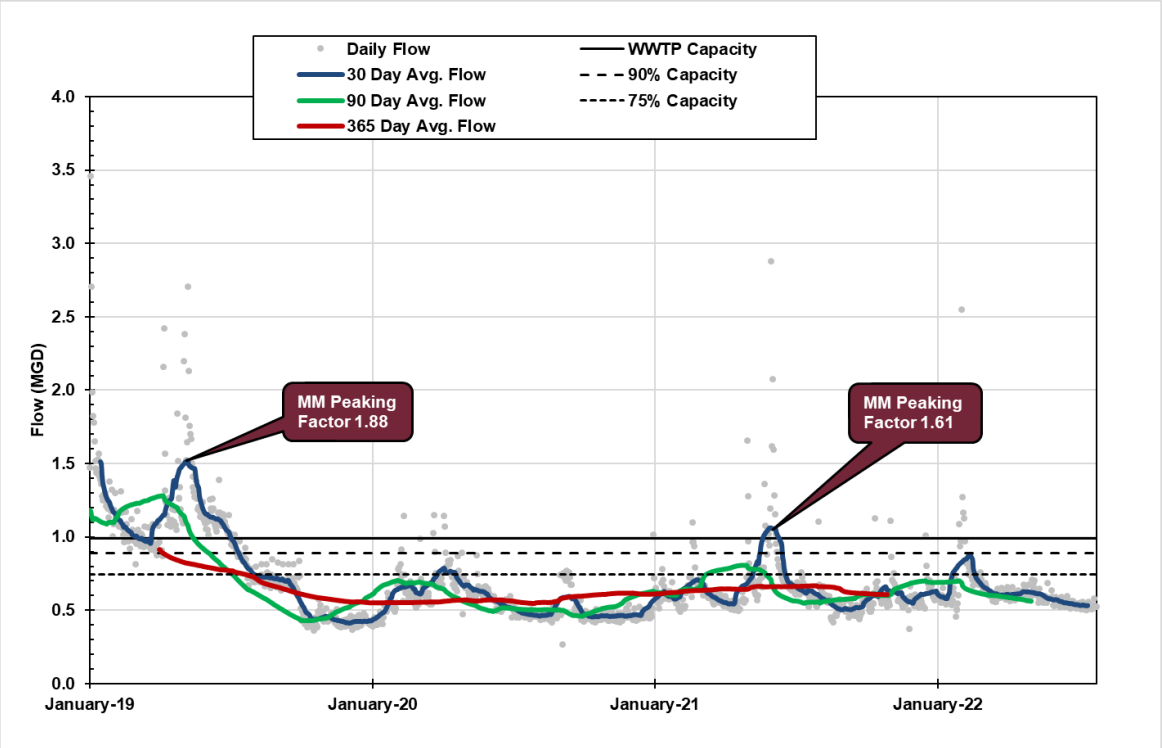


Figure 6-1: Historical Central WWTP Effluent Flow

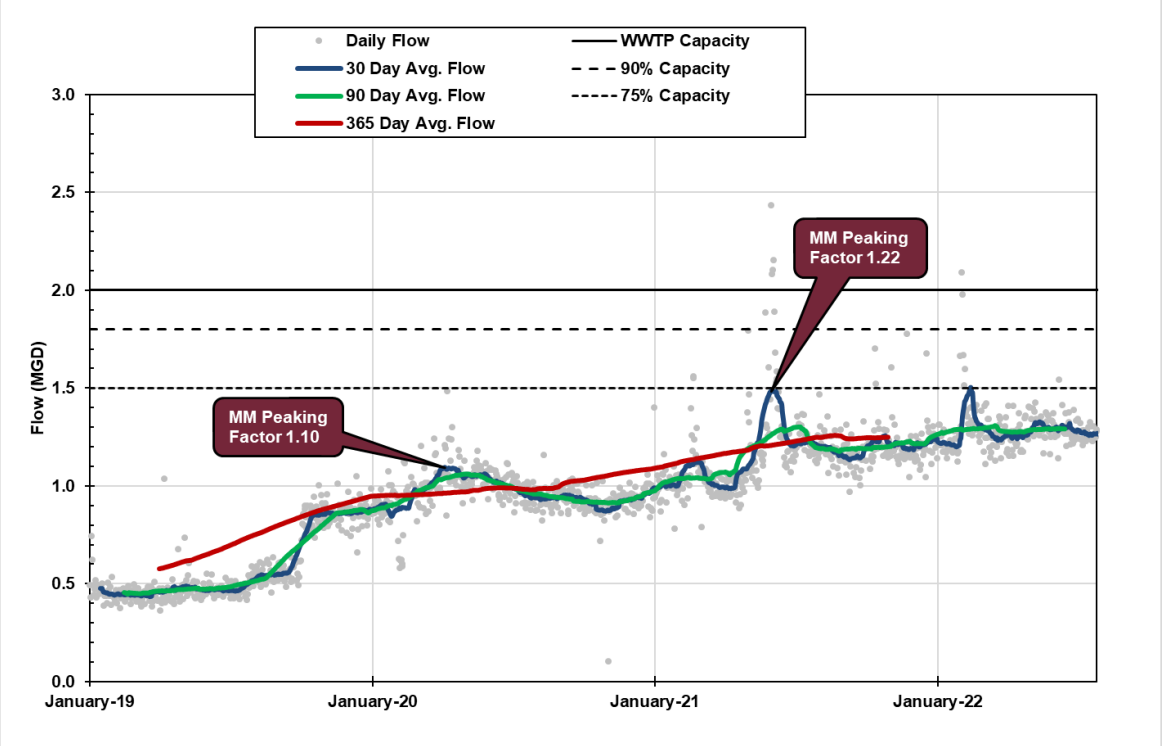


Figure 6-2: Historical South WWTP Effluent Flow

6.1.2 Loading Criteria

30 TAC §217.32 and §217.34 detail TCEQ loading requirements for sizing wastewater treatment infrastructure. Table 6-2 lists criteria for organic loading sampling parameters and frequency.

Table 6-2: TCEQ Mass Loading Design Requirements

TCEQ Rule	Criteria
217.34 (2)(A)(i)	Data used to determine organic loading must be from the analyses of at least three composite samples of influent wastewater per week.
217.34 (2)(A)(iii)	Sample data must include BOD, TSS, and NH_3-N at a minimum if monitoring of these parameters is required by the wastewater permit
217.32 (a)(3)	If inadequate organic loading data are not available, the following influent concentrations must be used*: • 250 – 400 mg/L BOD • 15 – 75 mg/L NH_3-N

*TCEQ does not define required organic loading data for TSS and TP.

Based upon data available from January 2019 through July 2022, influent and effluent BOD, TSS, and NH_3-N samples are typically taken twice per week at both the Central and South WWTPs. While the TCEQ requirement for use is three composite samples per week, the available historical data is believed to be a better representation for future planning than standard TCEQ-suggested values. Therefore, the historical data is used to determine future planning criteria for both plants. TCEQ-suggested values are included for comparison purposes.

6.1.2.1 Max Month Loadings Peaking Factor

To generate design parameters for a given wastewater stream, a relationship between average constituent loadings and high constituent loadings called the max month peaking factor is typically used. The max month peaking factor for the Central and South WWTPs was calculated by dividing the 30-day rolling average of the daily constituent loading data by the annual average. Data from 2019 was not used to calculate max month peaking factors as the Glenwood LS was re-routed from the Central WWTP to the South WWTP during the fall of that year which resulted in skewed averages. Figure 6-3 depicts an example of how the BOD max month peaking factor of 1.4 was determined for the South WWTP. A summary of calculated max month peaking factors for BOD, TSS, NH_3-N, and TP are shown in Table 6-3.

Table 6-3: Historical (2020-2022) Central and South WWTP Influent Concentrations and Max Month PF

Constituent	Central WWTP			South WWTP		
	Average (mg/L)	Average (lbs/day)	Max Month PF	Average (mg/L)	Average (lbs/day)	Max Month PF
BOD	237	1,200	1.4	264	2,470	1.4
TSS	252	1,280	1.5	226	2,130	1.7
NH_3-N	31	160	1.2	41	380	1.1
TP	5.3	30	1.4*	3.3	32	1.8

*Calculated max month value matches the standard peaking factor from Metcalf and Eddy, 5th Edition.

Total phosphorous (TP) samples at the Central WWTP were only taken once per month in 2020 and once per week in 2021-2022. Since less data was available for this parameter than other parameters, the calculated value was compared to a standard max month peaking factor from Metcalf and Eddy. Both the calculated and the standard values were determined to be 1.4.

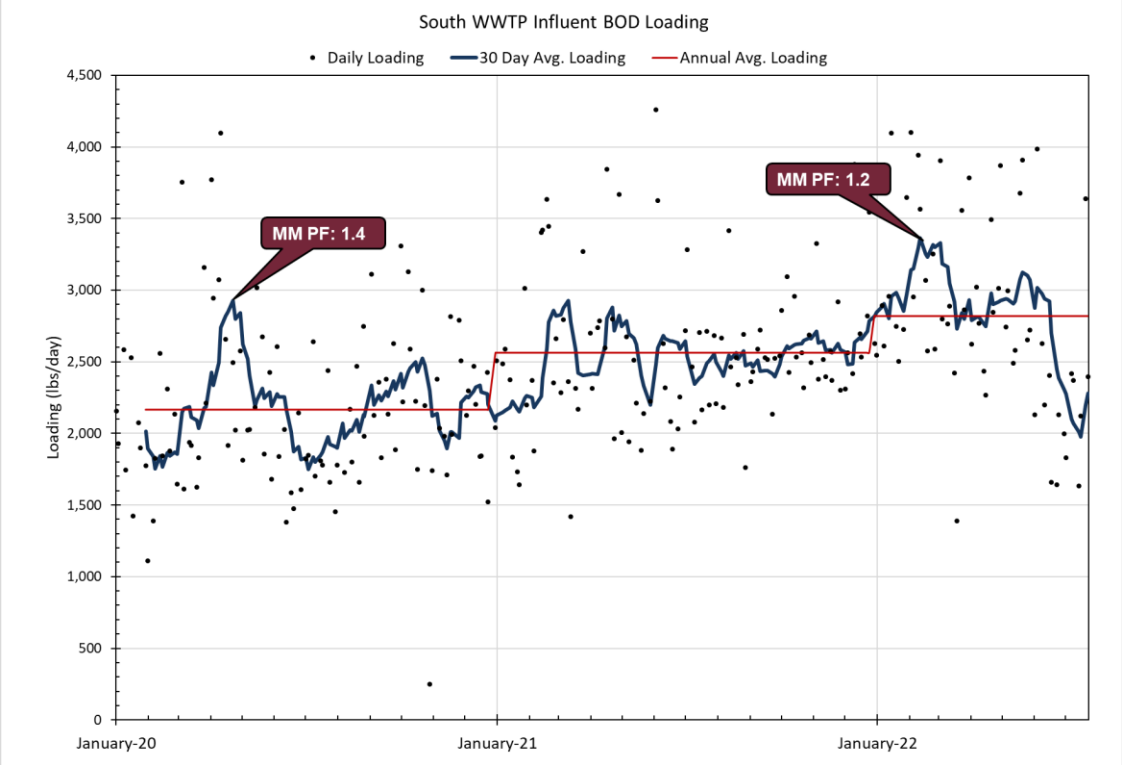


Figure 6-3: South WWTP BOD Max Month Peaking Factor

6.1.3 Phasing Criteria

The goal of the proposed phasing is to match future treatment capacity to the flow projections and to maximize the use of existing infrastructure. The main driver behind plant expansions are the flow projections

as presented in Section 3.0. Timing for WWTP capacity expansions is governed by historical plant flow data as outlined in TAC §305.126, which states:

> "Whenever flow measurements for any sewage treatment plant facility in the state reach 75% of the permitted average daily or annual average flow for three consecutive months, the permittee must initiate engineering and financial planning for expansion and/or upgrading of the wastewater treatment and/or collection facilities. Whenever the average daily or annual average flow reaches 90% of the permitted average daily flow for three consecutive months, the permittee shall obtain necessary authorization from the commission to commence construction of the necessary additional treatment and/or collection facilities."

Plant phasing is developed based upon population projections. However, development in the area is constantly changing and it is not possible to precisely predict how and when new developers might enter the region. Therefore, the above regulation acts as a real-life trigger for commencing design and construction of capacity upgrades. It is possible that some upgrades may be required sooner and that some may be postponed from the schedules outlined in this report.

Figure 6-1 and Figure 6-2 depict the historical flows to the Central and South WWTPs from 2019-July 2022 along with the plant capacity and the 75% and 90% capacity triggers from TAC §305.126. As seen in the graphs, the Central WWTP 90-day average exceeded 75% capacity in the spring of 2021. The South WWTP has not yet exceeded 75% capacity for 3 consecutive months. However, due to the extensive growth anticipated within the City of Hutto, planning for the expansion of both plants is outlined within this report.

Expansions are timed with planning beginning when the plant reaches 75% capacity and construction beginning when the plant reached 90% capacity (per TCEQ). Two years were assumed for design and an additional two years were assumed for construction. However, due to current global supply chain issues and the tight bid environment, construction time frames may ultimately be longer.

6.2 Pre-treatment Overview

Most conventional wastewater treatment facilities are designed to treat municipal waste from residential users and are not designed to remove concentrated toxic pollutants that may be present in specific commercial or industrial wastes. Therefore, many utilities utilize a pre-treatment program for commercial and industrial users throughout their system that requires facilities to remove harmful pollutants before they are discharged to the general wastewater collection system. The goal of the pre-treatment program is to prevent high concentrations of contaminants that may be difficult to remove or may disrupt a conventional wastewater treatment process from reaching the City's sewer plants. The City's existing TPDES permits at the Central and South WWTPs require that the following pollutants are not introduced to the treatment plant:

- Pollutants which create a fire or explosion hazard.
- Pollutants which will cause corrosive structural damage including discharges with a pH lower than 5.0.
- Solid or viscous pollutants in amounts which will cause obstruction to the flow.

- Any pollutant, including oxygen-demanding pollutants released in a discharge at a flow rate and/or pollutant concentration which would cause interference with the treatment plant.
- Heat in amounts which will inhibit biological activity at the treatment plant. In no case shall there be heat in such quantities that the temperature at the treatment plant exceeds 104 deg. F.
- Petroleum oil, nonbiodegradable cutting oil, or products of mineral oil origin in amounts that will cause interference at the treatment plant.
- Pollutants which result in the presence of toxic gases, vapors, or fumes in quantities that may cause acute worker health and safety problems.
- Any trucked or hauled pollutants except at discharge points as designated by the City.

The City of Hutto does not currently have a pre-treatment program that is approved by TCEQ, and it does not have any restrictions on commercial and industrial waste discharged to their collection system other than those listed above. However, there are some commercial/industrial users called Categorical Industrial Users (CIU) that are automatically required to meet specific limits as defined by the Environmental Protection Agency (EPA) based on the type of industry. Examples include battery and fertilizer manufacturing. A full list of industries can be found on the TCEQ website.[1]

TCEQ typically requires that a utility implement a pre-treatment program when one or more of the following conditions is met:

- The total design flow for the utility is greater than 5 MGD.
- Industrial or commercial customers of the utility discharge pollutants into the wastewater system that are either passing through the treatment plant or interfere with its operation.
- One of more industrial user of the utility meet the definitions of a CIU.

Due to the high projected growth within the City of Hutto, including the expected addition of commercial and industrial users at the Megasite and the RCR Taylor Logistics Park, implementation of a pre-treatment program would prove beneficial to the City and may soon become required by TCEQ. The pre-treatment program could be tailored to specific users who are anticipated to soon be discharging to the City's system.

6.3 Reclaimed Water Overview

TCEQ governs the use of reclaimed water which it defines as "domestic or municipal wastewater which has been treated to a quality suitable for a beneficial use." The City does not currently have a reclaimed water system, but has indicated a desire to implement one as a component of future plant expansions. A reclaimed water system would allow the City to reduce its potable water demand by distributing non-potable water to specified locations throughout the City instead.

TCEQ divides reclaimed water use into two categories: Type I and Type II re-use. Type I re-use requires stricter water quality regulations and includes uses that have a higher chance of human contact such as residential irrigation, fire protection, and toilet flushing. Type II re-use has less strict regulations and includes uses such as irrigation for more remote areas, soil compaction or dust control for construction areas, and

[1] https://www.tceq.texas.gov/permitting/wastewater/pretreatment/categorical-industrial-users-categories-and-requirements/#EPA%20Pretreatment%20Categories%20and%20Standards

cooling tower makeup water. Type I and Type II effluent water quality requirements are included in Table 6-4.

Table 6-4: Type I and Type II Reclaimed Water Quality Regulations 30 TAC §210.33(1)

Constituent	Regulation	Type I Limit	Type II Limit	Unit
BOD5 / CBOD5	30-day average	5	20 / 15	mg/l
Turbidity	30-day average	3	200	NTU
Fecal Coliform	30-day average	20	200	CFU/100 ml
Fecal Coliform	Max single grab sample	75	800	CFU/100 ml
Enterococci	30-day average	4	35	CFU/100 ml
Enterococci	Max single grab sample	9	89	CFR/100 ml

To determine how easily a re-use system could be established at each plant, Type II reclaimed water quality requirements from 30 TAC §210.33(2)(A) were compared to existing effluent water quality as shown in Table 6-5. Both plants exceeded the regulations at least once between Jan. 2019 and July 2022, however it appears that both plants can typically meet the Type II regulations.

Based on the comparison, the City does not need significant additional treatment to implement a Type II re-use system at either plant. It is proposed to implement a Type II reclaimed water system at each WWTP in the short-term, with long-term plans for a Type I reclaimed water system.

Table 6-5: Type II Reclaimed Water Regulations and Existing City Effluent Limits

Type II Requirement 30 TAC §210.33(2)(A)			Hutto South	Hutto Central
CBOD5	30-day average	15 mg/L	Not exceeded from 2019-2022	Not exceeded from 2019-2022
E. Coli	30-day average	200 CFU/100 mL	Exceeded 5 days from 2019-2022	Not exceeded from 2019-2022
E. Coli	Max single grab sample	800 CFU/100 mL	Exceeded 1 day from 2019-2022	Exceeded 1 day from 2019-2022
Enterococci	30-day average	35 CFU/100 mL	Not reported	Not reported
Enterococci	Max single grab sample	89 CFU/100 mL	Not reported	Not reported

6.3.1 Short-Term Type II Implementation

The short-term Type II reclaimed water system is proposed to help reduce immediate demand on the City's potable water system. Therefore, instead of constructing large re-use transmission lines and associated infrastructure, it is proposed to construct a fill station at each plant. Users could bring tanker trucks to the plant and haul reclaimed water away for pre-approved uses. The fill station would likely include a reclaimed water storage tank, but it may be feasible to drain water directly off the chlorine contact basin at the Central

WWTP or the post-aeration basin at the South WWTP. TCEQ may also require additional chlorination, pending their review of the existing effluent water quality outlined in Table 6-5.

In order to implement a Type II reclaimed water system, the City must apply for a re-use permit from TCEQ. The re-use permit application requires an "operation and maintenance plan" for all planned re-use infrastructure that would apply to the proposed plant fill-stations. The new re-use permit would also expand the City's sampling/reporting requirements.

6.3.2 Long-Term Type I Implementation

The long-term plan to implement Type I reclaimed water usage includes the following:

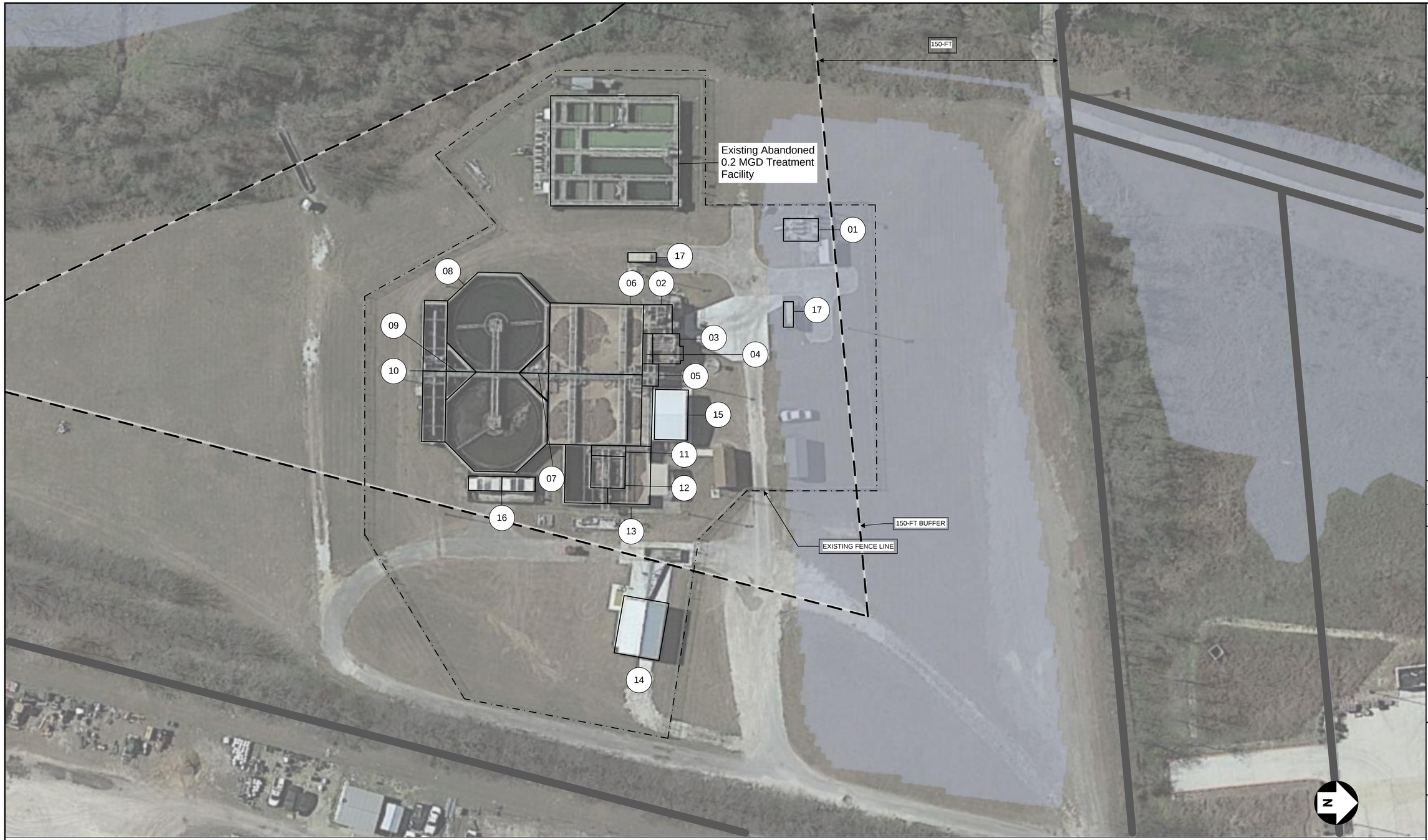
- Installation of purple reclaimed water lines through the City in accordance with 30 TAC §210.25.
- Inclusion of a chlorine contact basin for treatment of reclaimed water at each treatment plant.
- Construction of a non-potable water pump station and associated ground storage tanks at each treatment plant to serve the reclaimed water system.

Reclaimed water infrastructure is included within the plant phasing plans outlined in Sections 6.4 and 6.5.

6.4 Central WWTP Facility Evaluation

6.4.1 Overview

The Central WWTP is a conventional activated sludge plant that features screening at the headworks, a grit chamber, two aeration basins with fine bubble air diffusers, two secondary clarifiers, and disinfection via chlorination followed by de-chlorination before being discharged to Cottonwood Creek. Waste sludge from the clarifiers is pumped to a thickener and then dewatered via belt filter press before being removed with a sludge haul truck. The plant site also has an abandoned 0.2 MGD treatment facility. Refer to Figure 6-4 for a layout of the existing facility.



KEYNOTE CIP PROJECT NUMBER

- 01 INFLUENT LIFT STATION
- 02 SCREENING/MECHANICAL GRINDER
- 03 GRIT CHAMBER
- 04 INFLUENT BY-PASS CHANNEL
- 05 RAPID-MIX BASIN
- 06 AERATION BASINS
- 07 CLARIFIER LOADING BASINS
- 08 SECONDARY CLARIFIERS
- 09 CLARIFIER EFFLUENT BASIN
- 10 CHLORINE CONTACT BASIN
- 11 PRE-MIX BASIN
- 12 THICKENER BASIN
- 13 SLUDGE HOLDING TANK
- 14 BELT FILTER PRESS
- 15 AERATION BASIN BLOWERS
- 16 CHLORINE/SULFUR BUILDING
- 17 EMERGENCY GENERATOR

Figure 6-4: Existing Central WWTP Site Plan

0.0 ft. 18.0 ft. 30.0 ft. 60.0 ft.

LEGEND

- PROPERTY LINE
- 150-FT BUFFER ZONE
- 100 – YR FLOODPLAIN
- OTHER CIP IMPROVEMENTS

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REGISTRATION NO.
F-5713

CONCEPTUAL PLANS - NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ROBERT E. BOYSEN, PE #119621 ON APRIL 15, 2022. IT IS NOT INTENDED FOR USE DURING CONSTRUCTION, BIDDING OR PERMITTING.

REV	DATE	DESCRIPTION	BY

CITY OF HUTTO

CITY OF HUTTO
HUTTO, TEXAS

WASTEWATER SYSTEM MASTER PLAN

CENTRAL PLANT EXISTING SITE PLAN

JOB NO.: 22W07065
DATE: 05/12/2022
DESIGNED BY: REB
DRAWN BY: REB
CHECKED BY: HMS

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY

DRAWING NUMBER
10-P601

SHEET NUMBER **01**

The most recent permit renewal for the Central WWTP (TPDES WQ0011324001) was issued on October 26, 2020. The discharge permit outlines effluent water quality limits for the facility as summarized in Table 6-6. As shown in the table, the plant does not currently have effluent phosphorous limits, but a 1.0 mg/L limit will be imposed at the expansion to 1.70 MGD.

Table 6-6: Central WWTP Existing Discharge Permit Limits

Phase	AADF (MGD)	2-hr Peak Flow (MGD)	$CBOD_5$ (mg/L)	TSS (mg/L)	NH_3-N (mg/L)	TP (mg/L)	E. Coli (MPN/ 100mL)
Interim I	0.99	3.27	7	12	2	Report	126
Interim II	1.70	5.61	7	12	1.5	1.0	126
Final	3.25	10.73	5	5	1.7	1.0	126

6.4.2 Phasing

Due to the growth the City is experiencing, an expansion of the Central WWTP is required. Based upon population projections outlined in Section 3.0, the Central WWTP will receive 1.1 MGD average day flow in 2027 and 1.2 MGD in 2032. The City has requested that the plant be expanded to a size that will not require an additional expansion for 10-years. To meet this requirement, the plant must be expanded to at least 1.2 MGD. Based upon the existing permit, it is proposed to expand the plant to 1.70 MGD AADF with an ultimate expansion to 3.25 MGD AADF. The proposed phasing follows the existing permit for the plant. Proposed phasing is shown in Figure 6-5 and associated design loadings are included in Table 6-7.

Table 6-7: Central WWTP Summary of Influent Loading Design Criteria with Phasing

Design	AADF (MGD)	BOD (mg/L)	BOD (lb/day)	TSS (mg/L)	TSS (lb/day)	NH3-N (mg/L)	NH3-N (lb/day)	TP (mg/L)	TP (lb/day)
Existing (0.99 MGD)									
Historical Avg.*	0.61	237	1,200	252	1,280	31	160	5.3	30
Avg. Day	0.99	237	1,960	252	2,090	31	260	5.3	50
MM	1.60	205	2,800	236	3,220	24	330	5.0	70
P2HF	3.27	N/A							
1.70 MGD Expansion									
Avg. Day	1.70	237	3,360	252	3,580	31	440	5.3	80
MM	2.80	205	4,790	236	5,520	24	550	5.0	120
P2HF	5.61	N/A							
3.25 MGD Expansion									
Avg. Day	3.25	237	6,420	252	6,840	31	840	5.3	150
MM	5.40	205	9,150	236	10,540	24	1,040	5.0	210
P2HF	10.73	N/A							

*2020-2022

The City is currently planning on constructing a new lift station at the Central WWTP which will allow for the transfer of flow between the Central and the South WWTPs. The South WWTP is intended to be expanded to 6.0 MGD by 2026 (see Section 6.5). Once expanded, the South WWTP will have excess capacity and can receive flow from the Central WWTP. To prevent having to expand the Central WWTP immediately, it may be possible to pump flow to the South WWTP and keep the Central WWTP at 90% capacity for several years. This would allow the City to stagger design and construction of their treatment plant expansion projects. However, the design and construction timeframe for the South WWTP is already on a compressed schedule. It is possible that the plant may not be able to be online by 2026. Therefore, design for the Central WWTP is still slated to begin in 2023 for this WWMP.

Instead of expanding the plant, it was also considered to decommission the Central WWTP and pump all flow to the South WWTP. However, upon discussion with City staff it was determined that having two separate treatment plants online is beneficial if there is a failure or emergency at either one of the plants. In addition, the ultimate permit for the South WWTP would need to be increased to accommodate flow from the Central WWTP.

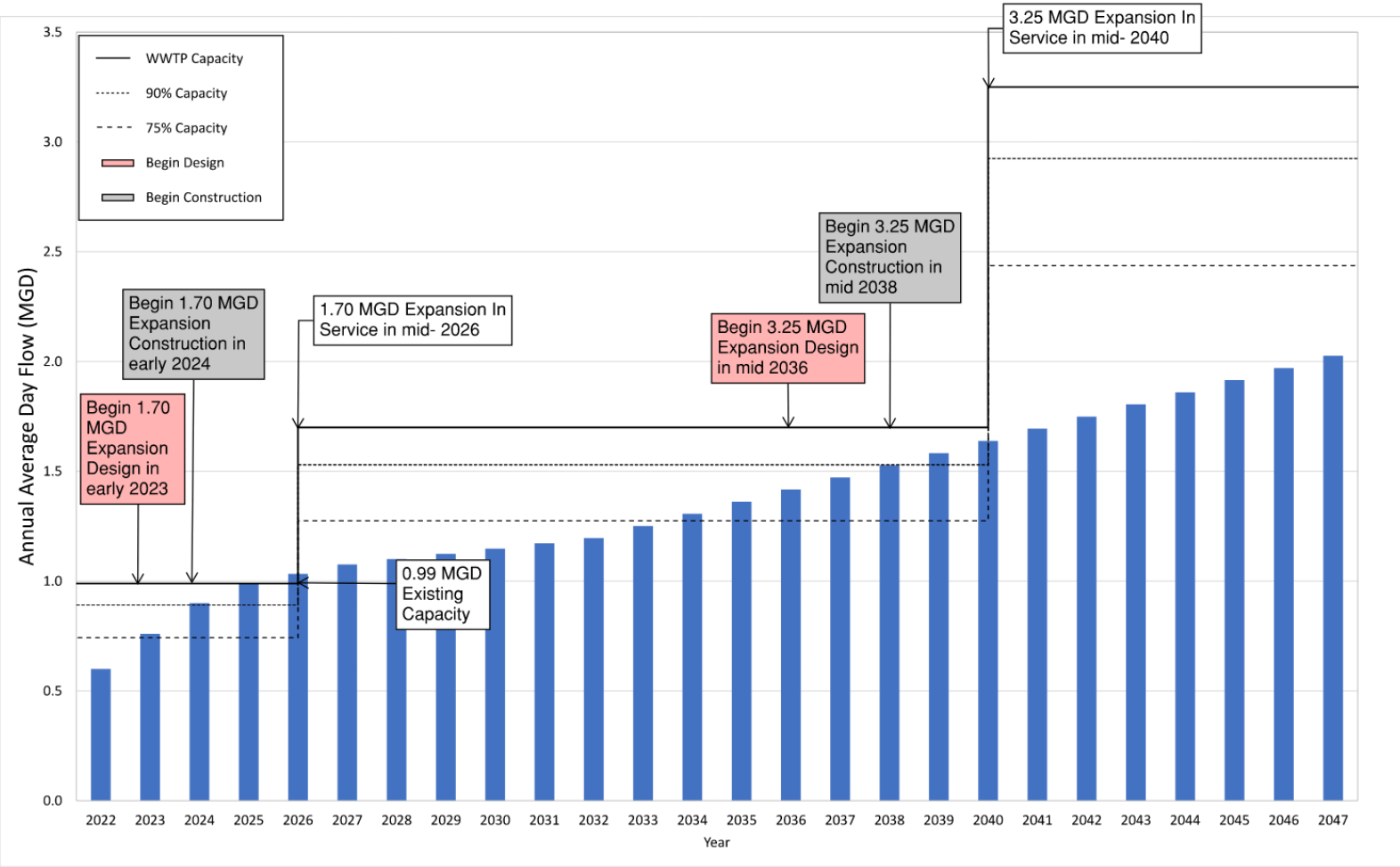


Figure 6-5: Proposed Central WWTP Phasing

6.4.3 Treatment Process Evaluation

The below sections contain a high-level overview of the treatment processes at the Central WWTP and their proposed method of expansion. The recommendations are conceptual in nature and further analysis will be completed when the plant expansion project reaches the design phase.

6.4.3.1 Influent Lift Station

The plant has an existing influent lift station which has three submersible pumps that are appropriately sized for the Phase I expansion peak flow of 5.61 MGD. The lift station force main currently discharges at the plant headworks. Based upon preliminary review, the elevation of the headworks will not be modified as a component of the Phase I plant expansion. However, plant hydraulics will be further evaluated during the design phase. If the force main discharge elevation remains the same, the lift station should not need to be modified for the first expansion.

A new lift station is currently under design at the Central WWTP that will have the capability to transfer flow to the South WWTP when needed. For the Phase II expansion, this lift station will be modified to pump to the Central WWTP headworks and reach the ultimate peak flow capacity of 10.73 MGD.

6.4.3.2 Headworks

The existing headworks consists of a mechanical bar screen and grit classifier. There is a bypass channel intended for use during peak flows. Plant staff have indicated that they do not have control over use of the bypass channel and that the existing screens are clogged and are constantly being bypassed. Whether or not the existing screens can be kept in service for the Phase I expansion will be evaluated during the design phase.

The secondary treatment process is proposed to be updated to include a membrane bioreactor (MBR) (refer to Section 6.4.3.3) which requires additional pre-screening. To accommodate the membranes, the headworks will be updated to include a 2-mm fine screen following the existing coarse screen and grit removal. Based upon preliminary review of the plant hydraulic profile, there is adequate hydraulic gradient available at the plant to add in the fine screen to the process (approx.. 1.5-ft). However, plant hydraulics will be further evaluated during the design phase. The headworks may need to be elevated slightly which would impact the influent lift station pumps. For the final expansion, a new headworks will be constructed to mirror the updated headworks.

6.4.3.3 Biological Treatment

The plant currently uses two 0.5 MGD aeration basins to carry out biological treatment which are each approximately 63-ft long by 42-ft wide. The basins have individual drop coarse bubble diffusers attached to the walkways as well as mobile diffuser grids which were added a later date to provide additional aeration. Air is provided by two positive displacement (PD) blowers and one centrifugal blower. The centrifugal blower is used for base loading and the PD blowers are used for peak loads. Plant staff have identified challenges with balancing and adjusting air flow to the system due to the differences in blower type. The blowers are anticipated to be updated for ease of operation as a component of the Phase I expansion.

There is minimal available space on onsite to construct new treatment trains to reach the ultimate 3.25 MGD capacity. In addition, based upon the existing permit, upon expansion to 1.7 MGD a 1.0 mg/L effluent TP limit will be imposed. The plant's current effluent averages approximately 5.3 mg/L TP. Therefore, rather than constructing additional aeration basins for the Phase I expansion to 1.7 MGD, it is proposed to install an MBR downstream of the aeration basins and an anoxic zone upstream of the aeration basins. The new MBR basins will be associated with new dedicated blowers. The inclusion of the membrane system eliminates the need for secondary clarification and allows for increased phosphorous removal to help meet the new effluent limits. The membrane system in combination with the new anoxic zone can achieve adequate phosphorous removal to meet future permit requirements. However, an alum feed system may be provided to achieve phosphorous removal as a backup.

Typically, the mixed liquor suspended solids (MLSS) concentration in the aeration basins is limited by the clarification ability of the secondary clarifiers. By installing the membranes and removing secondary clarification from the process, the MLSS concentration in the aeration basins can be raised which increases the capacity of the basins. Thus, the membrane system significantly reduces the space required for the plant by enabling the existing aeration basins to reach 1.7 MGD capacity and eliminating the need for secondary clarification.

The new membrane basins could be located above or to the side of the aeration basins or within the secondary clarifiers. Based upon initial discussions with membrane manufacturers, the membranes are proposed to be located within the existing secondary clarifiers as shown in Figure 6-6. This location prevents having to construct new membrane basins and saves space on the plant site. The location of the membrane tanks will ultimately be determined during the design phase and may depend upon the membrane manufacturer. Multiple membrane types and manufacturers will be evaluated during the design phase including Ovivo ceramic membranes which are depicted in Figure 6-6. For the expansion to 3.25 MGD, two new anoxic/aeration basins will be constructed and new MBR basins will be added to mirror the Phase I membranes.

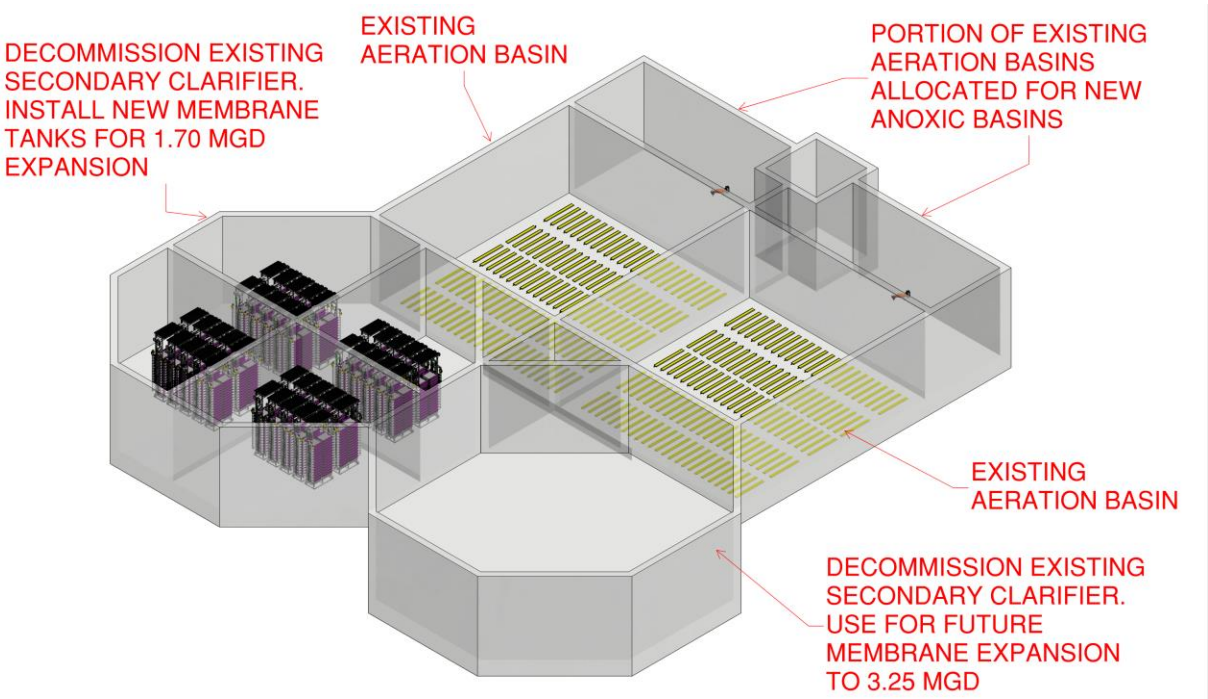


Figure 6-6: Proposed MBR Layout at Central WWTP (as provided by Ovivo)

6.4.3.4 Secondary Clarification

There are two 60-ft diameter secondary clarifiers at the Central WWTP with an approximately 15-ft side water depth (SWD) and double weirs. Plant staff have the flexibility to split flow equally between the clarifiers or to route all flow to Clarifier #1 for initial clarification and subsequently to Clarifier #2 for polishing. The clarifiers are sized to be able to handle the Phase I expansion peak flow of 5.61 MGD. However, as described in the section above, it is proposed to convert the existing clarifiers into MBR basins as a component of the Phase I expansion. The City's capital improvements plan (CIP) includes a project to replace the existing clarifier drives in 2022.

6.4.3.5 RAS/WAS Pumping

Recycled activated sludge (RAS) is currently pumped from the secondary clarifiers to a rapid mix basin upstream of the aeration basins via four (4) air lift pumps. Waste activated sludge (WAS) is currently pumped from the secondary clarifiers to a pre-mix basin upstream of the sludge thickener via two (2) air lift pumps. A new RAS/WAS pumping system will be included as a component of the MBR system for the expansion to 1.7 MGD. The new RAS/WAS pumps may be located in the existing clarifier loading basins or the effluent basins. The location, type, and sizing of the RAS/WAS pumps will be dependent upon the chosen membrane manufacturer, though it is proposed to move away from air-lift pumps. RAS pumps are typically sized to be able to handle 50%-150% of the plant's average day flow.

The RAS/WAS pumping system will be duplicated for the final expansion to 3.25 MGD.

6.4.3.6 Disinfection

The plant currently disinfects by dosing gaseous chlorine within two 42,000-gallon chlorine contact basins. The basins are sized to achieve a 20-minute chlorine contact time at a peak flow of 5.61 MGD which is in accordance with TCEQ requirements. Therefore, the tanks are adequate for the first expansion to 1.7 MGD.

However, as outlined in Section 6.3, the City is interested in implementing a Type I re-use program. In addition, the City is currently undergoing a project to procure temporary UV disinfection for the South WWTP due to a failing UV system at that plant. When the temporary UV disinfection is no longer needed at the South WWTP, it is proposed to move the UV system to the Central WWTP and set up a permanent UV disinfection system. The capacity of the temporary UV system at the South WWTP will be 2.0 MGD AADF with an 8.0 MGD 2-hr peak flow at a minimum. The UV system following a membrane filtration system can provide effluent water quality in accordance with Type I re-user requirements and may not require additional disinfection by chlorination. However, if additional chlorination is required, the existing chlorine contact basins could be used.

Additional UV units will be procured as necessary to reach 3.25 MGD ADF for the final expansion.

6.4.3.7 Solids Handling

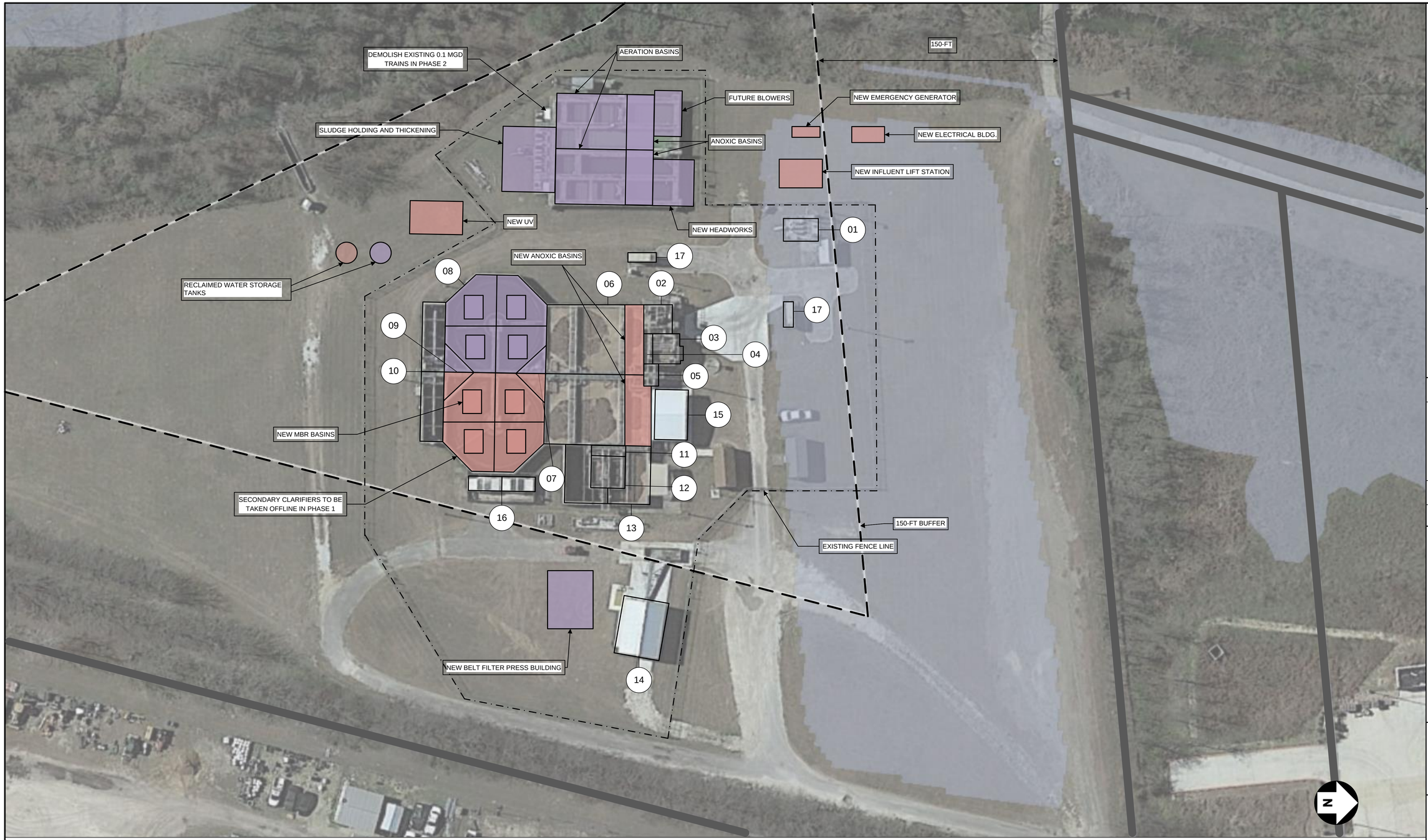
WAS and scum from the aeration basins are currently routed to a pre-mix basin upstream of a single 18-ft diameter sludge thickener. The plant currently hits approximately 1.6-1.8% solids after thickening. Following sludge thickening, thickened WAS (TWAS) is routed to one of two aerated sludge holding tanks (ASHTs). Only 1 ASHT is currently needed for operation and the second is a spare. Sludge from the ASHTs is then dewatered via a single belt filter press. The belt filter press currently operates 2 days per week and results in approximately 16-18% solids. The existing belt filter press is anticipated to be adequate for the 1.7 MGD expansion with an increase in operation to 5 days per week. Solids are hauled by JB Dirt Inc. to a composter. The solids handling system was originally sized for the 1.7 MGD expansion. However, with the inclusion of an MBR system, sludge characteristics may change which may modify the operation of the solids handling system. Further analysis on the capacity and operation of the existing solids system will be completed during the design phase. A duplicate system will be constructed as a component of the 3.25 MGD expansion.

6.4.4 Summary

Table 6-8 contains a summary of the proposed phasing for the Central WWTP and a proposed site layout is presented in Figure 6-7. The proposed site layout includes a 150-ft buffer from the nearest property line as required by TAC §309.13(e)(1).

Table 6-8: Central WWTP Phasing Summary

Facility		Existing (0.99 MGD)	Phase I Expansion (1.70 MGD)	Phase II Expansion (3.25 MGD)
Influent Lift Station	New Units	-	-	1 Lift Station 3 Submersible Pumps
	Cumulative Total	1 Lift Station w/ 5.61 MGD Firm Capacity 3 Submersible Pumps	1 Lift Station w/ 5.61 MGD Firm Capacity 3 Submersible Pumps	2 Lift Stations w/ 5.61 MGD Firm Capacity 6 Submersible Pumps
Headworks	New Units	-	New 6-mm and 2-mm bar screens	New 6-mm and 2-mm bar screens New Grit Classifier
	Cumulative Total	1 Bar Screen 1 Grit Classifier	2 Bar Screens 1 Grit Classifier	4 Bar Screens 2 Grit Classifiers
Biological Treatment	New Units	-	1 New MBR Unit	2 New Aeration Basins 1 New MBR Unit
	Cumulative Total	2, 0.5 MGD Aeration Basins	2, 0.85 MGD Aeration Basins, 1 MBR Unit	4, 0.85 MGD Aeration Basins, 2 MBR Units
Secondary Clarification	New Units	-	Take existing clarifiers offline.	-
	Cumulative Total	2, 60-ft Clarifiers	No Clarifiers	No Clarifiers
RAS/WAS Pumping	New Units	-	New RAS/WAS Pumps per MBR Manufacturer	New RAS/WAS Pumps per MBR Manufacturer
	Cumulative Total	4 Airlift RAS Pumps 2 Airlift WAS Pumps	New RAS/WAS Pumps per MBR Manufacturer	New RAS/WAS Pumps per MBR Manufacturer
Disinfection	New Units	-	Relocate UV System from South WWTP	Additional UV Units as Required to meet 3.25 MGD ADF
	Cumulative Total	2 Chlorine Contact Basins	UV System from South WWTP	Additional UV Units as Required to meet 3.25 MGD ADF
Solids Handling	New Units	-	-	1 Sludge Thickener 2 ASHTs 1 Belt Filter Press
	Cumulative Total	1 Sludge Thickener 2 ASHTs 1 Belt Filter Press	1 Sludge Thickener 2 ASHTs 1 Belt Filter Press	2 Sludge Thickeners 4 ASHTs 2 Belt Filter Presses



KEYNOTE CIP PROJECT NUMBER

01	INFLUENT LIFT STATION	05	RAPID-MIX BASIN	10	CHLORINE CONTACT BASIN	15	AERATION BASIN BLOWERS
02	SCREENING/MECHANICAL GRINDER	06	AERATION BASINS	11	PRE-MIX BASIN	16	CHLORINE/SULFUR BUILDING
03	GRIT CHAMBER	07	CLARIFIER LOADING BASINS	12	THICKENER BASIN	17	EMERGENCY GENERATOR
04	INFLUENT BY-PASS CHANNEL	08	SECONDARY CLARIFIERS	13	SLUDGE HOLDING TANK		
		09	CLARIFIER EFFLUENT BASIN	14	BELT FILTER PRESS		

Figure 6-7: Central WWTP Phased Expansion Site Layout

0.0 ft. 18.0 ft. 30.0 ft. 60.0 ft.

LEGEND

- PHASE 1 – 1.70 MGD
- PHASE 2 – 3.25 MGD
- 100 – YR FLOODPLAIN
- OTHER CIP IMPROVEMENTS
- PROPERTY LINE
- 150-FT BUFFER ZONE

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CONCEPTUAL PLANS - NOT FOR CONSTRUCTION

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REGISTRATION NO. F-5713

REV	DATE	DESCRIPTION	BY

CITY OF HUTTO

CITY OF HUTTO
HUTTO, TEXAS

WASTEWATER SYSTEM MASTER PLAN

CENTRAL PLANT PHASING PLAN

JOB NO.: 22W07065
DATE: 05/12/2022
DESIGNED BY: REB
DRAWN BY: REB
CHECKED BY: HMS

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY

DRAWING NUMBER
10-P601

SHEET NUMBER 01

6.5 South WWTP Facility Evaluation

6.5.1 Overview

The South WWTP treats wastewater using a sequencing batch reactor (SBR) system. Plant treatment processes include screening at the headworks, three SBR basins, ultraviolet (UV) disinfection, and post-aeration before being discharged to Brushy Creek. Waste sludge is thickened and dewatered via belt filter press before being removed with a sludge haul truck.

The most recent permit renewal for the South WWTP (TPDES WQ0011324002) was issued on June 17, 2020. The discharge permit outlines effluent water quality limits for the facility as summarized in Table 6-9. As shown in the table, the plant does not currently have effluent phosphorous limits, but a 1.0 mg/L limit is imposed at the expansion to 4.0 MGD.

Table 6-9: South WWTP Existing Discharge Permit Limits

Phase	Average Day Flow (MGD)	2-hr Peak Flow (MGD)	$CBOD_5$ (mg/L)	TSS (mg/L)	NH_3-N (mg/L)	TP (mg/L)	E. Coli (MPN/ 100mL)
Interim I	2.0	N/A*	10	15	2	Report	126
Interim II	4.0	N/A*	10	15	2	1.0	126
Final	15.5	62.0	10	15	2	0.5	126

*Maximum 2-hr peak flow limits are not included for batch discharge.

6.5.2 Phasing

Due to the growth the City is experiencing, an immediate expansion of the South WWTP is required. Based upon population projections outlined in Section 3.0, the South WWTP will receive 4.9 MGD average day flow in 2027 and 8.5 MGD in 2032. The City has requested that the plant be expanded to a size that will not require an additional expansion for 10-years. To meet this requirement, it is proposed to expand the plant to at least 10.0 MGD. However, expanding the plant from 2.0 MGD to 10.0 MGD has several drawbacks including high cost and the potential for the plant to be significantly oversized for the first few years of operation.

To help combat these drawbacks, several options were evaluated as outlined in Table 6-10. Considerations when developing the options included:

- Timing between expansions.
- Whether or not the plant will need to be in operation with two separate treatment trains (SBR and the new proposed conventional activated sludge).
- Cost of expansion

Table 6-10: South WWTP Phasing Options

Option	Existing	Phase I Expansion	Phase II Expansion	Phase III Expansion	Notes
1	2.0 MGD	6.0 MGD	12.0 MGD*	15.5 MGD	• Construct 2, 2.0 MGD trains. • Operate SBR and activated sludge plants in parallel. • Construct new sludge holding basins.
2	2.0 MGD	6.0 MGD	12.0 MGD*	15.5 MGD	• Construct 2, 3.0 MGD trains. • Entire plant is activated sludge. • Convert SBR basins to sludge holding.
3	2.0 MGD	5.0 MGD	10.0 MGD	15.5 MGD	• Construct 2, 2.5 MGD trains. • Entire plant is activated sludge. • Convert SBR basins to sludge holding.
4	2.0 MGD	10.0 MGD	12.0 MGD	15.5 MGD	• Construct 4, 2.5 MGD trains. • Entire plant is activated sludge. • Convert SBR basins to sludge holding.

*An interim 8.0 MGD or 10.0 MGD phase may be added between the 6.0 MGD and 12.0 MGD phases.

Based on discussion with City staff, the Option 4 expansion to 10.0 MGD is anticipated to be too expensive and was eliminated. The Option 3 expansion to 5.0 MGD was determined to not provide adequate capacity. It requires an additional expansion almost immediately upon finalizing construction and therefore was also eliminated.

Option 1 consists of constructing 4.0 MGD new treatment capacity in addition to the 2.0 MGD existing SBR capacity for a total capacity of 6.0 MGD. Under Option 1, the existing SBR plant would operate in parallel to a new 4.0 MGD activated sludge plant. Option 2 also provides 6.0 MGD of capacity, but all capacity is new activated sludge capacity. Under Option 2, the existing SBR basins are re-purposed to sludge holding basins. At this time, the construction cost of Options 1 and 2 are anticipated to be approximately the same. Option 1 requires construction of new sludge holding tanks while Option 2 requires construction of slightly larger aeration basins. Layouts are provided for both options in the sections below. Proposed phasing is included in Figure 6-8 and associated design loadings are included in Table 6-11.

Table 6-11: South WWTP Summary of Design Criteria with Phasing

Design	Flow (MGD)	BOD (mg/L)	BOD (lb/day)	TSS (mg/L)	TSS (lb/day)	NH3-N (mg/L)	NH3-N (lb/day)	TP (mg/L)	TP (lb/day)
Existing (2 MGD)									
Historical Avg.*	1.1	264	2,460	226	2,100	41	380	3.3	40
Avg. Day	2.0	264	4,410	226	3,770	41	690	3.3	60
MM	2.5	285	6,070	305	6,490	37	780	5.0	110
P2HF	8.0	N/A							
Phase I Expansion (6 MGD)									
Avg. Day	6.0	264	13,120	226	11,290	41	2,050	3.3	170
MM	7.6	285	18,160	304	19,430	36	2,300	5.0	320
P2HF	24.0	N/A							
Phase II Expansion (12 MGD)									
Avg. Day	12.0	264	26,420	226	22,570	41	4,090	3.3	340
MM	15.3	285	36,320	304	38,840	36	4,580	5.0	630
P2HF	48.0	N/A							
Phase III Expansion (15.5 MGD)									
Avg. Day	15.5	264	34,130	226	29,160	41	5,280	3.3	440
MM	19.7	285	46,910	304	50,180	36	5,910	5.0	810
P2HF	62.0	N/A							

*2020-2022

Due to the time required for design and construction, an expanded plant is not expected to be in operation until 2026. Based on high anticipated growth, the South WWTP is projected to be over capacity prior to the new plant being in operation. To help alleviate this issue, it is proposed to re-rate the existing SBRs through a data analysis and subsequent application to TCEQ. A preliminary review of peak flow and loadings at plant indicate that the existing SBR basins can be re-rated to 2.5 MGD[(2)]. Based on current projections, a re-rate to 2.5 MGD gives the City an additional year prior to when they will exceed capacity. A full review of the flows and loadings to re-rate the SBR process will be presented to TCEQ as a component of a separate study.

A lift station is being constructed at the Central WWTP that will have the capability of transferring flow between the two plants. Another option to alleviate flow at the South WWTP is to pump flow that would usually go to the South WWTP up to the Central WWTP in the short-term. Even with this option and the re-rate, flow is still projected to exceed the South WWTP capacity prior to the plant expansion being online. Garver is working with the City to identify alternative delivery methods that can expedite the design and construction process to help have the expansion online as early as possible.

[2] Based upon a peak 2-hour flow factor of 3.2 and an organic loading rate of 32 lbs BOD_5/1,000 ft^3 at max month.

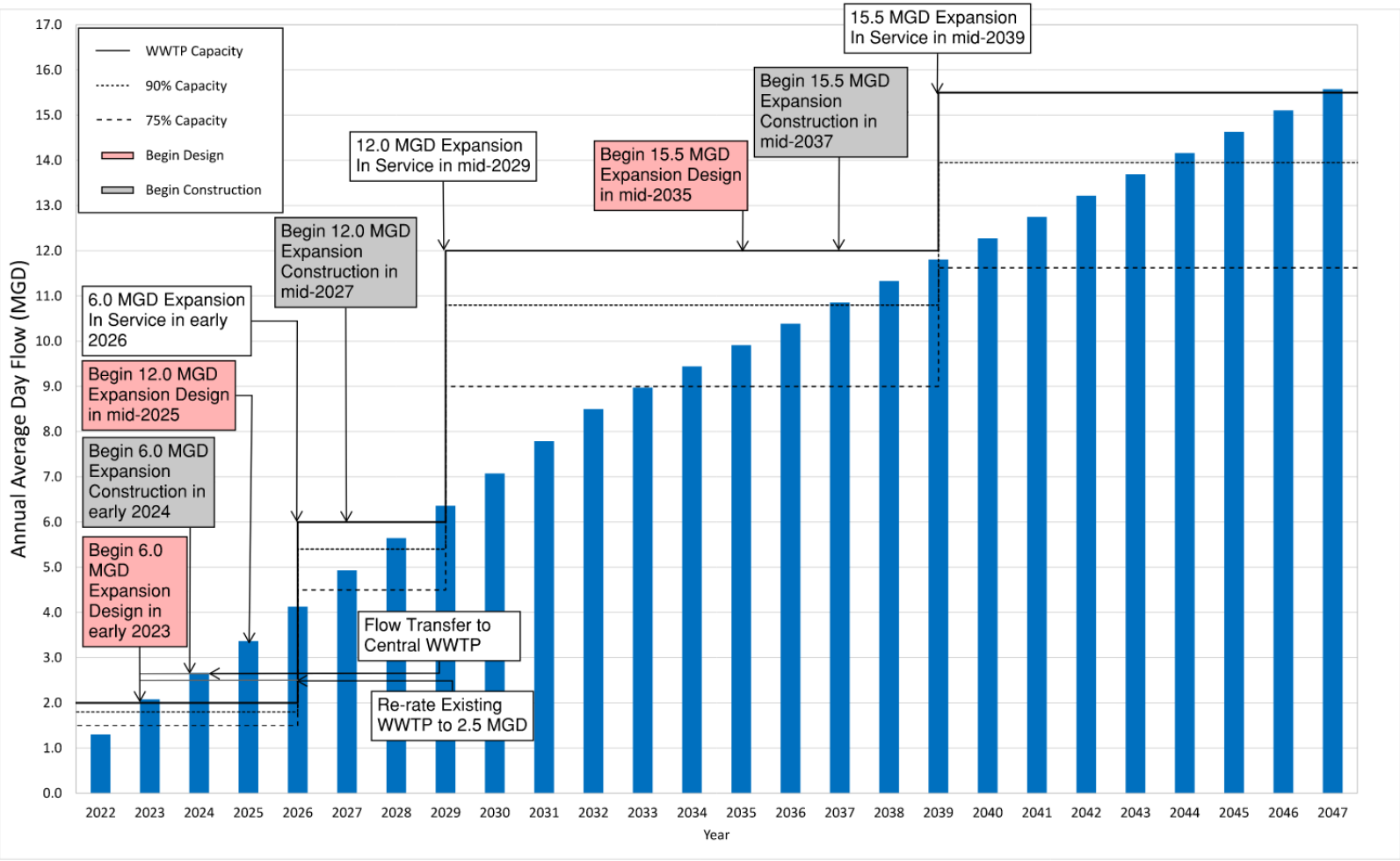

Figure 6-8: Proposed South WWTP Phasing Option

6.5.3 Treatment Process Evaluation

The below sections contain a high-level overview of the treatment processes at the South WWTP and their proposed method of expansion. The recommendations are conceptual in nature and further analysis will be completed when the plant expansion project reaches the design phase.

6.5.3.1 Influent Lift Station

The existing facility does not have an influent lift station as flow is pumped from several lift stations within the collection system directly to the plant headworks. Two gravity interceptors (the Glenwood and Brushy Creek Interceptors) and a new influent lift station at the plant are currently under design as outlined within the South WWTP Influent Lift Station Technical Memorandum submitted to the City on August 30, 2022.

The new influent lift station is proposed to include a junction box to combine flow from the new and future gravity interceptors along with internal plant drain flow. Following the junction box will be a splitter box and two wet wells that can be isolated from one another to allow one to be taken offline if needed. Pumps could be submersible or dry-pit submersible but are proposed to be dry-pit submersible per City/BRA preference. Smaller jockey pumps will be provided to meet current average day demands, and larger pumps will be provided to meet the design 2-hr peak flow capacity. The initial lift station will be sized for a 24.0 MGD firm capacity. A future lift station is proposed to meet the buildout 2-hr peak flow capacity (62.0 MGD per the existing permit). An example lift station layout is included in Figure 6-9.

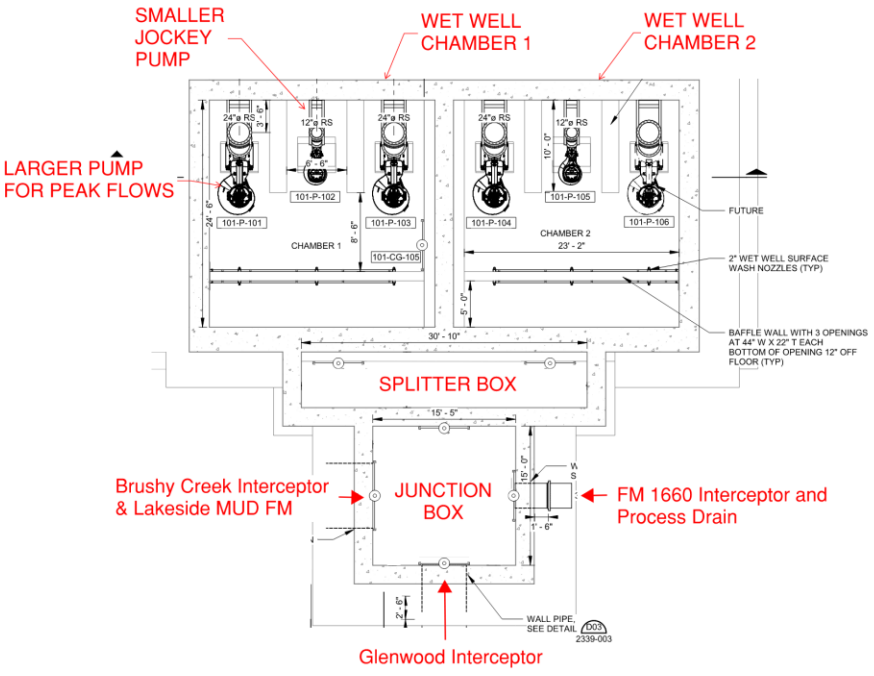

Figure 6-9: Example Influent Lift Station Design

6.5.3.2 Headworks

The existing headworks is elevated (approx. 23-ft high) and includes a fine step screen followed by a washer compactor. It has a bypass channel to a manual bar screen for use during peak flows. Plant staff indicated that the existing screens can efficiently manage high rag loading. However, during the winter months rags tend to freeze and must be manually removed from the screens. Freezing is suspected to be amplified due to the high elevation of the screens.

The existing headworks will continue to be in operation through the first expansion. In addition, a new headworks will be constructed as a component of the Phase I expansion to handle 4.0 MGD AADF (2-hr peak flow 16.0 MGD) with room for expansion to 8.0 MGD AADF (2-hr peak flow 32 MGD). The headworks will include screening and grit removal. A second headworks will be constructed for the 12.0 MGD phase with room for expansion to 15.5 MGD. At buildout, the plant will have two headworks capable of handling 8 MGD ADF (32 MGD 2-hr peak flow) each. The existing headworks will be demolished at the Phase II expansion to 12.0 MGD.

6.5.3.3 Primary Clarifiers

The existing SBR plant does not have primary clarifiers. Primary clarifiers are not typically necessary for plants under approximately 10 MGD and can cause odor control issues. However, for plants with high BOD and TSS loading, primary clarifiers can be a means to reduce the size of the aeration basins. Based upon a preliminary review, the influent BOD and TSS loadings at the South WWTP are not quite at the point where primary clarification would reduce the size of the aeration basins enough to make them cost beneficial. In addition, based on discussion with City and BRA staff, the preference is to not include primary clarifiers if they are not necessary. Therefore, for the Phase I expansion, no primary clarification is proposed. However, whether to include primary clarifiers will be further evaluated during the design phase.

While no primary clarifiers are proposed for the Phase I expansion, space is reserved onsite for future clarifiers. Primary clarification is proposed at the Phase II expansion to 12.0 MGD. At that phase, three 4 MGD clarifiers are proposed to be constructed. A fourth clarifier will be added at the Phase III expansion to reach 15.5 MGD capacity. Based upon the design criteria for primary clarifiers as outlined in Table 6-12, the clarifiers will be 100-ft in diameter. The design of the primary clarifiers was based on TCEQ Chapter 217 – Design Criteria for Domestic Wastewater Systems, Subchapter E: Preliminary Treatment Units. The anticipated TSS removal and BOD removal are 50% and 30%, respectively.

Table 6-12: Primary Clarifiers Design Criteria

Parameter	Unit	Value
Weir Loading Rate at Peak Flow	gpd/ft	≤ 30,000
Surface Overflow Rate at Peak Flow	gpd/ft^2	≤ 1,800
Side Water Depth	ft	≥ 10
Hydraulic Detention Time at Peak Flow	hr	≥ 0.9

6.5.3.4 Biological Treatment

The existing plant uses an SBR process for biological treatment which is typically only used for plants with under 5.0 MGD capacity due to more sophisticated operational requirements for larger plants. In addition,

based on the current permit, when the plant reaches a 4.0 MGD capacity a 1.0 mg/L effluent TP limit will be imposed. The plant's current effluent averages approximately 3.7 mg/L TP. Therefore, instead of constructing new SBR basins, it is proposed to construct new anaerobic/anoxic/aerobic (A2O) basins. The A2O process is one of the most commonly used biological nutrient removal (BNR) methods for municipal treatment plants and consists of three main stages:

1. Anaerobic: The influent first enters an anaerobic stage where the polyphosphates stored in bacterial cells are converted to phosphates and released to the wastewater.
2. Anoxic: The flow then enters an anoxic stage, where denitrification occurs. Wastewater from the aerobic stage is recycled to the anoxic stage as an internal mixed liquor recycle (IMLR) stream. This provides bound-oxygen to the denitrifying bacteria in the form of NO_3-N to enhance the anoxic process.
3. Aerobic: BOD is oxidized, luxury phosphorus uptake occurs, and NH_3-N is oxidized to NO_3-N.

Figure 6-10 shows an overall flow diagram of the A2O process and the critical design criteria for each stage of the process.

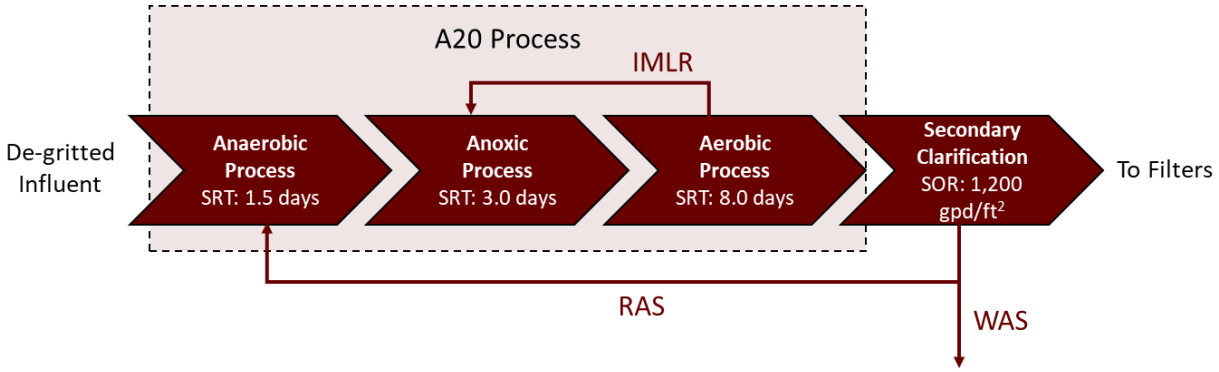

Figure 6-10: A2O Process Diagram

The A2O basins will both allow the plant to reach future effluent TP limits and will be expandable up to the final permit capacity of 15.5 MGD. Basins are proposed to be constructed with 2 MGD or 3.0 MGD capacity each. Ultimately the plant will have eight 2.0 MGD A2O basins or five 3.0 MGD basins. New blowers will be required to serve the new aeration basins. A new blower building is proposed to serve the plant up to 8 MGD AADF. A second blower building is proposed for the 12.0 MGD expansion. The design parameters shown on Table 6-13 were based on TCEQ Chapter 217 – Design Criteria for Domestic Wastewater Systems, Subchapter F: Activated Sludge Systems.

Table 6-13: Aeration Basins Design Criteria

Parameter	Unit	Anaerobic Basin	Anoxic Basin	Aeration Basin
Maximum Loading Rate	lbs-day/1000 ft^3	<35		
Solids Retention Time	Days	1.5	3.0	8.0
Side Water Depth	ft	≥ 10	≥ 10	≥ 10
Hydraulic Detention (P2HF)	hr	2	4	8

An alum chemical feed system is also proposed to be installed for use in emergency situations if the BNR trains cannot achieve adequate phosphorous removal. Alum can be fed at the MLSS splitter box upstream of the secondary clarifiers or at the tertiary filters.

6.5.3.5 Secondary Clarification

Secondary clarifiers are proposed following the A2O process basins. Clarifiers will be circular tanks with either a spiral scraper or a suction header mechanism depending upon the plant hydraulics and operator preference. Table 6-14 outlines the design criteria used to size the secondary clarifiers. Two 120-ft diameter clarifiers are proposed for the Phase I expansion sized for 3.0 MGD AADF each. Two additional clarifiers will be added for the 12.0 MGD phase with a fifth clarifier added for the 15.5 MGD phase. Ultimately, the plant will have 5 secondary clarifiers. The design parameters shown in Table 6-14 are based on TCEQ Chapter 217 – Design Criteria for Domestic Wastewater Systems, Subchapter F: Activated Sludge Systems.

Table 6-14: Secondary Clarifiers Design Criteria

Parameter	Unit	Value
Weir Loading Rate at Peak Flow	gpd/ft	≤ 30,000
Surface Overflow Rate at Peak Flow	gpd/ft^2	≤ 1,200
Solids Loading Rate at Max Month plus 50% RAS Flow	lbs/day/ft^2	≤ 35
Side Water Depth	ft	≥ 10
Hydraulic Detention Time at Peak Flow	hr	≥ 1.8

6.5.3.6 RAS/WAS Pumping

The existing SBR basins do not utilize RAS pumping. The WAS system is set up with a single submersible pump in each SBR basin for a total of three pumps that lead to the aerated sludge holding tank (ASHT).

A new RAS/WAS pump station is proposed for the Phase I expansion. RAS will be pumped from the new secondary clarifiers back to the A2O process basins, and WAS will be pumped to the existing ASHT or to a new ASHT (refer to Section 6.5.3.9). RAS pumps will be sized to meet 50%-150% of the average day influent flow to the A2O basins. WAS pumps are proposed to be sized to operate 8-hrs per day to match operation of the sludge dewatering equipment. For future expansions, WAS pumps may operate continuously. Proposed RAS and WAS pump capacities are outlined in Table 6-15 but will be further evaluated in the design phase. A second RAS/WAS pump station is proposed for the Phase II expansion.

Table 6-15: Proposed RAS/WAS Pump Capacity

Phase	ADF to A2O Basins (MGD)	RAS Min. Capacity (MGD)	RAS Max. Capacity (MGD)	RAS Pump Summary	WAS Pump Summary
Phase I	4.0	2.0	6.0	3, 4.0 MGD pumps	2, 250 gpm pumps
Phase II	12.0	6.0	18.0	6, 4.0 MGD pumps	4, 250 gpm pumps
Phase III	15.5	8.0	24.0	8, 4.0 MGD pumps	5, 250 gpm pumps

The recommended RAS/WAS pump type is dependent upon the hydraulic profile which will be developed during the design phase. RAS/WAS pump types may include submersible, dry-pit submersible, end-suction centrifugal, or self-priming centrifugal pumps.

6.5.3.7 Tertiary Filters

The plant does not currently have tertiary filtration. Tertiary filters are proposed to be provided for the removal of suspended solids from the secondary clarifier effluent prior to the UV disinfection process. Submerged cloth media disk filtration is the proposed tertiary filter technology. Water passes through the fully submerged cloth media by gravity and solids are captured on the outer surface of the cloth. The filters will be designed per the criteria outlined in Table 6-16.

A new tertiary filter facility will be constructed as a component of the Phase I expansion to handle 6.0 MGD AADF with room for expansion to 8.0 MGD AADF. A second tertiary filter facility will be constructed for the 12.0 MGD phase with room for expansion to 15.5 MGD. At buildout, the plant will have two tertiary filter facilities capable of handling 8 MGD ADF each.

Table 6-16: Tertiary Filters Design Criteria

Parameter	Unit	Value
Number of Filter Units	-	≥ 2
Nominal Filter Pore Size	microns	≤ 10
Filtration Rate (at Peak Flow)	gpm/ft^2	≤ 6.5
Firm Capacity (with one filter out of service)	-	Meet Peak Flow

6.5.3.8 UV Disinfection

The existing plant has a microwave UV system that has been functioning poorly. The operational difficulty stems from the flow pattern to the UV system which is highly variable due to the operation of the SBR units. The SBR units periodically discharge at high flow rates and at other times do not discharge at all (see Figure 6-11). The plant has an equalization basin downstream of the SBR units, but it is not large enough to buffer the high flow variability. A solution is being developed as a component of a separate project to provide improved UV disinfection in the near-term. The project consists of providing temporary trailer-mounted UV units and expanding the existing equalization basin at the plant.

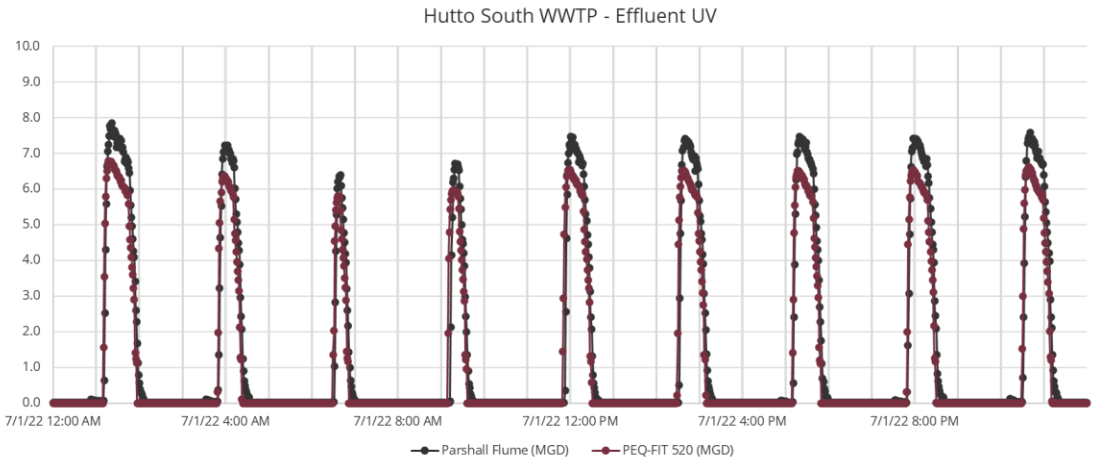

Figure 6-11: Flow to UV System at the South WWTP

In the long-term, a new UV facility will be constructed for the 6.0 MGD phase expansion. The new permanent UV facility will be sized to serve effluent from the existing SBRs and the new A2O process basins. The anticipated UV technology is angled low-pressure-high-output (LPHO) lamps. This technology offers the convenience of operator-access to individual lamps and improved disinfection efficiency (in kWh/MGD treated). The UV technology utilizes a hydraulic lifting system that can be actuated and controlled via the local PLC panel, allowing the module to be lifted out of the channel for maintenance without needing a crane.

The UV facility will be constructed to handle 6.0 MGD AADF with room for expansion to 8.0 MGD AADF. A second UV facility will be constructed for the 12.0 MGD phase with room for expansion to 15.5 MGD. At buildout, the plant will have two UV facilities capable of handling 8 MGD AADF each.

6.5.3.9 Solids Handling

WAS is currently pumped to a single 58-ft diameter aerated sludge holding tank (ASHT). From the holding tank, WAS is pumped to a rotary drum thickener for thickening and then pumped to a separate thickened WAS (TWAS) aerated holding tank. The thickened sludge is then dewatered via belt filter press.

ASHTs are typically sized for a minimum of three days of sludge storage which allows for storage over a long weekend. However, there are no TCEQ redundancy or sizing requirements for sludge storage tanks. The ultimate plan is to utilize the existing SBR tanks for sludge holding at the plant. However, for the first phase expansion, if the existing SBR basins are kept online, a second ASHT must be constructed. If the SBR basins are taken offline, they will be re-proposed as sludge holding tanks and no new tanks are required.

It is proposed to stay with the rotary drum thickener and belt filter press technology for sludge thickening and dewatering that the plant currently uses. However, the City has the option to switch from belt filter press technology to centrifuges. The different technologies will be further evaluated during the design phase.

6.5.4 Summary

Table 6-17 contains a summary of the proposed phasing for the South WWTP and proposed site layouts are presented in Figure 6-12 and Figure 6-13 for the 2.0 MGD and 3.0 MGD train options. The proposed site layouts include a 150-ft buffer from the nearest property line as required by TAC §309.13(e)(1).

Table 6-17: South WWTP Phasing Summary

Facility		Existing (2.0 MGD)	Phase I Expansion (6.0 MGD)	Phase II Expansion (12.0 MGD)	Phase III Expansion (15.5 MGD)
Influent Lift Station	New Units	-	1 Lift Station w/ 24.0 MGD Firm Capacity	1 Lift Station w/ 24.0 MGD Firm Capacity	Expand Existing Lift Stations to 62 MGD Firm Capacity
	Cumulative Total	None	1 Lift Station w/ 24.0 MGD Firm Capacity	2 Lift Stations w/ 48.0 MGD Combined Firm Capacity	2 Lift Stations w/ 62.0 MGD Combined Firm Capacity
Headworks	New Units	-	1 Headworks w/ Screening and Grit Removal	1 Headworks w/ Screening and Grit Removal. Take original headworks offline.	Expand Headworks
	Cumulative Total	1 Headworks w/Fine Screen and Grit Removal	2 Headworks w/ Screening and Grit Removal	2 Headworks w/ Screening and Grit Removal	2 Headworks w/ Screening and Grit Removal
Primary Clarification	New Units	-	None	3, 100-ft Primary Clarifiers	1, 100-ft Primary Clarifier
	Cumulative Total	None	None	3, 100-ft Primary Clarifiers	4, 100-ft Primary Clarifiers
Biological Treatment	New Units	-	2, 2 MGD A2O Trains	4, 2 MGD A2O Trains Take SBR Units Offline	2, 2 MGD A2O Trains
	Cumulative Total	3 SBR Units	3 SBR Units 2, 2 MGD A2O Trains	6, 2 MGD A2O Trains	8, 2 MGD A2O Trains
Secondary Clarification	New Units	-	2, 120-ft Secondary Clarifiers	2, 120-ft Secondary Clarifiers	1, 120-ft Secondary Clarifier
	Cumulative Total	None	2, 120-ft Secondary Clarifiers	4, 120-ft Secondary Clarifiers	5, 120-ft Secondary Clarifiers
RAS/WAS Pumping	New Units	-	1 New RAS/WAS PS 3, 4.0 MGD RAS Pumps 2, 250 gpm WAS Pumps	1 New RAS/WAS PS 3, 4.0 MGD RAS Pumps 2, 250 gpm WAS Pumps Take original WAS pumps offline.	Expand Existing PS 2, 4.0 MGD RAS Pumps 1, 250 gpm WAS Pump
	Cumulative Total	3 Submersible WAS Pumps	1 RAS/WAS PS 3, 4.0 MGD RAS Pumps 5, WAS Pumps	2 RAS/WAS PS 6, 4.0 MGD RAS Pumps 4, WAS Pumps	2 RAS/WAS PS 8, 4.0 MGD RAS Pumps 5, WAS Pumps
Disinfection	New Units	-	1 LPHO UV Facility with 6.0 MGD Capacity Take microwave system offline.	1 LPHO UV Facility with 6.0 MGD Capacity	Expand UV Facilities
	Cumulative Total	Microwave UV System	1 LPHO UV Facility with 6.0 MGD Capacity	2 LPHO UV Facilities with 12.0 MGD Combined Capacity	2 LPHO UV Facilities with 15.5 MGD Combined Capacity
Solids Handling	New Units	-	1, 58-ft ASHT 1 Rotary Drum Thickener 1 Belt Filter Press	Modify SBR Tanks to ASHTs 1 Rotary Drum Thickener 1 Belt Filter Press	1 Rotary Drum Thickener 1 Belt Filter Press
	Cumulative Total	1, 58-ft ASHT 1 Rotary Drum Thickener 1 Belt Filter Press	2, 58-ft ASHTs 2 Rotary Drum Thickeners 2 Belt Filter Presses	SBR Tanks as ASHTs 3 Rotary Drum Thickeners 3 Belt Filter Presses	SBR Tanks as ASHTs 4 Rotary Drum Thickeners 4 Belt Filter Presses

KEYNOTE CIP PROJECT NUMBER

- 01 PLANT DRAIN STATION
- 02 HEADWORKS/SCREENING
- 03 SEQUENCING BATCH REACTORS
- 04 BIOFILTER ODOR CONTROL
- 05 AERATION BLOWERS
- 06 POST EQUALIZATION BASIN
- 07 EFFLUENT PUMP STATION
- 08 UV TREATMENT SYSTEM
- 09 POST AERATION BASIN
- 10 EFFLUENT PARTIAL FLUME
- 11 ASHT (JET MIX)
- 12 BELT FILTER BUILDING
- 13 MAINTENANCE BUILDING
- 14 OPERATIONS AND LAB
- 15 ELECTRIC GENERATOR

Figure 6-12: South WWTP Phased Expansion Site Layout 2.0 MGD Trains

0.0 ft. 48.0 ft. 80.0 ft. 160.0 ft.

LEGEND

- PHASE 1 - 4 MGD
- PHASE 2 – 12 MGD
- PHASE 3 – 15.5 MGD
- 100 – YR FLOODPLAIN
- OTHER CIP IMPROVEMENTS
- PROPERTY LINE
- 150-FT BUFFER ZONE

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REGISTRATION NO. F-5713

CONCEPTUAL PLANS - NOT FOR CONSTRUCTION

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REV	DATE	DESCRIPTION	BY

CITY OF HUTTO

CITY OF HUTTO
HUTTO, TEXAS

WASTEWATER SYSTEM MASTER PLAN

SOUTH PLANT CONCEPTUAL SITE PLAN – 2 MGD

JOB NO.: 22W07065
DATE: 05/12/2022
DESIGNED BY: REB
DRAWN BY: REB
CHECKED BY: HMS

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY

DRAWING NUMBER
10-P601

SHEET NUMBER 01

KEYNOTE CIP PROJECT NUMBER

- 01 PLANT DRAIN STATION
- 02 HEADWORKS/SCREENING
- 03 SEQUENCING BATCH REACTORS
- 04 BIOFILTER ODOR CONTROL
- 05 AERATION BLOWERS
- 06 POST EQUALIZATION BASIN
- 07 EFFLUENT PUMP STATION
- 08 UV TREATMENT SYSTEM
- 09 POST AERATION BASIN
- 10 EFFLUENT PARTIAL FLUME
- 11 ASHT (JET MIX)
- 12 BELT FILTER BUILDING
- 13 MAINTENANCE BUILDING
- 14 OPERATIONS AND LAB
- 15 ELECTRIC GENERATOR

0.0 ft. 48.0 ft. 80.0 ft. 160.0 ft.

LEGEND

- PHASE 1 - 6 MGD
- PHASE 2 – 12 MGD
- PHASE 3 – 15.5 MGD
- 100 – YR FLOODPLAIN
- OTHER CIP IMPROVEMENTS
- PROPERTY LINE
- 150-FT BUFFER ZONE

Figure 6-13: South WWTP Phased Expansion Site Layout 3.0 MGD Trains

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REV	DATE	DESCRIPTION	BY

CITY OF HUTTO

CITY OF HUTTO
HUTTO, TEXAS

WASTEWATER SYSTEM MASTER PLAN

SOUTH PLANT CONCEPTUAL SITE PLAN – 3 MGD

JOB NO.: 22W07065
DATE: 05/12/2022
DESIGNED BY: REB
DRAWN BY: REB
CHECKED BY: HMS

BAR IS ONE INCH ON ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY

DRAWING NUMBER
10-P601

SHEET NUMBER **01**

7.0 Cost Estimating Criteria

Cost estimates outlined within this report and within Appendix E are Association for the Advancement of Cost Engineering (AACE) International Class 5 estimates, which are typical at a master-planning scale. The Class 5 estimate has an accuracy range of -20% to -50% on the low side and +30% to +100% on the high side. The estimate includes items that are currently known and required for completion of construction at the project site(s), based on the information as outlined within this report. All estimates are in 2022 dollars.

Assumptions used in estimating capital costs for lift station, force main, and gravity sewer are outlined in Table 7-1. A 30% contingency and 3% administration fee was applied to all projects as agreed upon with City staff. A 20% design fee was applied to interceptor and lift station projects and a 10% design fee was applied to treatment plant expansion projects. Easement area was calculated per the City of Hutto UCM 1.7.3.C.7 as listed below. Proposed easement widths were rounded up to the nearest 5-ft increment.

> "Easements shall be a minimum of fifteen (15) feet in width with an additional two (2) feet of easement width for every one (1) foot of depth over eight (8) feet."

Table 7-1: Assumed Unit Capital Costs

Description	2022 Unit Cost	Unit
Gravity Sewer	$22.0	inch-diameter/LF
Force Main	$13.5	inch-diameter/LF
Gravity Sewer and Force Main Easement	$6	SF
Lift Station	$650,000	MGD
Lift Station Decommissioning	$50-$250	gpm

Lift station decommissioning costs were estimated based upon previous lift station decommissioning project costs in Texas and were varied to account for economies of scale. The larger the lift station, the less expensive it is to decommission on a per unit basis.

Cost estimates for treatment plant expansion projects were developed on a facility basis. Costs were estimated for proposed process upgrades and typical percentages were applied for associated electrical and site civil improvements. Site civil improvements include demolition, erosion control, grading, paving, yard piping, landscaping, and irrigation. Structural quantities were estimated assuming no drilled piers will be necessary on the project. The current bid environment in Central TX is volatile due to lack of available contractors and steep increases in costs for steel and concrete. Treatment plant estimates were adjusted to account for these factors but will continue to be updated as design progresses and as market factors change.

8.0 Summary of Recommended Wastewater Improvements

Projects were identified for the existing system and to accommodate future development based upon the model results, as outlined in Sections 5.8, 5.9, and 5.10. Projects were identified for those areas which met the following criteria (in order of priority, from greatest to least):

1. **Capacity**:
    a. Existing system overflowed under the modeled 5-yr, 24-hr design storm.
    b. Existing system surcharged under the modeled 5-yr, 24-hr design storm.

2. **Operational:** Operational triggers are activated when an improvement will provide increased operational benefit, such as decommissioning aged infrastructure. This includes lift station decommissioning.

3. **Growth**:
    a. To provide additional capacity for anticipated growth in the 5-yr timeframe.
    b. To provide additional capacity for anticipated growth in the 10-yr timeframe.

The City of Hutto is expanding rapidly, and there are many known developments anticipated to be constructed within the 10-yr time frame. If development occurs differently than anticipated, revised prioritization of projects may be warranted. However, in some cases a project must be constructed in conjunction with another project.

A summary of proposed projects and estimated costs for modifications to the City's existing wastewater collection and treatment system is displayed in A contingency factor of 30% has been applied to accommodate unforeseen design considerations and changes in market pricing.

Table 8-1: Proposed CIP Projects and Cost Estimates

Project Group	Project No.	Project Type	Project Name	Proposed CIP	Total Construction Cost ($)	Anticipated City Cost Participation (%)	Anticipated City Cost Participation ($)	Project Horizon
WWTP Projects 5-year	TP01	WWTP	South WWTP Capacity Rerate Study	South WWTP Capacity Rerate Study: Up to 2.5 MGD	$ 45,000	100%	$ 45,000	5-year
	TP02	WWTP	South WWTP UV System Upgrade	South WWTP UV System Upgrade	$ 1,250,000	100%	$ 1,250,000	5-year
	TP03	WWTP	South WWTP Influent Lift Station: Phase I	24 MGD South WWTP Influent Lift Station and 22" Dual FM	$ 21,181,000	100%	$ 21,181,000	5-year
	TP04	WWTP	South WWTP Phase I Expansion	South WWTP Phase I Expansion: 6 MGD	$ 138,374,000	100%	$ 138,374,000	5-year
	TP05	WWTP	Central WWTP Phase I Expansion	Central WWTP Phase I Expansion: 0.99-1.7 MGD	$ 24,496,000	100%	$ 24,496,000	5-year
WWTP Projects 10-year	TP06	WWTP	South WWTP Phase II Expansion	South WWTP Phase II Expansion: 12 MGD	$ 178,614,000	100%	$ 178,614,000	10-year
WWTP Projects 25-year	TP07	WWTP	South WWTP Phase III Expansion	South WWTP Phase III Expansion: 15.5 MGD	$ 74,442,000	100%	$ 74,442,000	25-year
	TP08	WWTP	Central WWTP Phase II Expansion	Central WWTP Phase II Expansion: 1.7-3.25 MGD	$ 31,515,000	100%	$ 31,515,000	25-year
Glenwood	001	Gravity	Glenwood Interceptor	4,200 LF 36" and 6,700 LF 42" Gravity Sewer	$ 17,095,000	100%	$ 17,095,000	5-year
	002LS	LS	Glenwood LS Decommissioning	Glenwood LS Decommissioning (2,400 gpm)	$ 290,000	100%	$ 290,000	5-year
Megasite 5-year	003LS	LS	SE Loop LS	1.35 MGD Lift Station	$ 1,413,000	100%	$ 1,413,000	5-year
	004	Gravity	Megasite SE Loop Interceptor Tributary	2,500 LF of 12" Gravity Sewer and 4,900 LF of 18" Gravity Sewer	$ 4,181,000	0% for 12" 33% for 18"	$ 1,738,420	5-year
	005	FM	Megasite East / CR 132 FM	11,600 LF of 8" Force Main	$ 4,830,000	75%	$ 3,622,500	5-year
	006	Gravity	Megasite West / South Cottonwood Creek Interceptor Ph I	7,800 LF 18" Gravity Sewer	$ 4,965,000	43%	$ 2,127,857	5-year
Brushy Creek Interceptor / LSs Relief	007	Gravity	Brushy Creek Interceptor Phase III	4,100 LF 48" Gravity Sewer	$ 8,557,000	100%	$ 8,557,000	5-year
	008	Gravity	Brushy Creek Interceptor Phase IV	9,700 LF 42" and 7,400 LF 48" Gravity Sewer	$ 33,597,000	100%	$ 33,597,000	5-year
	009	Gravity	Brooklands LS Relief	1,000 LF 15" Gravity Sewer	$ 784,000	100%	$ 784,000	5-year
	010	Gravity	Farley LS Relief	3,200 LF 18" Gravity Sewer	$ 3,006,000	100%	$ 3,006,000	5-year
	011	Gravity	Brushy Creek Interceptor Ph V	1,500 LF 18" Gravity Sewer	$ 1,419,000	100%	$ 1,419,000	5-year
	012	Gravity	The Narrows 12" Line	2,500 LF 12" Gravity Sewer	$ 1,693,000	0%	$ -	5-year
	013LS	LS	Enclave LS Decommissioning	Enclave LS Decommissioning (4,100 gpm)	$ 331,000	100%	$ 331,000	5-year

Project Group	Project No.	Project Type	Project Name	Proposed CIP	Total Construction Cost ($)	Anticipated City Cost Participation (%)	Anticipated City Cost Participation ($)	Project Horizon
Lakeside MUD	014	FM	Lakeside MUD FM	7,300 LF 14" Force Main	$ 3,311,000	0%	$ -	5-year
	015LS	LS	Lakeside MUD LS	Lakeside MUD LS (Assume 3.7 MGD)	$ 3,866,000	0%	$ -	5-year
Avery Lake Interceptor	016	Gravity	Avery Lake Interceptor Ph I	4,300 LF 24" Gravity Sewer and 4,800 LF 30" Gravity Sewer	$ 11,043,000	50%	$ 5,521,500	5-year
	017	Gravity	Avery Lake Interceptor Ph II	8,000 LF Gravity Sewer	$ 7,444,000	50%	$ 3,722,000	5-year
Brushy Creek Basin SER Projects	018	Gravity	Carver Ridge to Farley LS 8" Line	1,100 LF 8" Gravity Sewer	$ 608,000	0%	$ -	5-year
	019	Gravity	North Ironwood 8" Line	600 LF 8" Gravity Sewer	$ 340,000	0%	$ -	5-year
	020	Gravity	South Ironwood 8" Line	1,300 LF 8" Gravity Sewer	$ 707,000	0%	$ -	5-year
	021	Gravity	East Ironwood Oversized 12" Line	1,100 LF 12" Gravity Sewer	$ 764,000	33%	$ 252,120	5-year
	022	Gravity	Hwy 130 Mixed Used Oversized 15" and 18" Line	4,000 LF 15" Gravity Sewer and 1,600 LF 18" Gravity Sewer	$ 4,108,000	20%	$ 821,600	5-year
	023	Gravity	Stillwater 12" Line	3,700 LF 12" Gravity Sewer	$ 2,495,000	0%	$ -	5-year
Mustang Creek SER Projects	024LS	LS	Mustang Creek LS Upgrade / Pump 3 Installation	Mustang Creek LS Upgrade / Pump 3 Installation	$ 242,000	0%	$ -	5-year
	025	Gravity	South Fork Mustang Creek Interceptor Ph I	7,500 LF 18" Gravity Sewer	$ 6,958,000	17%	$ 1,182,860	5-year
Cottonwood Creek Interceptor	026	Gravity	Cottonwood Creek Interceptor Ph I	5,500 LF 36" and 3,900 LF 42" Gravity Sewer	$ 16,445,000	100%	$ 16,445,000	5-year
	027	Gravity	Cottonwood Creek Interceptor Ph II	5,400 LF 24" Gravity Sewer	$ 12,316,000	37%	$ 4,556,920	5-year
	028	Gravity	Wilco Ranch LS Relief	2,300 LF 15" Gravity Sewer	$ 1,809,000	100%	$ 1,809,000	5-year
	029	Gravity	Cottonwood Creek Interceptor Ph III	3,700 LF 18" Gravity Sewer	$ 3,449,000	0%	$ -	5-year

Project Group	Project No.	Project Type	Project Name	Proposed CIP	Total Construction Cost ($)	Anticipated City Cost Participation (%)	Anticipated City Cost Participation ($)	Project Horizon
North Cottonwood Creek SER Projects	030LS	LS	Emory Crossing LS Upgrades	Emory Crossing LS Upgrades	$ 322,000	0%	$ -	5-year
	031	Gravity	The Landing Interceptor	1,400 LF 12" and 1,800 LF 15" Gravity Sewer	$ 2,349,000	0%	$ -	5-year
	032	Gravity	Schmidt's Creek 12" Line	1,800 LF 12" Gravity Sewer	$ 1,229,000	0%	$ -	5-year
	033	Gravity	US 79 South Parallel Interceptor	7,800 LF 21" Gravity Sewer	$ 8,061,000	17%	$ 1,370,370	5-year
	034	Gravity	CR 132 Interceptor	2500 LF 15" Gravity Sewer	$ 721,000	29%	$ 209,090	5-year
	035 Option 1	Gravity	Limmer Loop Option 1: Wilco Ranch Influent Upsize 8" to 12"	1,000 LF 12" Gravity Sewer	$ 426,000	0%	$ -	5-year
	035 Option 2	Gravity	Limmer Loop Option 2: 8" Line	1,900 LF 8" Gravity Sewer	$ 1,002,000	0%	$ -	5-year
North FM 1660 SER Projects	037	Gravity	Kirk Tract Oversized 15" Line	2,600 LF 15" Gravity Sewer	$ 2,012,000	47%	$ 945,640	5-year
	038	Gravity	FM 1660 Interceptor	3000 LF 24"; 3,200 LF 54" Gravity Sewer	$ 11,049,000	50%	$ 5,524,500	5-year
Walther Farms	039	Gravity	SE Loop Interceptor Ph I / Walther Farms	6,100 LF 48" Gravity Sewer	$ 12,747,000	50%	$ 6,373,500	5-year
	040	Gravity	SE Loop Interceptor Ph II	2,500 LF 48" Gravity Sewer	$ 5,000,000	100%	$ 5,000,000	5-year
	041	Gravity	South Walther Farms	1,800 LF 12" Gravity Sewer	$ 1,476,000	0%	$ -	5-year
South Cotton-wood Creek SER Projects	042	Gravity	Meadowbrook Oversized 15" Line	2,200 LF 15" Gravity Sewer	$ 1,714,000	20%	$ 342,800	5-year
	043	Gravity	Stewart Dr Interceptor Upsize 15" to 18"	1,700 LF 18" Gravity Sewer	$ 1,085,000	0%	$ -	5-year
Megasite 5-year Lower Prority	045	Gravity	Megasite West /South Cottonwood Creek Interceptor Ph II	3,800 LF 18" Gravity Sewer	$ 3,554,000	50%	$ 1,777,000	5-year
	046	Gravity	SE Loop Interceptor Ph II (Deeper Section)	6,700 LF 48" Gravity Sewer	$ 13,076,000	100%	$ 13,076,000	5-year
	047	Gravity	SE Loop Interceptor Ph II	4,600 LF 36" Gravity Sewer	$ 7,663,000	100%	$ 7,663,000	5-year
Megasite 10-year	044LS	LS	SE Loop LS Decommissioning	Decommission (or Expansion) of the 3.7 MGD LS	$ 290,000	100%	$ 290,000	10-year
	048	Gravity	Megasite East / North SE Loop Interceptor Ph II	6,300 LF 36" Gravity Sewer	$ 9,867,000	100%	$ 9,867,000	10-year
North FM 1660 SER Projects	049	Gravity	Stromberg SE Loop Tributary	1,100 LF 18" Gravity Sewer	$ 1,039,000	0%	$ -	10-year
	050	Gravity	Limmer MUD Interceptor	1,400 LF 24" Gravity Sewer	$ 1,611,000	0%	$ -	10-year

Project Group	Project No.	Project Type	Project Name	Proposed CIP	Total Construction Cost ($)	Anticipated City Cost Participation (%)	Anticipated City Cost Participation ($)	Project Horizon
Northeast System	051	FM	Hwy 79 FM	1,100 20" Force Main	$ 1,629,000	100%	$ 1,629,000	10-year
	52LS	LS	Hwy 79 LS	8.3 MGD Lift Station	$ 8,670,000	100%	$ 8,670,000	10-year
	053	Gravity	CR 101 Interceptor	4,000 LF 30" Gravity Sewer	$ 5,419,000	75%	$ 4,064,250	10-year
	054	FM	CR 101 FM	8,000 LF 14" Dual FM	$ 9,523,000	75%	$ 7,142,250	10-year
	055LS	LS	South Fork LS	7.5 MGD Lift Station	$ 7,835,000	75%	$ 5,876,250	10-year
	056	Gravity	South Fork Mustang Creek Interceptor Ph II	17,600 LF 24" Gravity Sewer	$ 20,058,000	50%	$ 10,029,000	10-year
	057LS	LS	Mustang Creek LS Decommissioning	Mustang Creek LS Decommissioning (750 gpm)	$ 183,000	100%	$ 183,000	10-year
Brushy Creek LS Decommissioning	058LS	LS	Farley LS Decommissioning	Farley LS Decommissioning (280 gpm)	$ 114,000	100%	$ 114,000	10-year
	059LS	LS	Country Estates LS Decommissioning	Country Estates LS Decommissioning (420 gpm)	$ 136,000	100%	$ 136,000	10-year
	060LS	LS	Brooklands LS Decommissioning	Brooklands LS Decommissioning (350 gpm)	$ 128,000	100%	$ 128,000	10-year
South Future SER Projects	061	Gravity	Boggy Creek Interceptor	4,900 LF 18" Gravity Sewer	$ 4,548,000	0%	$ -	25-year
	062	Gravity	CR 136 / Hwy 79 LS Tributary	9,600 LF 21" Gravity Sewer	$ 9,944,000	0%	$ -	25-year
	063	Gravity	Jaecks Hill Brushy Creek Interceptor Tributary	4,700 LF 18" Gravity Sewer	$ 7,474,700	50%	$ 3,737,350	25-year
	064	Gravity	Shiloh Brushy Creek Interceptor Tributary	3,000 LF 21" Gravity Sewer	$ 3,132,000	0%	$ -	25-year
	065	Gravity	SE Loop Tributary	6,900 LF 18" Gravity Sewer	$ 5,402,000	0%	$ -	25-year
Little Mustang Creek System	066	Gravity	Little Mustang Creek Interceptor Ph I	9,200 LF 24" Gravity Sewer	$ 10,496,000	100%	$ 10,496,000	25-year
	067	Gravity	Little Mustang Creek Interceptor Ph II	5,000 LF 24" Gravity Sewer	$ 5,714,000	100%	$ 5,714,000	25-year
	068	Gravity	Little Mustang Creek Tributary	3,200 LF 18" Gravity Sewer	$ 3,006,000	0%	$ -	25-year
	069LS	LS	Highlands North LS Decommissioning	Highlands North LS Decommissioning (550 gpm)	$ 158,000	100%	$ 158,000	25-year
North Cotton-wood LS Decommissioning	070LS	LS	Emory Crossing LS Decommissioning	Emory Crossing LS Decommissioning (2,100 gpm)	$ 256,000	100%	$ 256,000	25-year
	071LS	LS	Wilco Ranch LS Decommissioning	Wilco Ranch LS Decommissioning (850 gpm)	$ 174,000	100%	$ 174,000	25-year

9.0 Conclusion

This Wastewater Master Plan has identified recommendations for sewer infrastructure based upon model simulations and discussion with City staff. The Plan provides key information for future planning efforts including:

- Projected sewer loading rates
- Updated design criteria for future planning and project development
- Updated City wastewater model
- Updated City wastewater GIS
- A list of wastewater projects to address capacity issues within the City's existing collection and treatment system.
- A list of wastewater projects to accommodate anticipated future growth.

Due to the high growth rate occurring in Central Texas and specifically in the City of Hutto, this plan should be re-evaluated at a maximum of every 5 years to ensure projected growth and usage rates have not changed significantly. Even during the development of this master plan, projections and known future developments changed significantly. The City currently maintains a proactive approach by completing wastewater development reviews, and it is recommended that they continue this approach. When additional developments are identified, they can be added to the newly updated wastewater model to size proposed infrastructure and to identify any potential downstream impacts.

APPENDIX A

Lift Station SCADA Data

Brooklands Lift Station

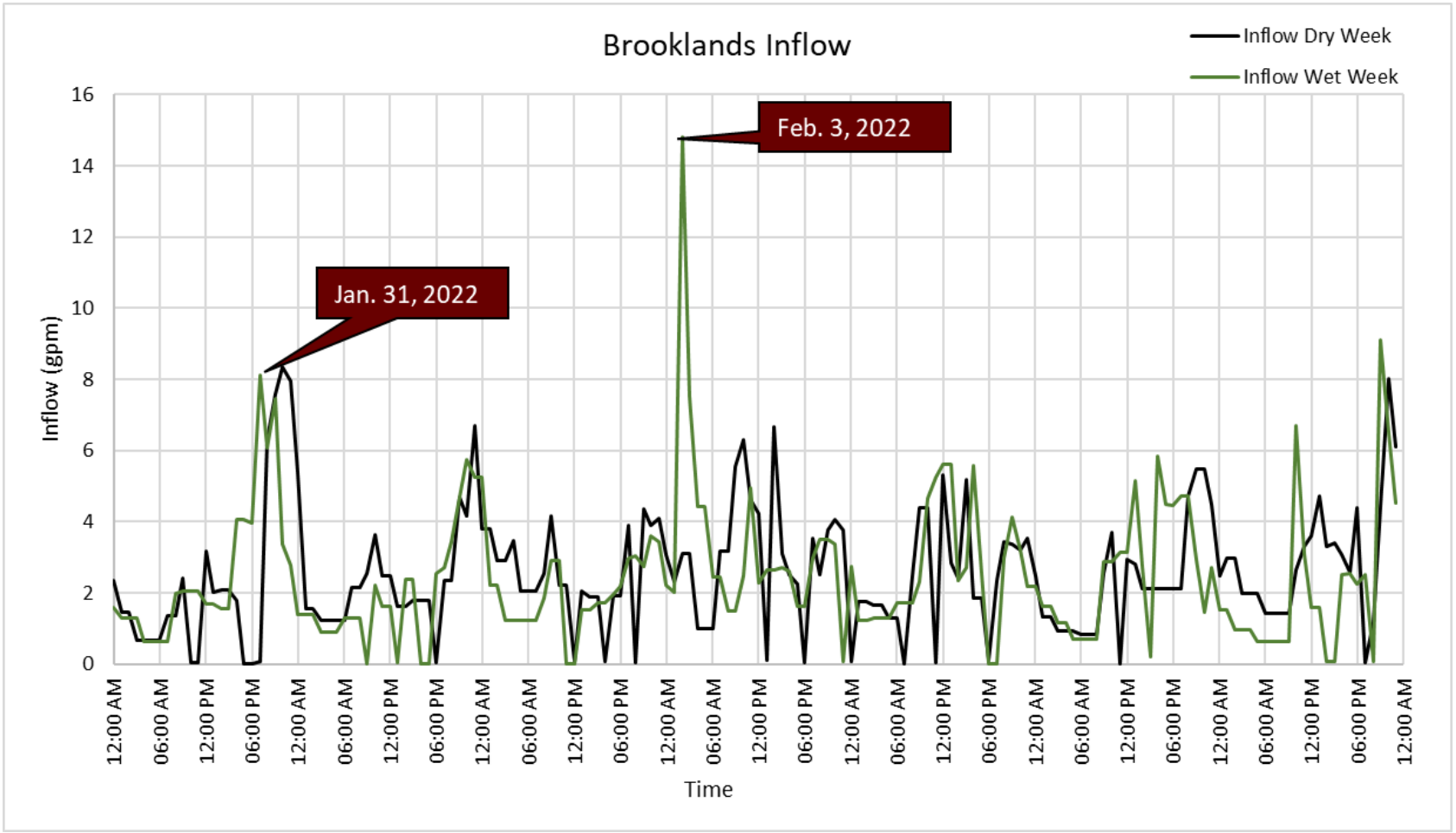


Figure A-1: Brooklands Lift Station Dry and Wet Weather Inflow

Country Estates Lift Station

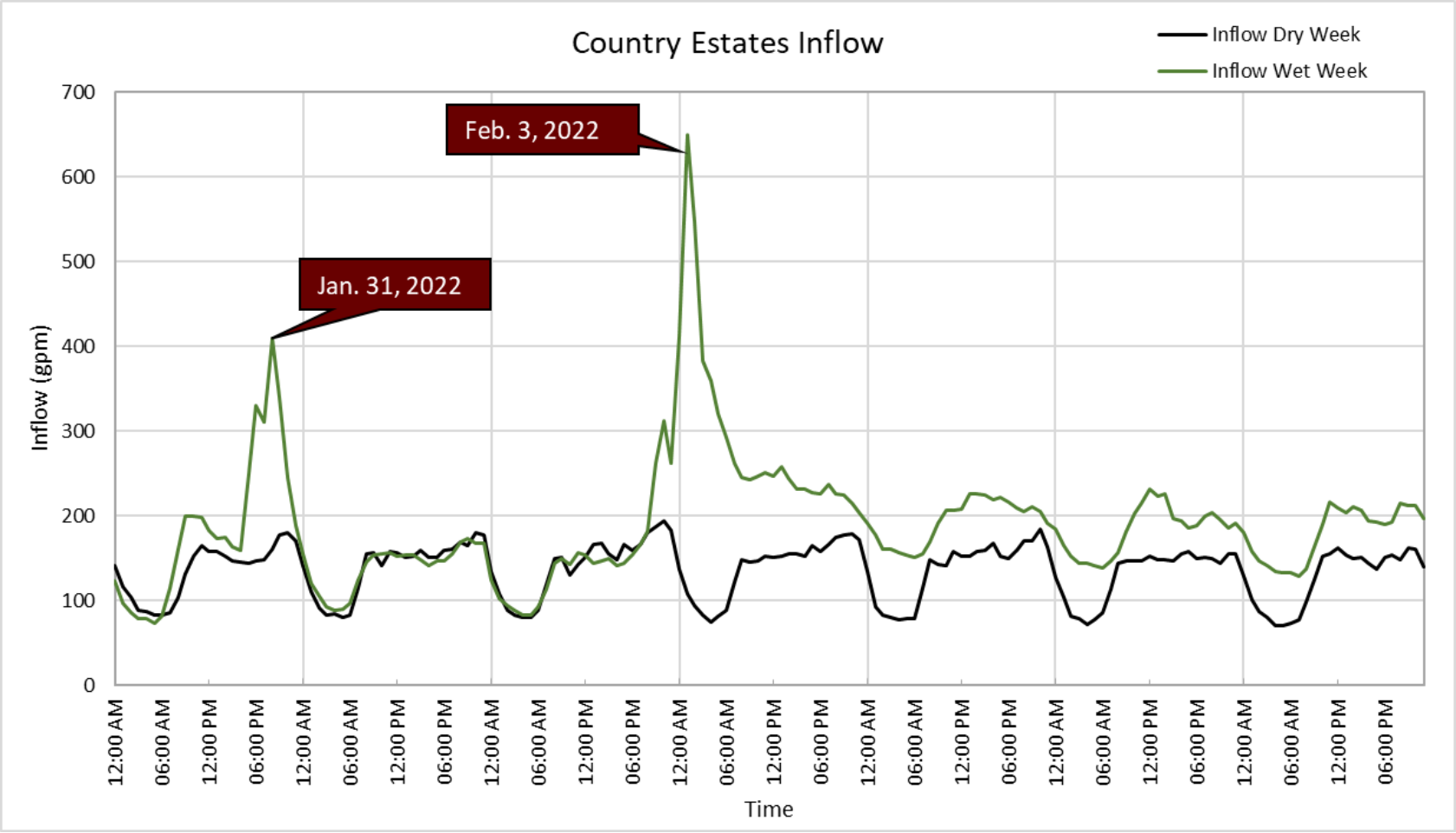


Figure A-2: Country Estates Lift Station Dry and Wet Weather Inflow

Creekside Lift Station

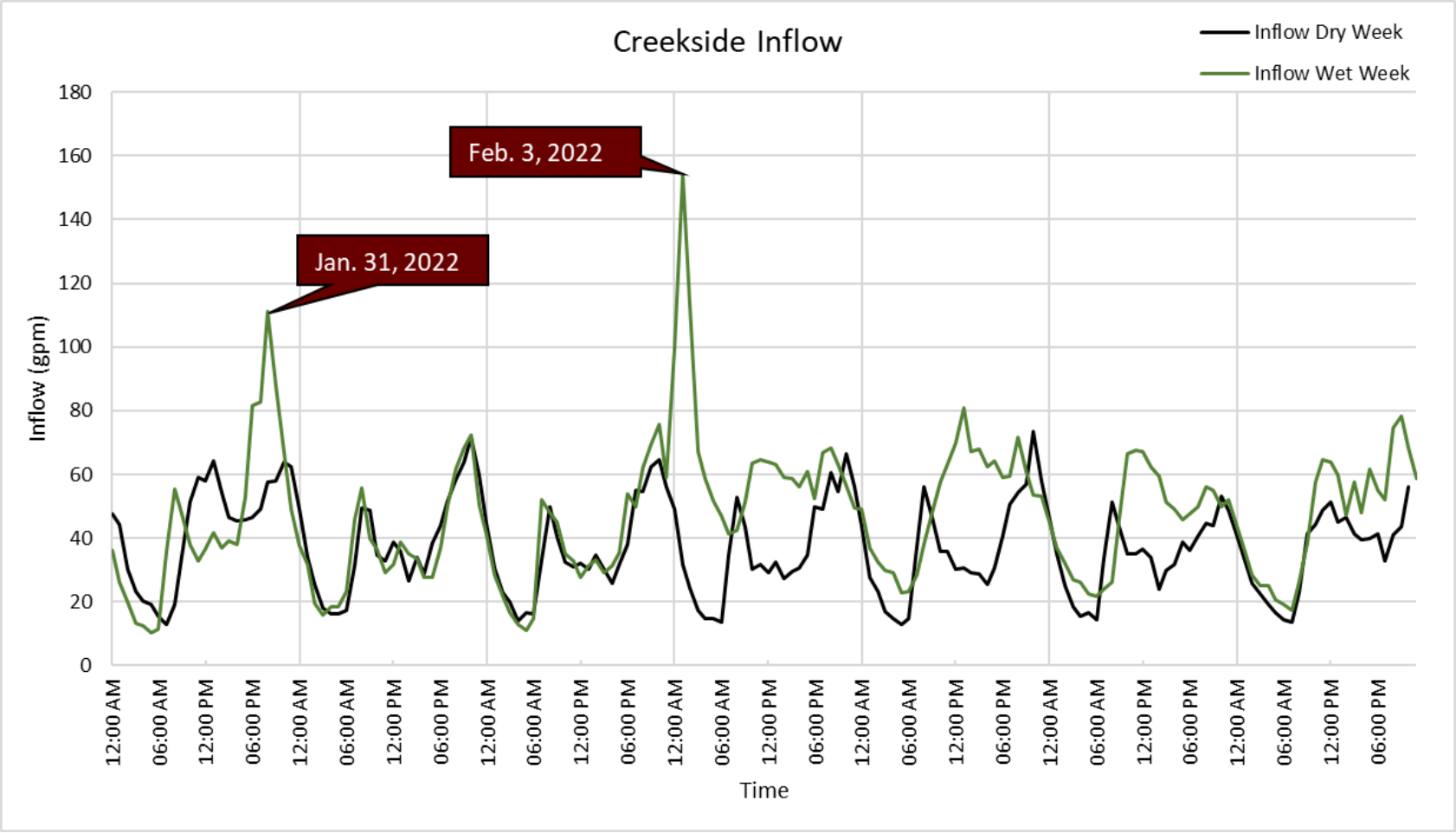


Figure A-3: Creekside Lift Station Dry and Wet Weather Inflow

Enclave Lift Station

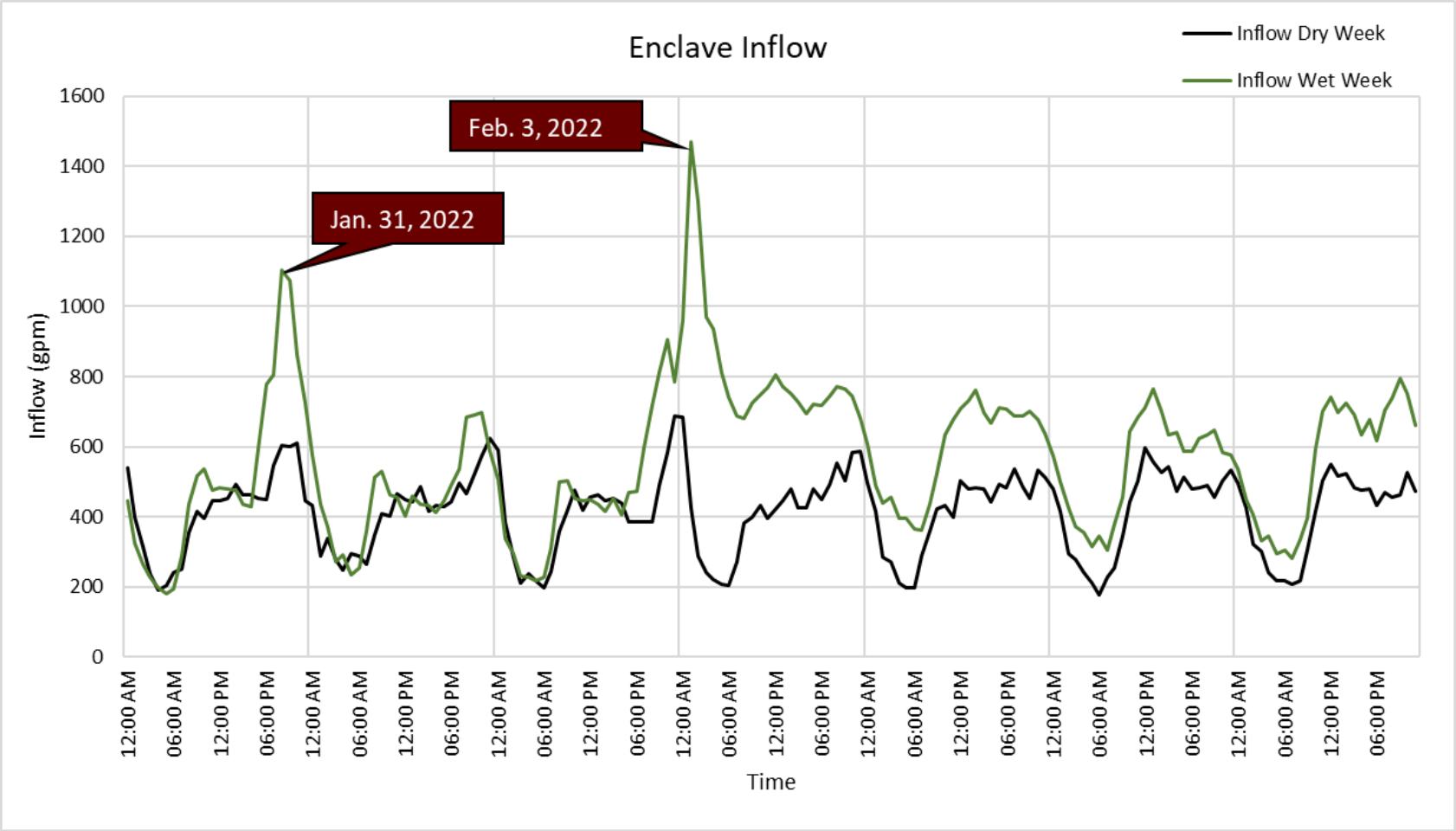


Figure A-4: Enclave Lift Station Dry and Wet Weather Inflow

Farley Lift Station

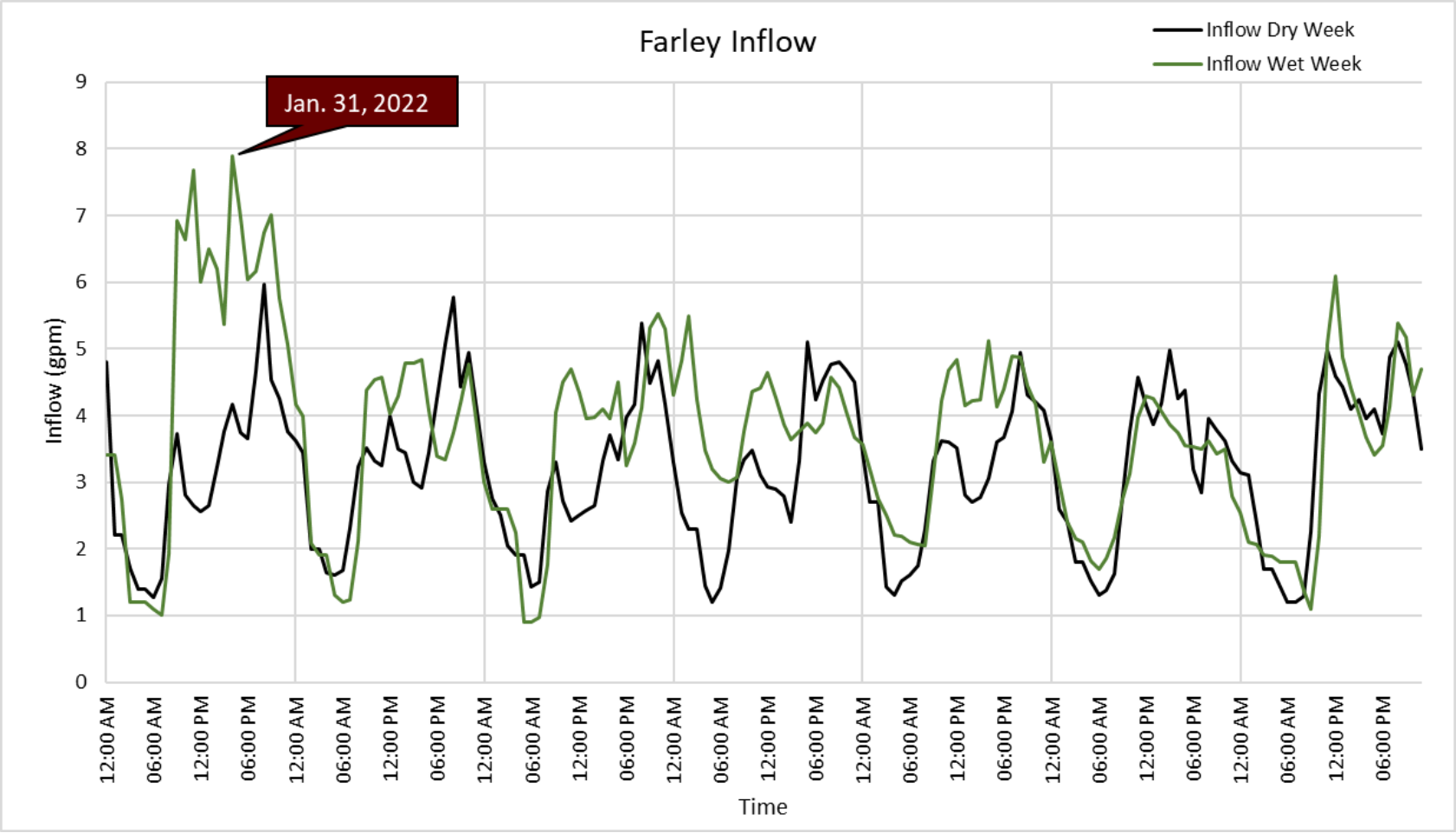


Figure A-5: Farley Lift Station Dry and Wet Weather Inflow

Glenwood Lift Station

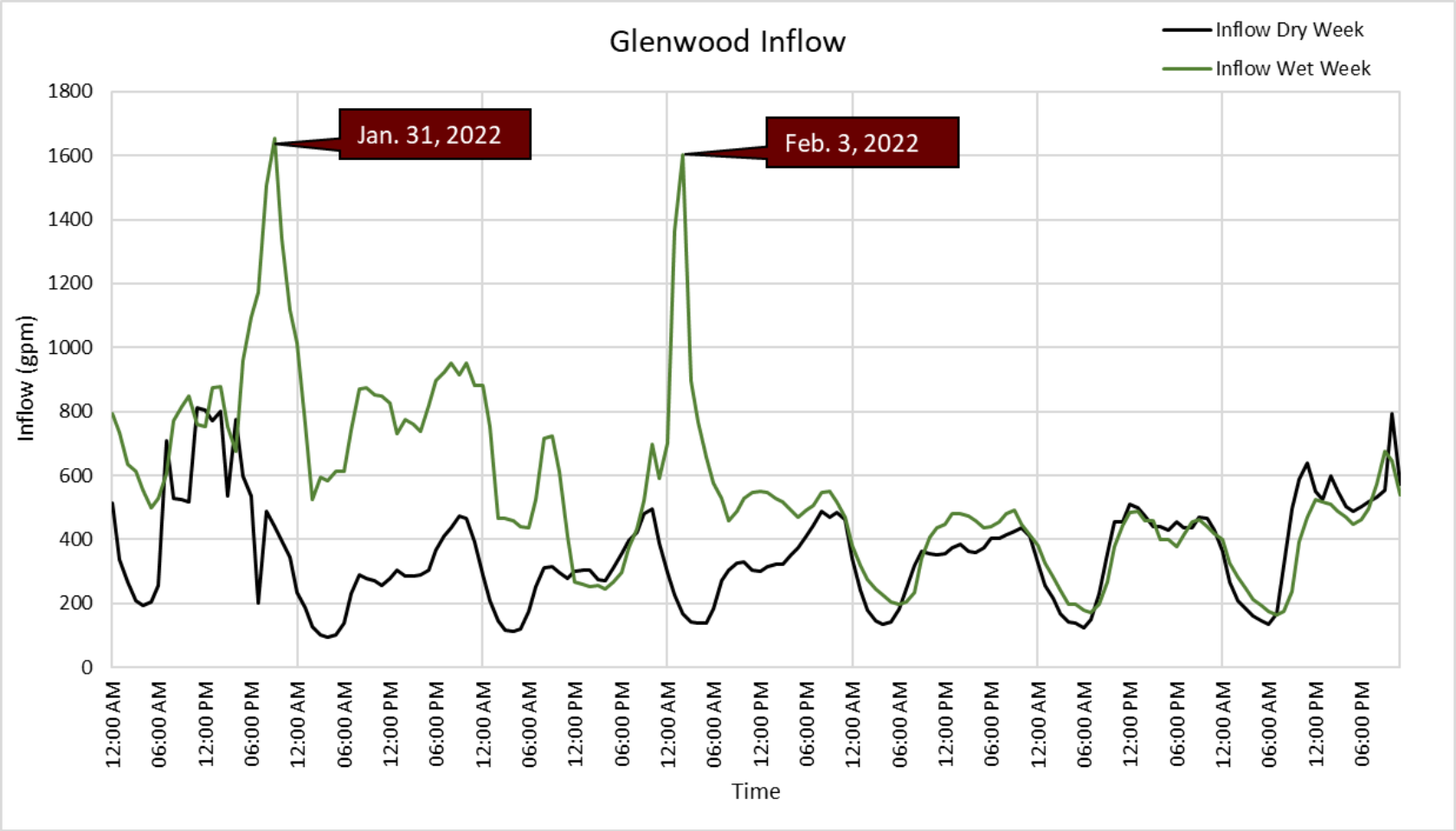


Figure A-6: Glenwood Lift Station Dry and Wet Weather Inflow

Emory Crossing (RSI) Lift Station

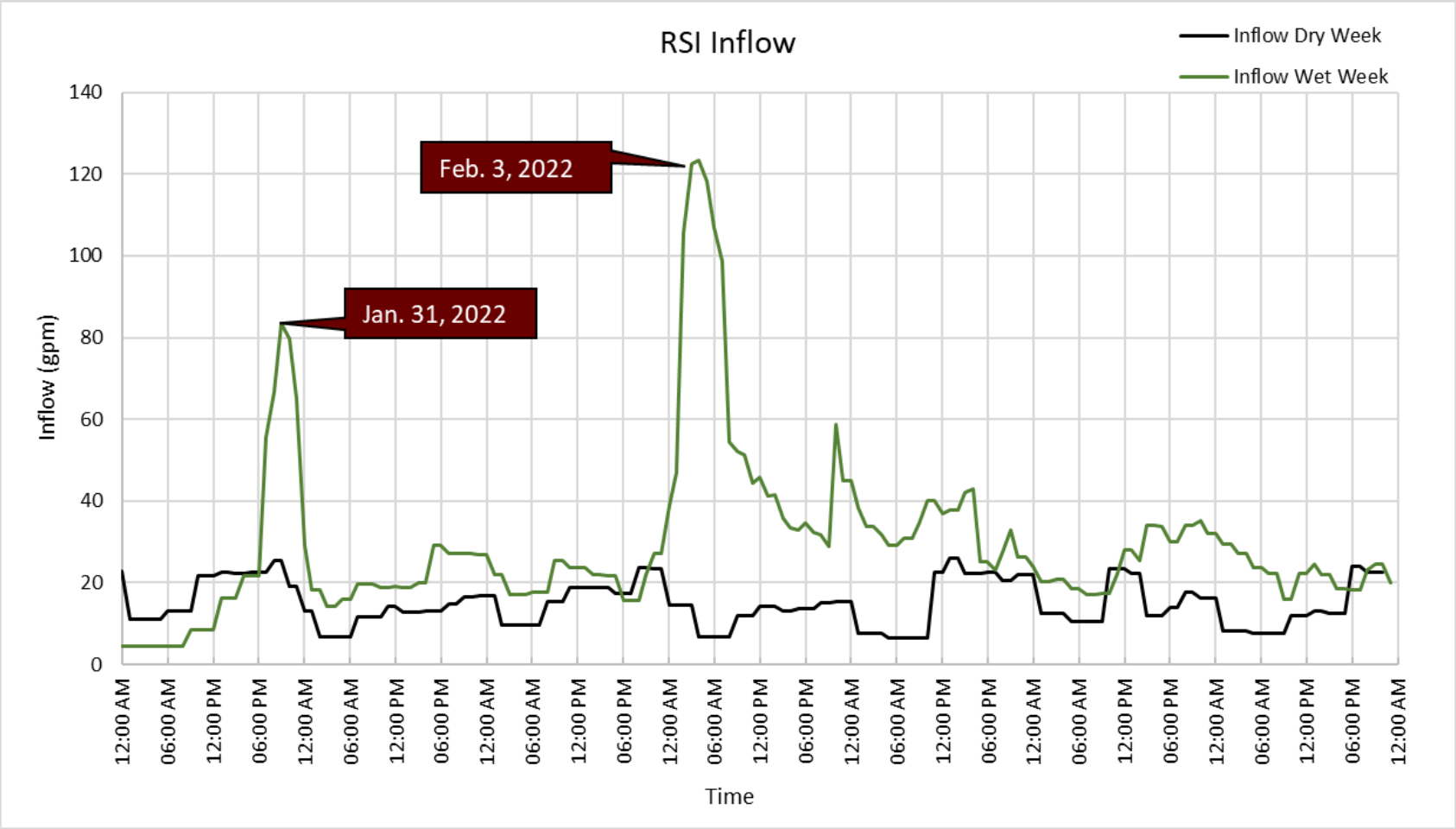


Figure A-7: RSI Lift Station Dry and Wet Weather Inflow

Mustang Creek Lift Station

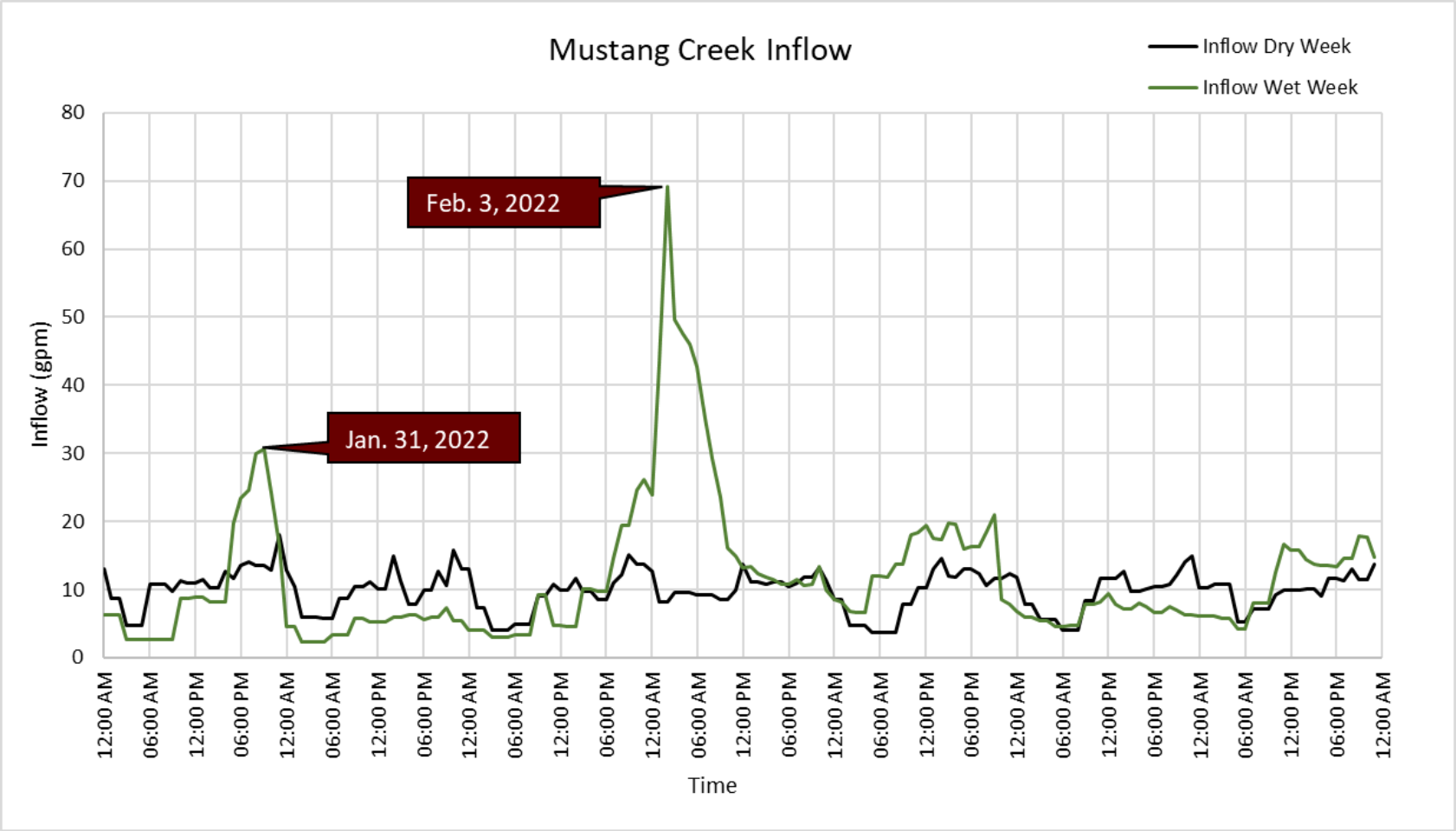


Figure A-8: Must Lift Station Dry and Wet Weather Inflow

Wilco Ranch (Hornbill) Lift Station

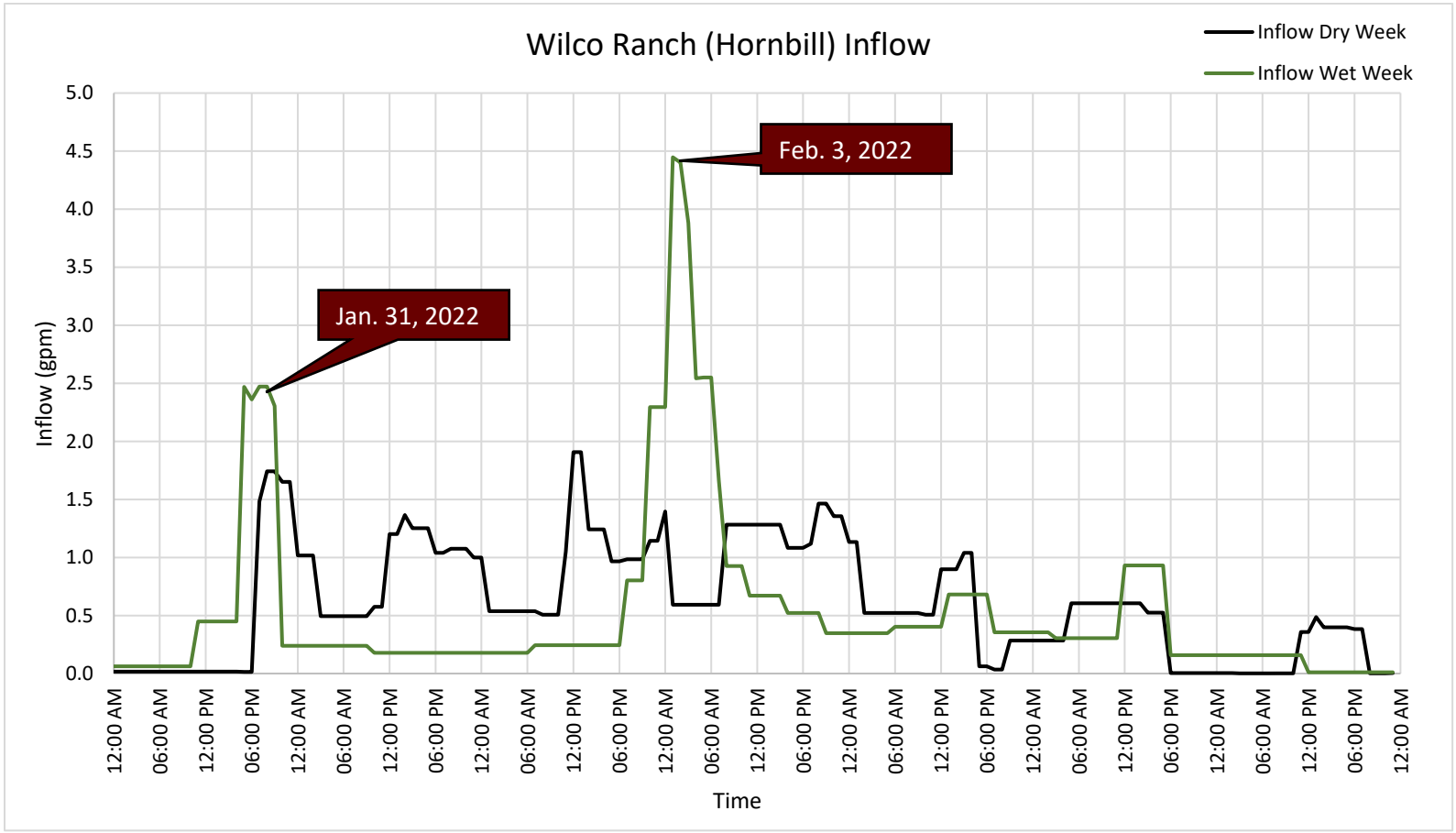


Figure A-9: Hornbill Lift Station Dry and Wet Weather Inflow

Highlands Lift Station

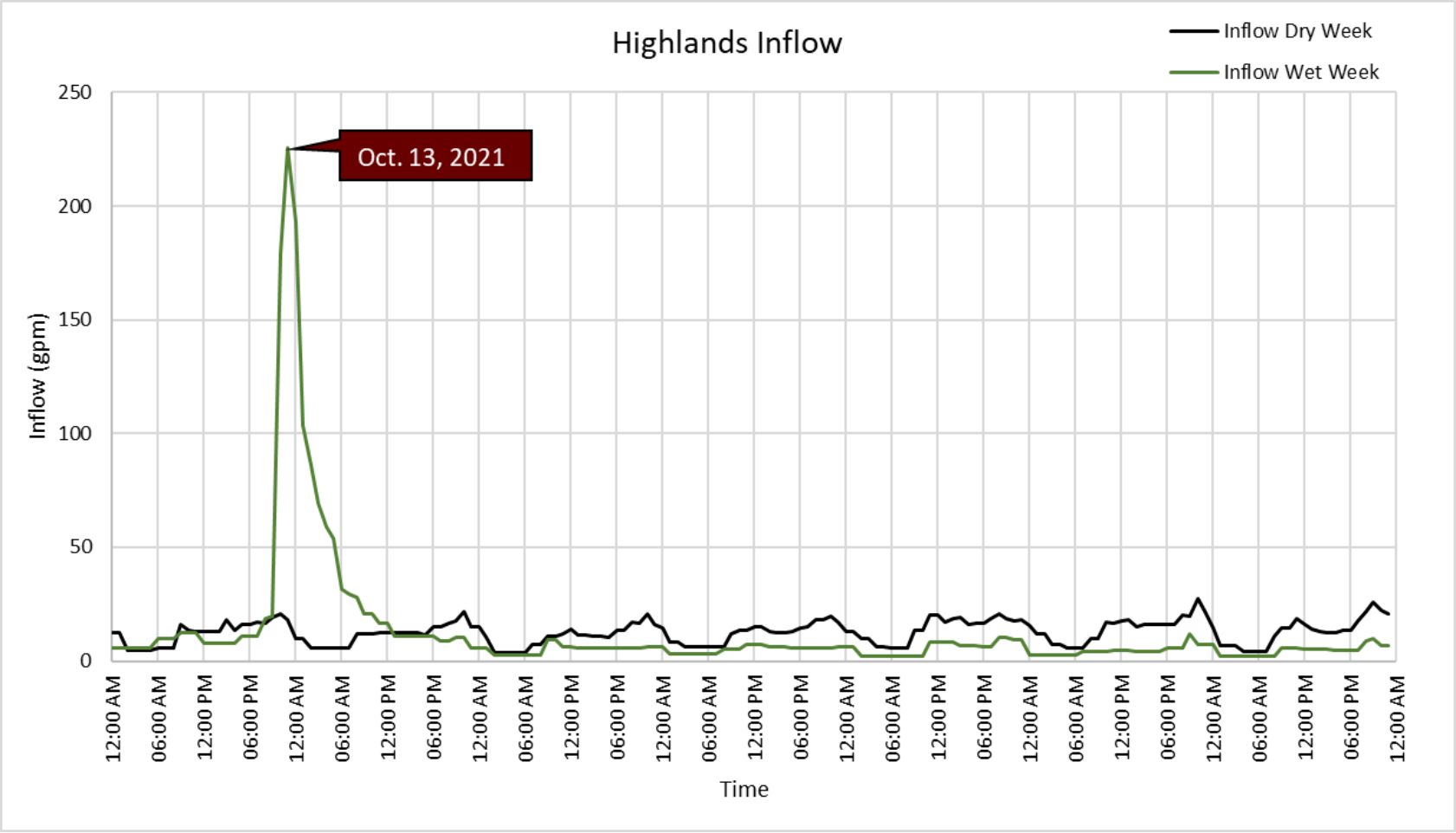
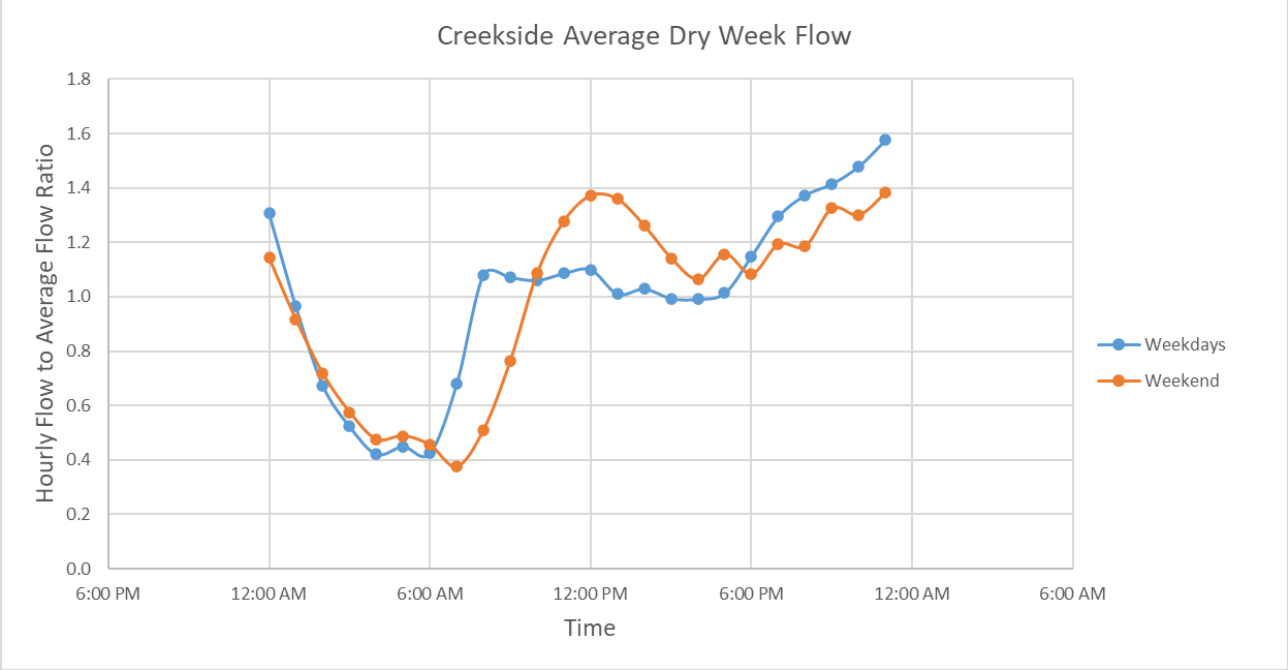


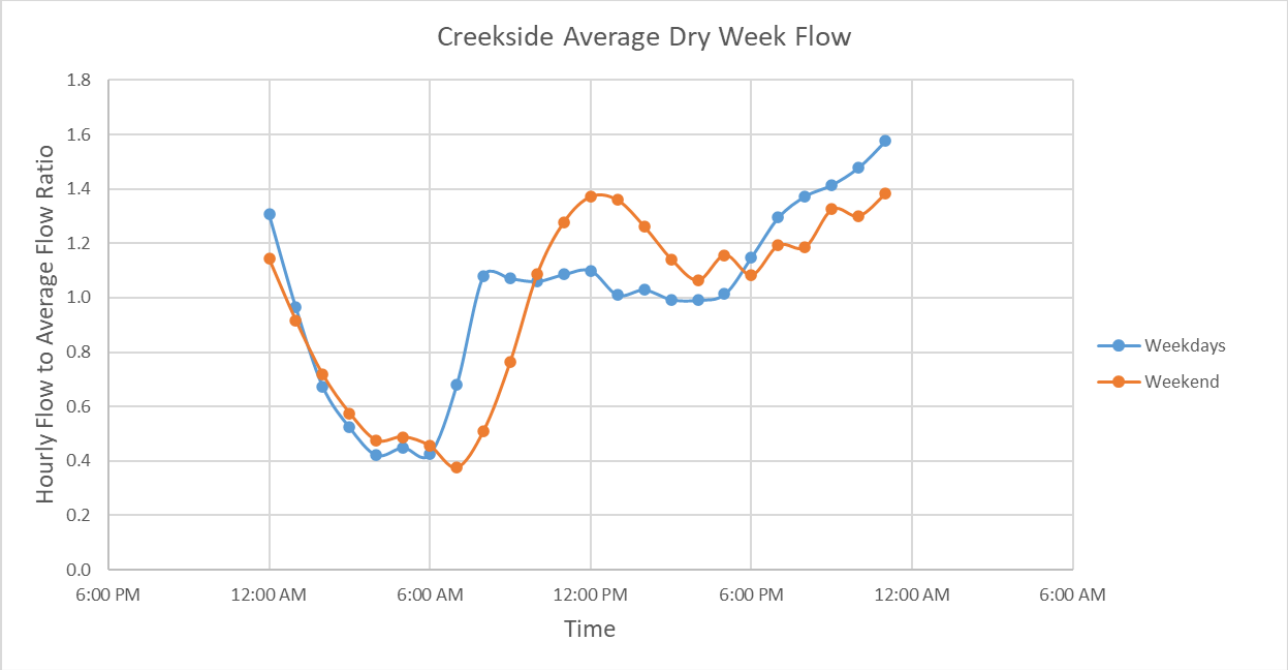
Figure A-10: Highlands Lift Station Dry and Wet Weather Inflow

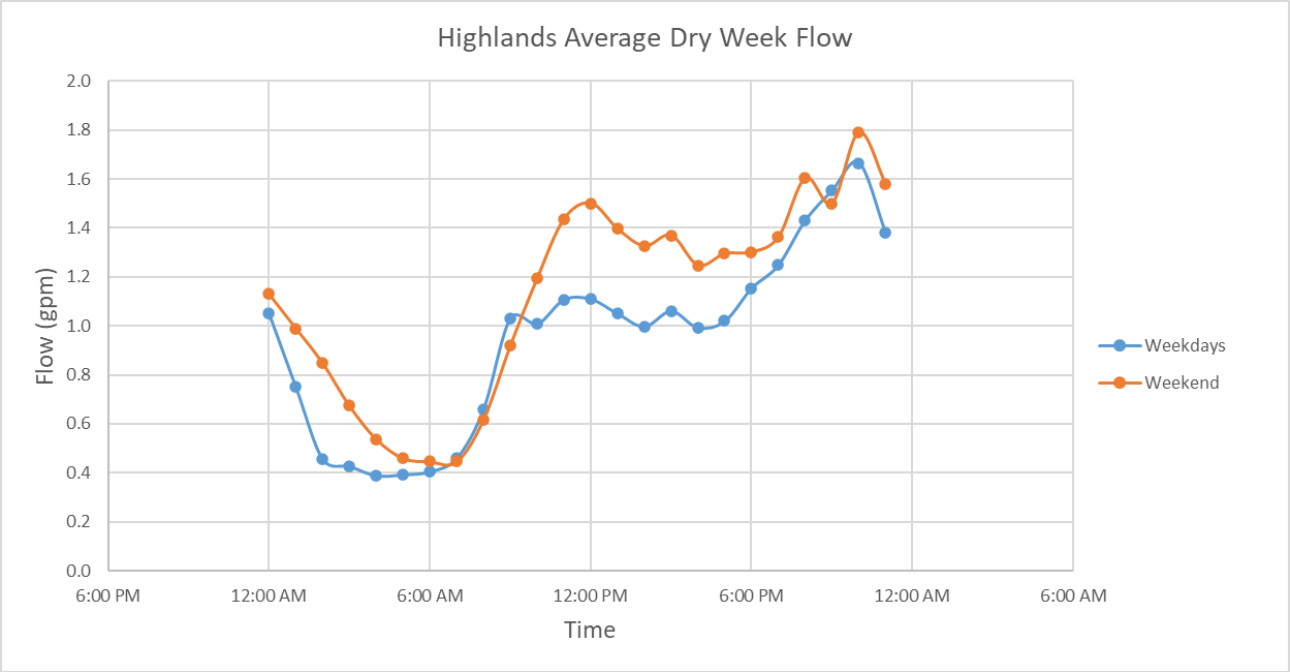
APPENDIX B

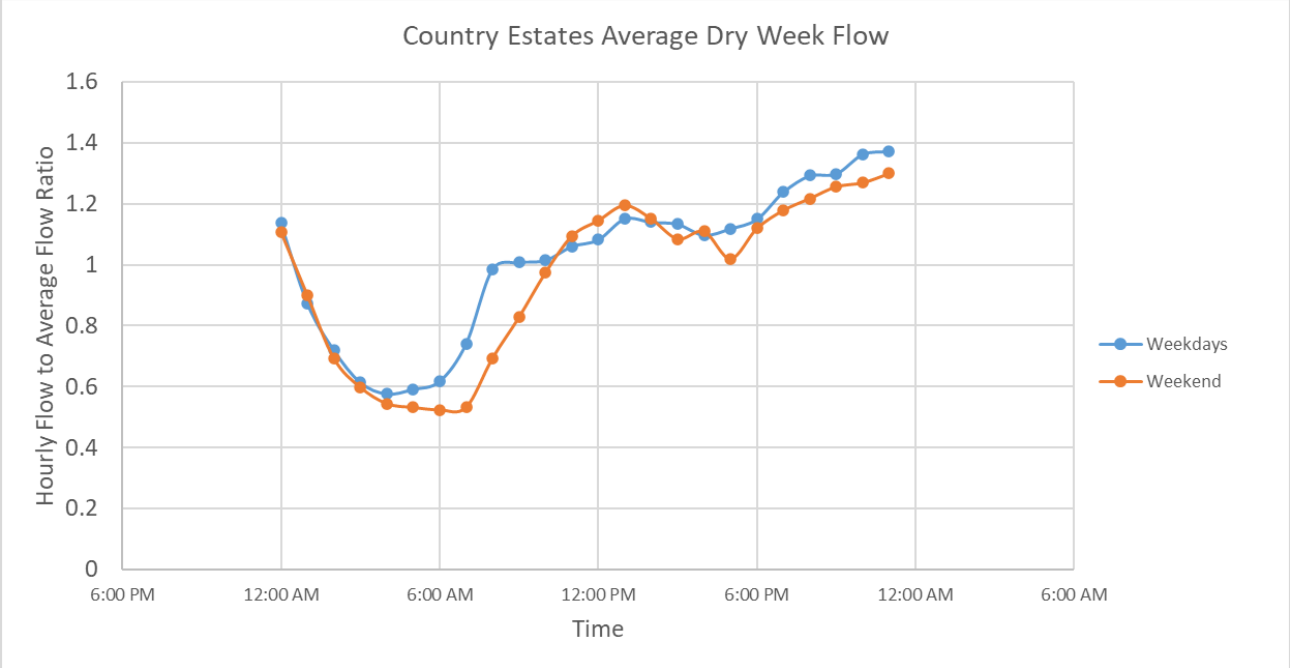
Dry Weather Diurnals and Wet Weather Peaking Factors

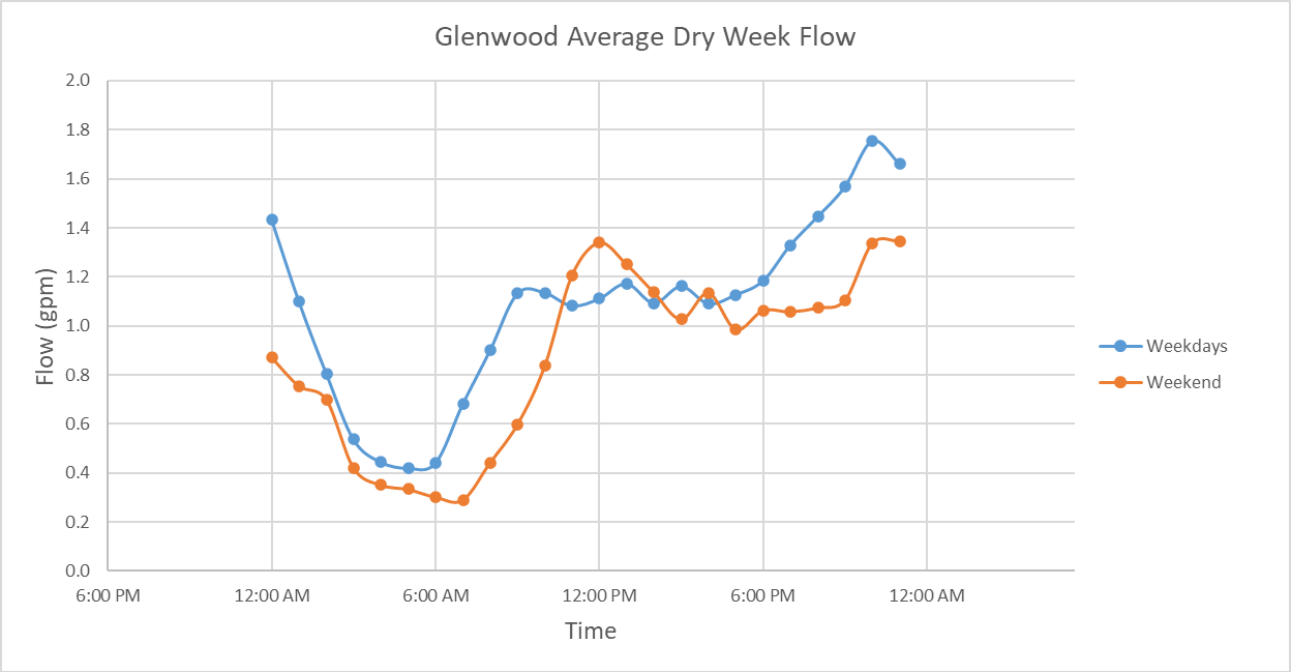
Dry Weather Diurnals

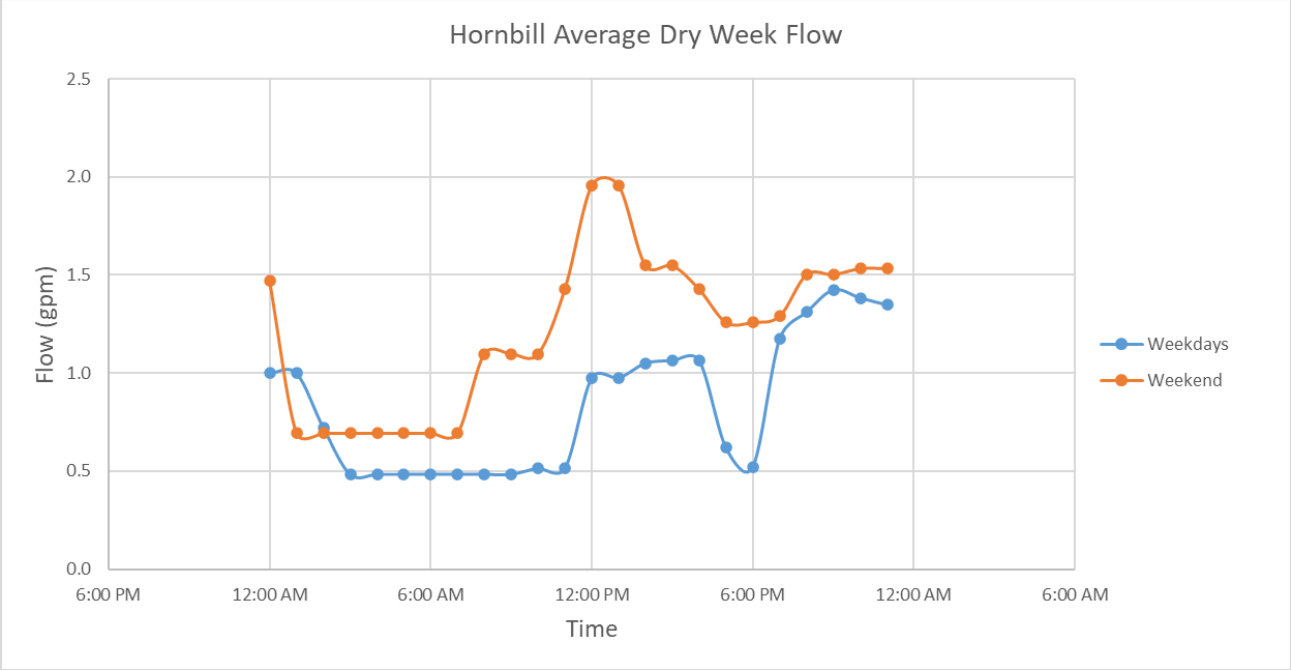


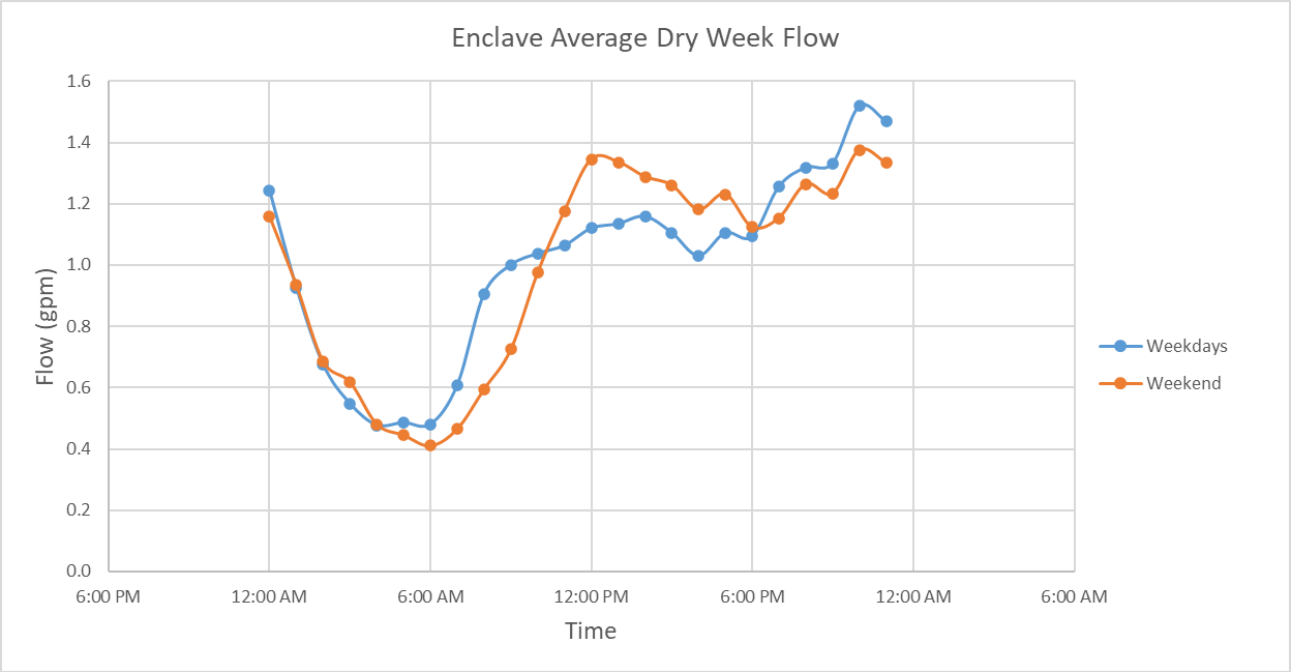


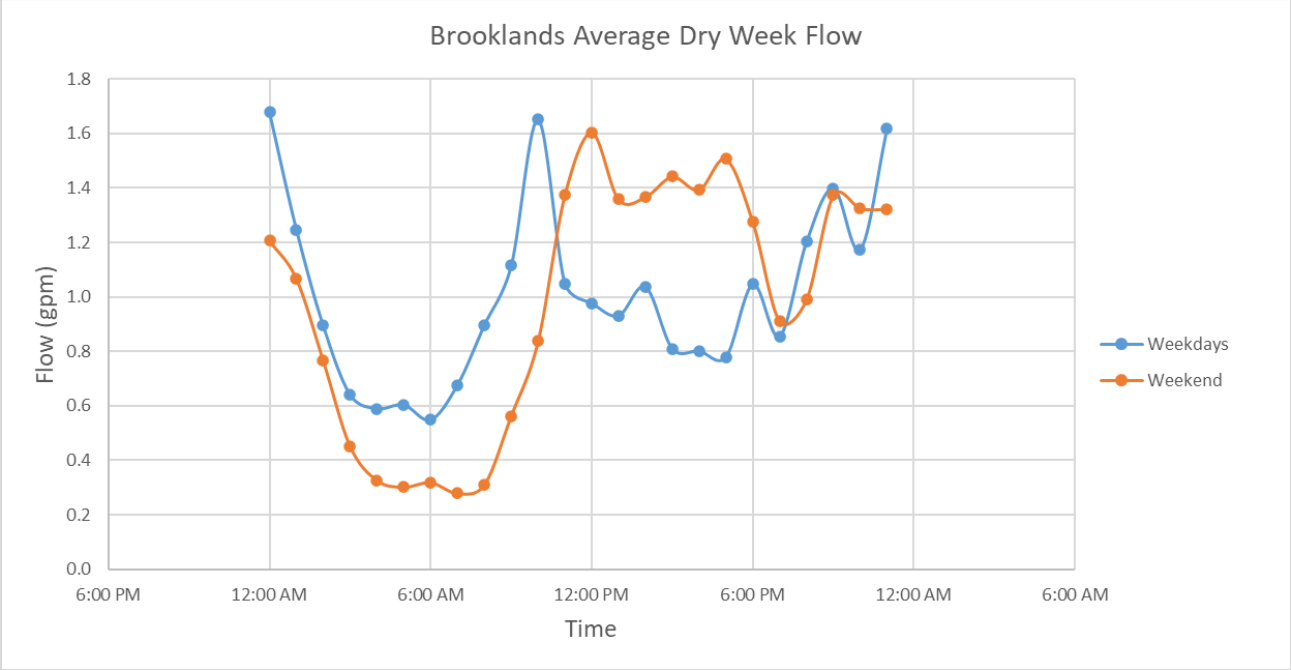

Highlands Average Dry Week Flow
Flow (gpm)
2.0
1.8
1.6
1.4
1.2
1.0
0.8
0.6
0.4
0.2
0.0
6:00 PM
12:00 AM
6:00 AM
12:00 PM
6:00 PM
12:00 AM
6:00 AM
Time
Weekdays
Weekend

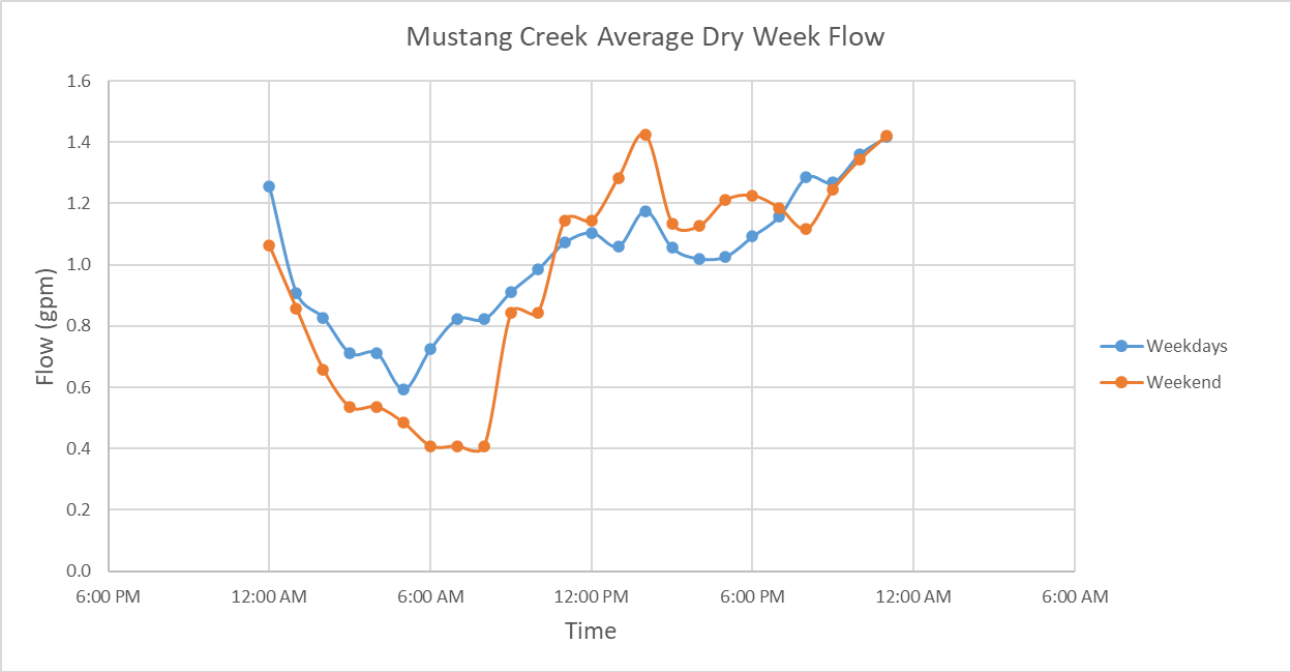

Country Estates Average Dry Week Flow
Hourly Flow to Average Flow Ratio
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
6:00 PM
12:00 AM
6:00 AM
12:00 PM
6:00 PM
12:00 AM
6:00 AM
Time
Weekdays
Weekend

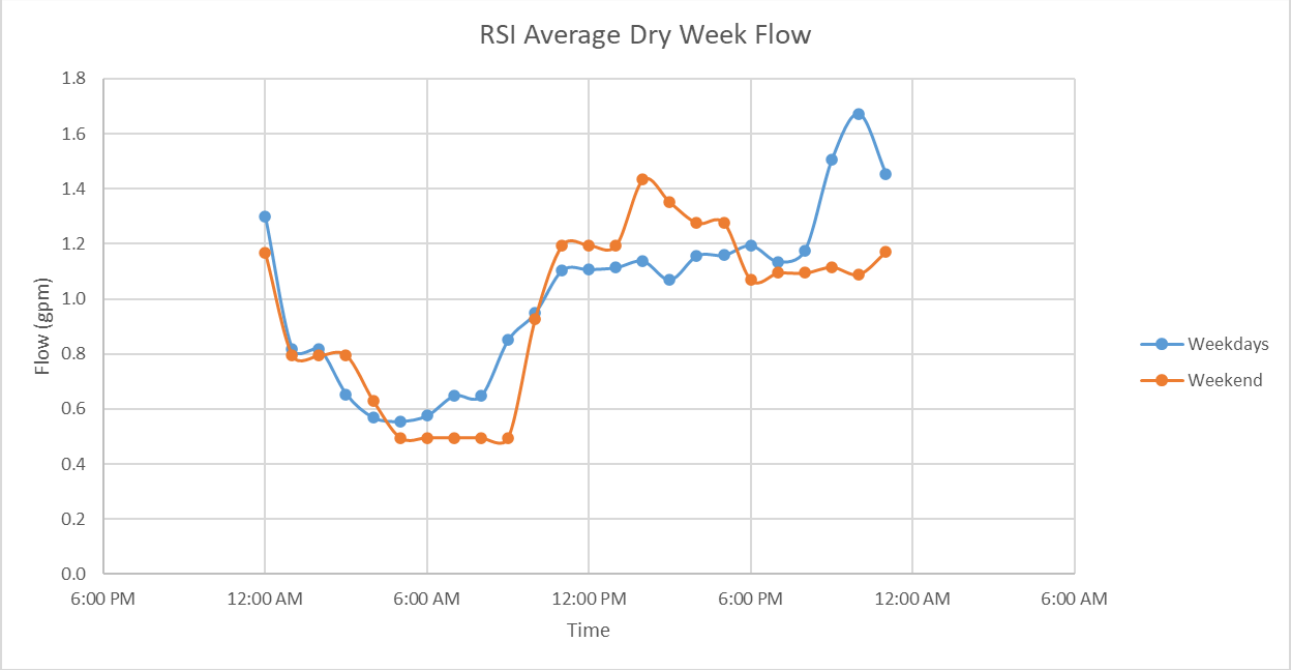

Glenwood Average Dry Week Flow
Flow (gpm)
2.0
1.8
1.6
1.4
1.2
1.0
0.8
0.6
0.4
0.2
0.0
6:00 PM
12:00 AM
6:00 AM
12:00 PM
6:00 PM
12:00 AM
Time
Weekdays
Weekend


Hornbill Average Dry Week Flow
Flow (gpm)
2.5
2.0
1.5
1.0
0.5
0.0
6:00 PM
12:00 AM
6:00 AM
12:00 PM
6:00 PM
12:00 AM
6:00 AM
Time
Weekdays
Weekend

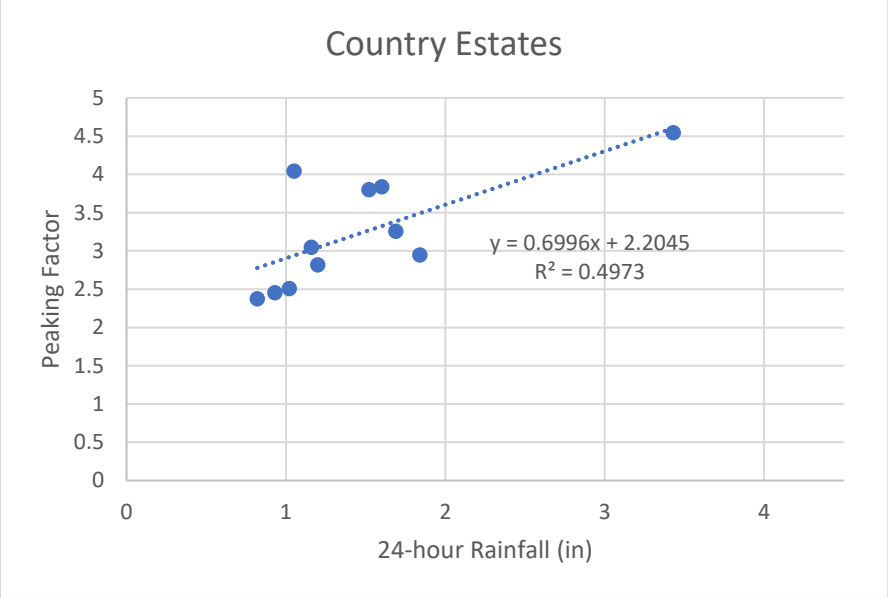

Enclave Average Dry Week Flow
Flow (gpm)
1.6
1.4
1.2
1.0
0.8
0.6
0.4
0.2
0.0
6:00 PM
12:00 AM
6:00 AM
12:00 PM
6:00 PM
12:00 AM
6:00 AM
Time
Weekdays
Weekend

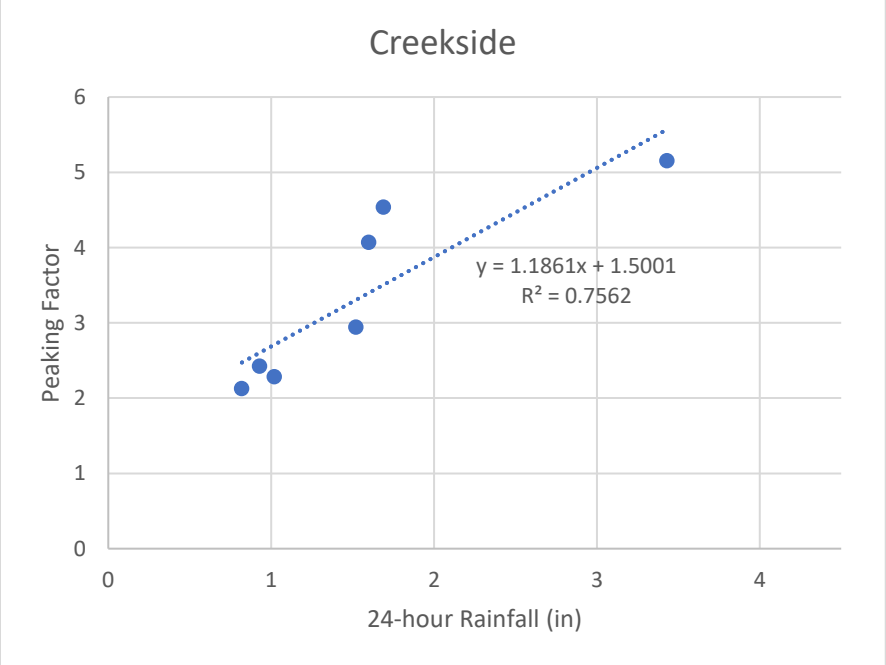

Brooklands Average Dry Week Flow
Flow (gpm)
1.8
1.6
1.4
1.2
1.0
0.8
0.6
0.4
0.2
0.0
6:00 PM
12:00 AM
6:00 AM
12:00 PM
6:00 PM
12:00 AM
6:00 AM
Time
Weekdays
Weekend

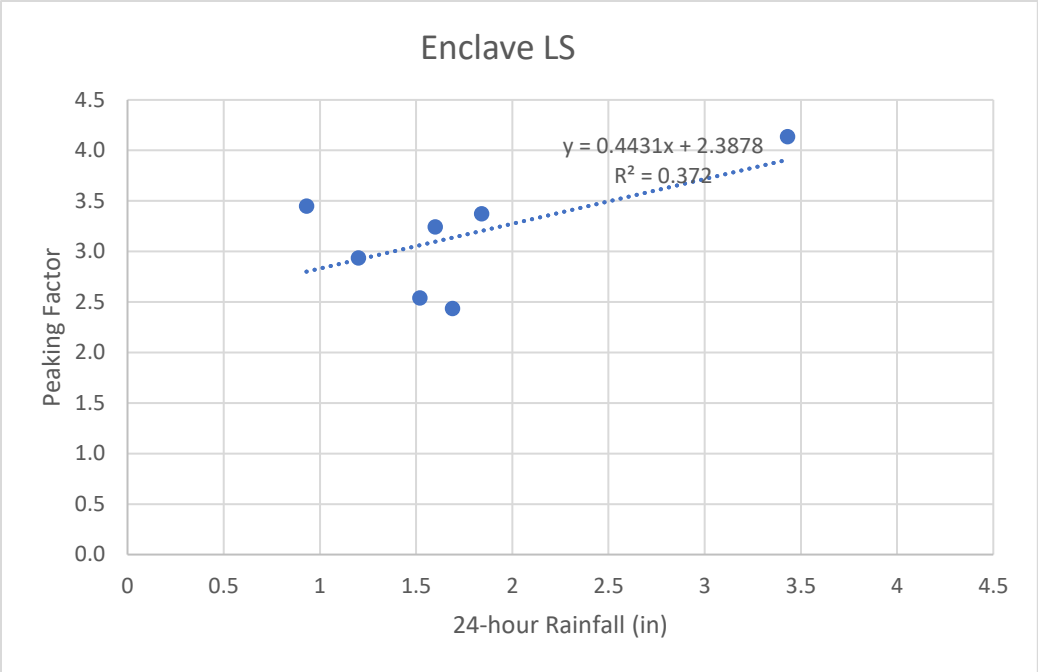

Mustang Creek Average Dry Week Flow
Flow (gpm)
1.6
1.4
1.2
1.0
0.8
0.6
0.4
0.2
0.0
6:00 PM
12:00 AM
6:00 AM
12:00 PM
6:00 PM
12:00 AM
6:00 AM
Time
Weekdays
Weekend

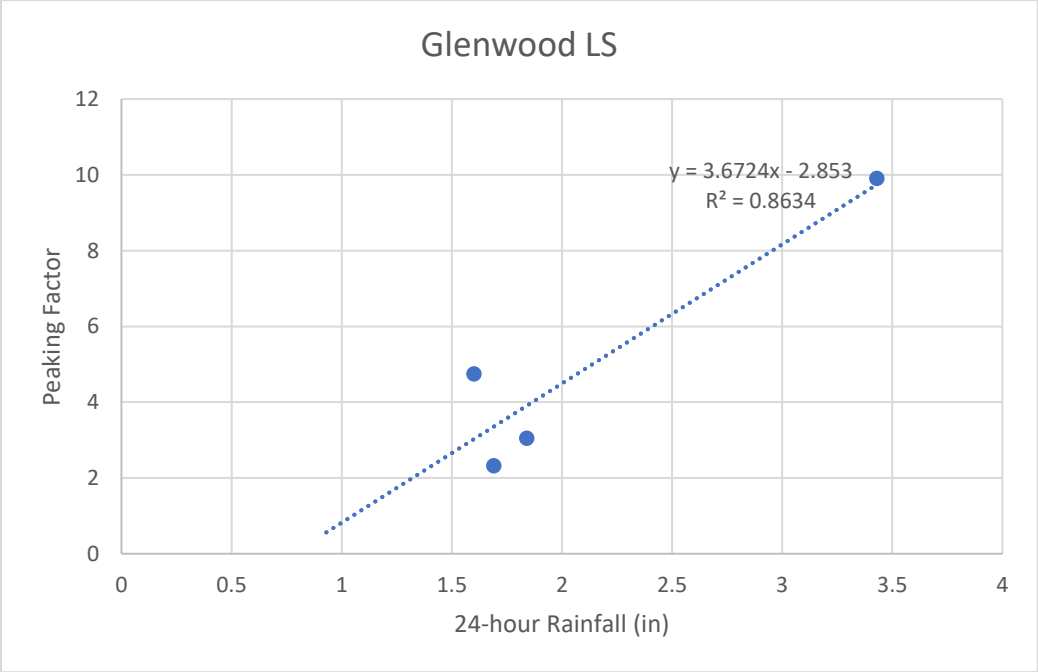

RSI Average Dry Week Flow
Flow (gpm)
1.8
1.6
1.4
1.2
1.0
0.8
0.6
0.4
0.2
0.0
6:00 PM
12:00 AM
6:00 AM
12:00 PM
6:00 PM
12:00 AM
6:00 AM
Time
Weekdays
Weekend

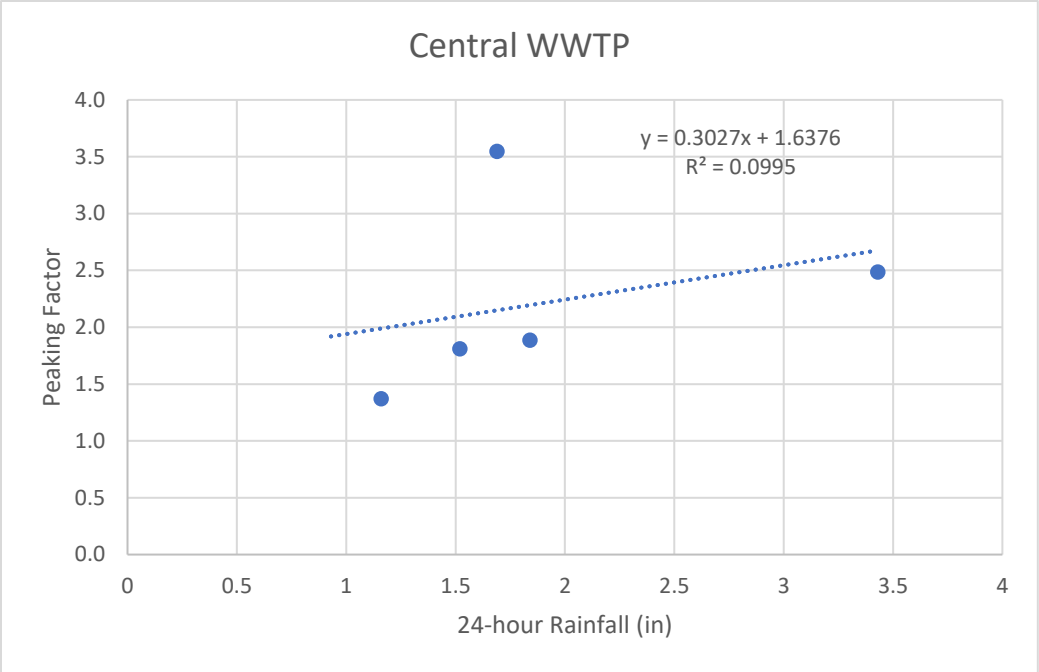
Observed Wet Weather Peaking Factors during Inventoried Rainfall Events

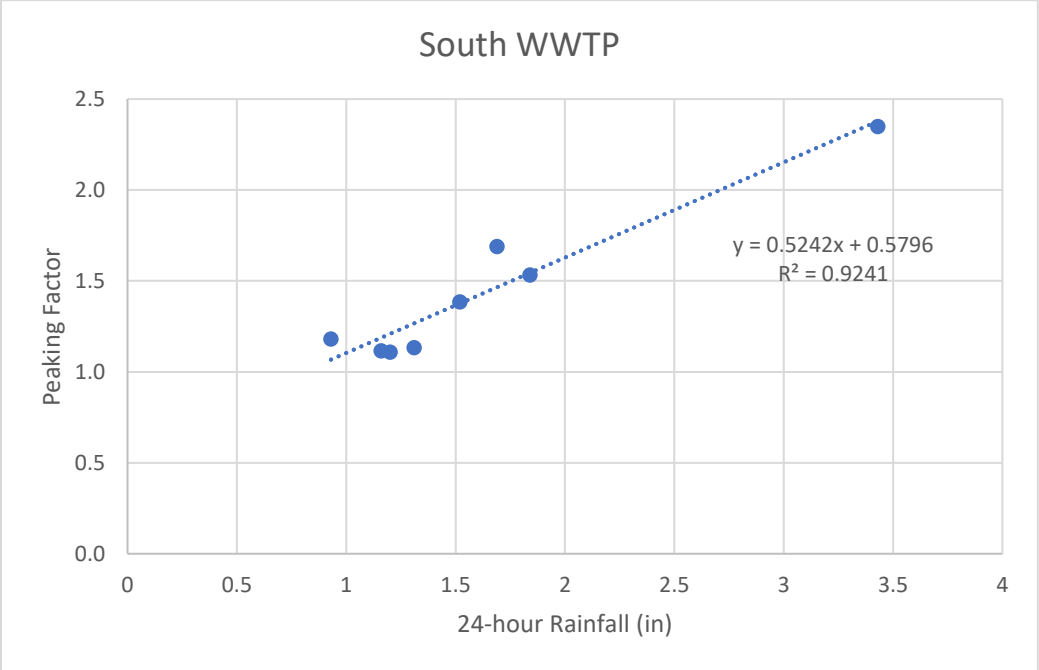





Enclave LS
y = 0.4431x + 2.3878
R² = 0.372
Peaking Factor
24-hour Rainfall (in)
0.0
0.5
1.0
1.5
2.0
2.5
3.0
3.5
4.0
4.5
0
0.5
1
1.5
2
2.5
3
3.5
4
4.5


Glenwood LS
y = 3.6724x - 2.853
R² = 0.8634
Peaking Factor
24-hour Rainfall (in)
0
2
4
6
8
10
12
0
0.5
1
1.5
2
2.5
3
3.5
4


Central WWTP
y = 0.3027x + 1.6376
R² = 0.0995
Peaking Factor
24-hour Rainfall (in)
0.0
0.5
1.0
1.5
2.0
2.5
3.0
3.5
4.0
0
0.5
1
1.5
2
2.5
3
3.5
4


South WWTP
y = 0.5242x + 0.5796
R² = 0.9241
Peaking Factor
24-hour Rainfall (in)
0.0
0.5
1.0
1.5
2.0
2.5
0
0.5
1
1.5
2
2.5
3
3.5
4

APPENDIX C

Lift Station Pump Curves

Brooklands Lift Station

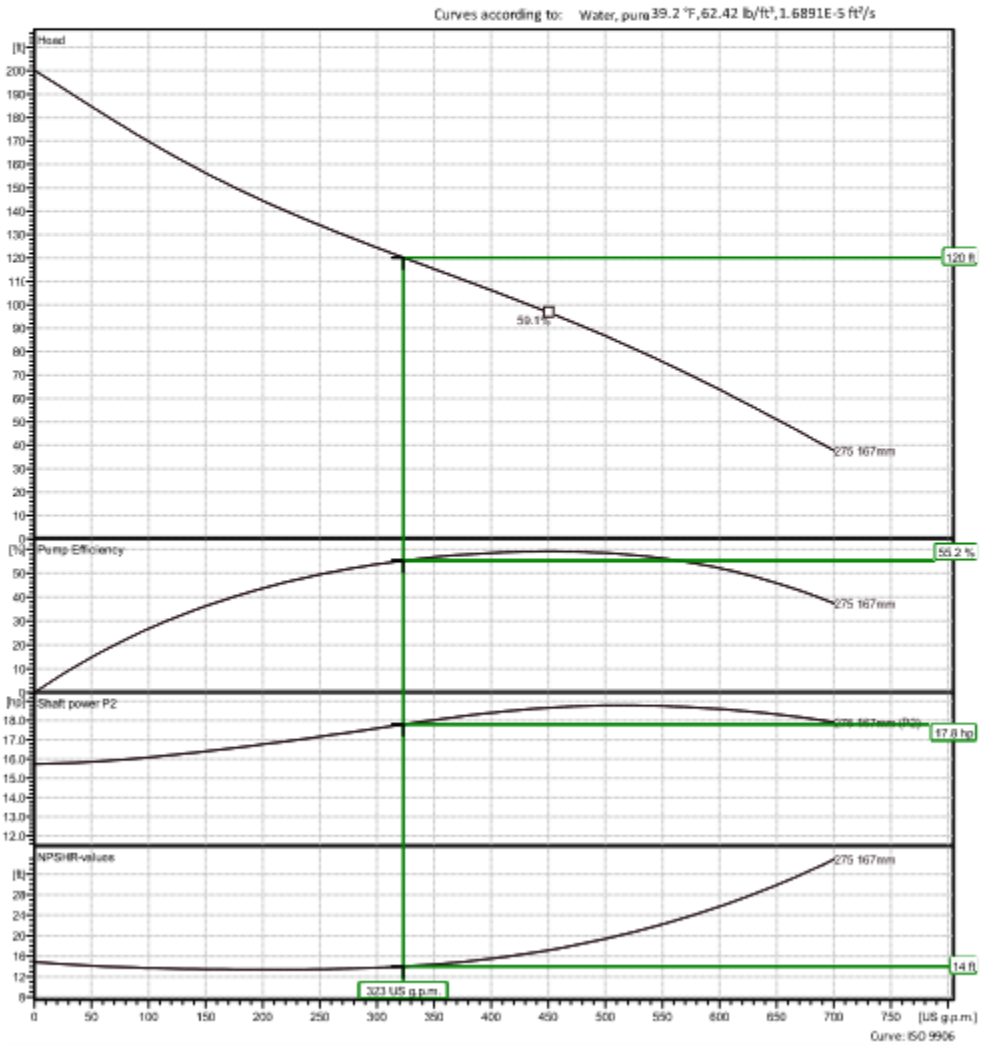
NP 3153 SH 3~ 275

Performance curve

Duty point

Flow	Head
323 US g.p.m.	120 ft

FLYGT a xylem brand



Project	Brooklands	Created by	Barrie Hamm
Block	0	Created on	10/12/2021 Last update 10/12/2021

Farley Lift Station

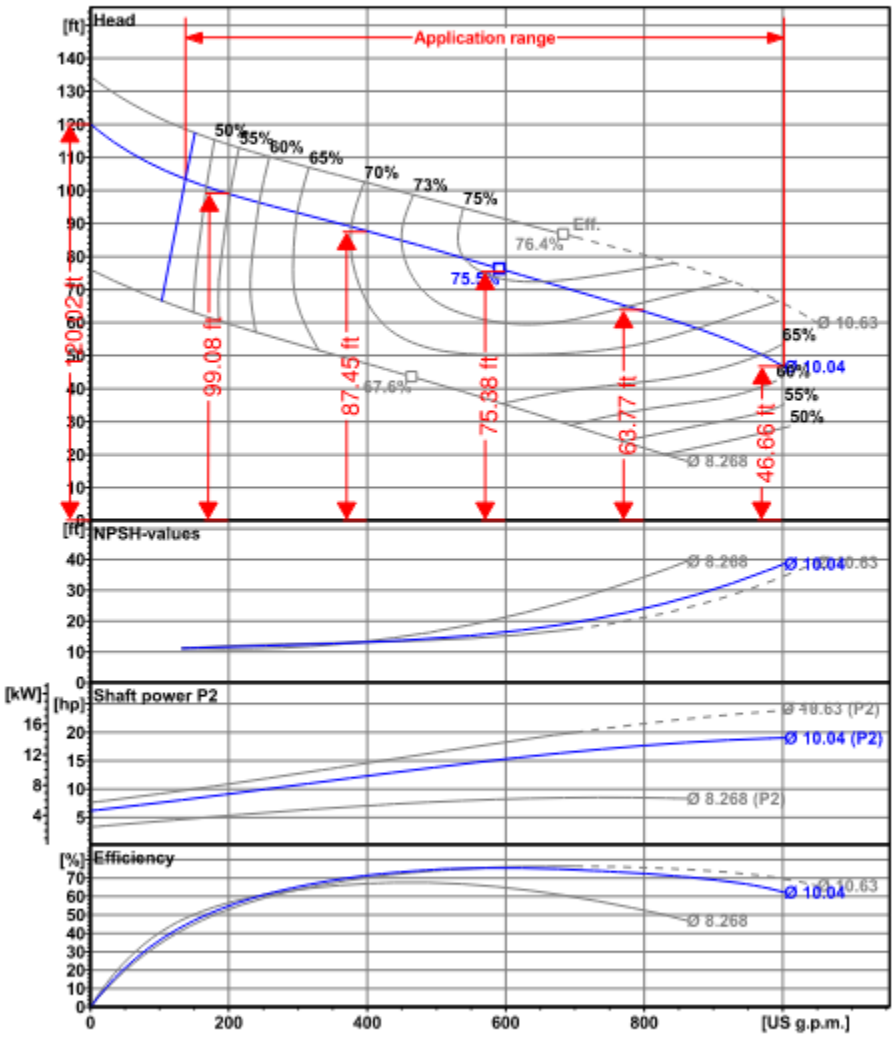
Project
Customer pos.no
Project ID
Pos.no 1
Created by

KSB

Page 3 / 5
4/18/2022

Performance curve

Pump type **KRT E 80-251/164XG-S**



Impeller type	Single vane impeller	Closed		Curve number	K42592/4
Free passage	3"		Density	62.322 lb/ft³	Frequency	60 Hz
Impeller size	10'/₁₆"	(255)	Viscosity	1.082E-5 ft²/s	Speed	1750 1/min

KSB Inc., Richmond, VA. / KSB Pumps Inc., Mississauga, Ontario / KSB AG, Halle (Germany)

Country Estates Lift Station

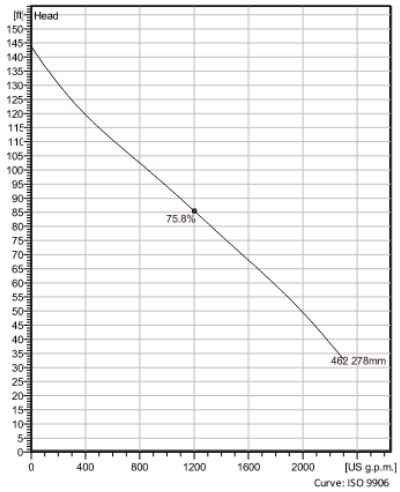
NP 3202 HT 3~ 462

Patented self cleaning semi-open channel impeller, ideal for pumping in waste water applications. Modular based design with high adaptation grade.

FLYGT
a xylem brand

Technical specification

Curves according to: Water, pure Water, pure [100%], 39.2 °F, 62.42 lb/ft³, 1.6891E-5 ft²/s



Curve: ISO 9906

Configuration

Motor number
N3202.185 30-19-4AA-W 45hp

Installation type
P - Semi permanent, Wet

Impeller diameter
278 mm

Discharge diameter
6 inch

Pump information

Impeller diameter
278 mm

Discharge diameter
6 inch

Inlet diameter
200 mm

Maximum operating speed
1775 rpm

Number of blades
2

Max. fluid temperature
40 °C

Configuration

Material

Impeller
Hard-Iron ™

Project	**Created by**	Barrie Hamm	
Block	**Created on**	11/18/2022 **Last update**	11/18/2022

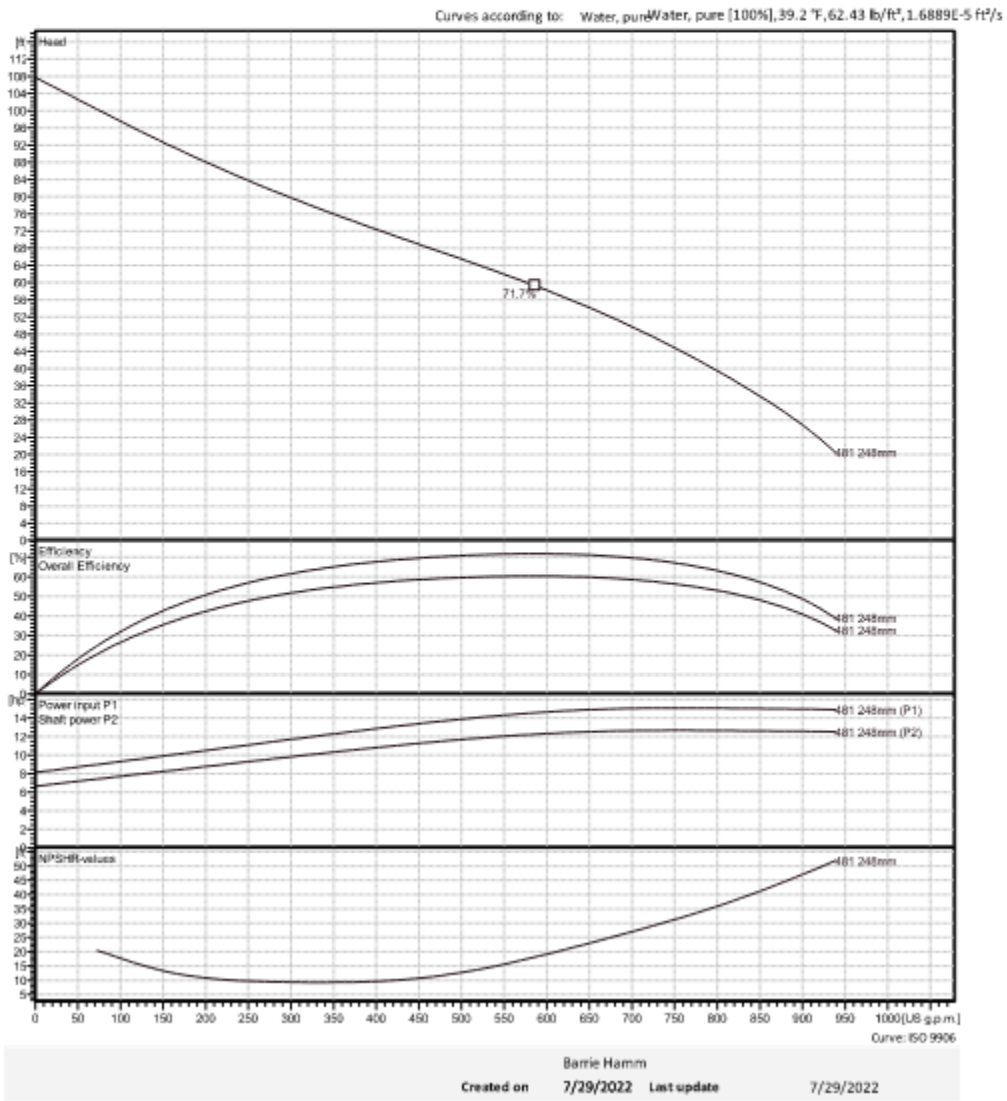
Creekside Lift Station

CP 3140 HT 3~ 481

Performance curve

Duty point

Flow	Head



Barrie Hamm

Created on 7/29/2022 Last update 7/29/2022

Enclave Lift Station

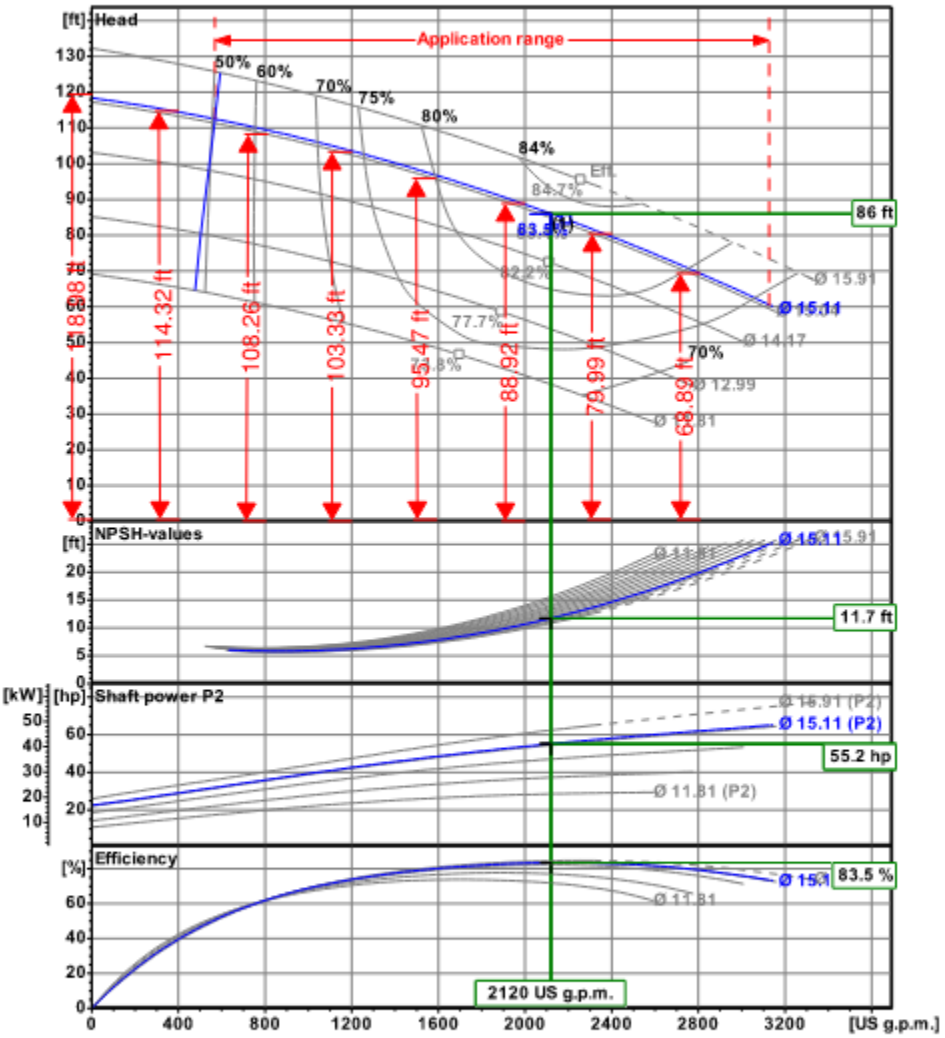
Project	Hutto - Enclave
Customer pos.no	
Project ID	DCS Engineering
Pos.no	1
Created by	James Mansfield

KSB

Page 3 / 5
2014-07-15

Performance curve

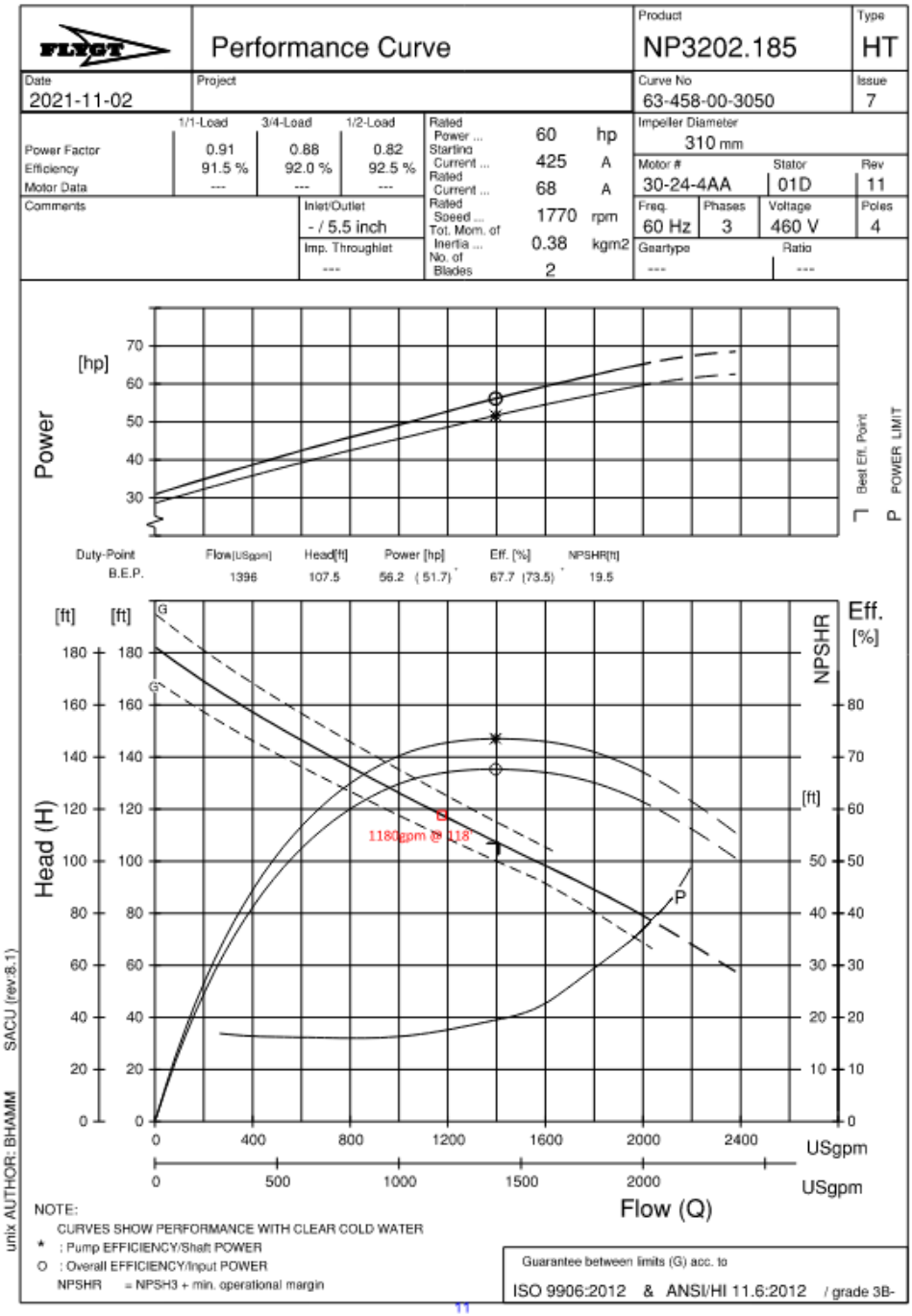
Pump type KRT K 150-400/506XG-S



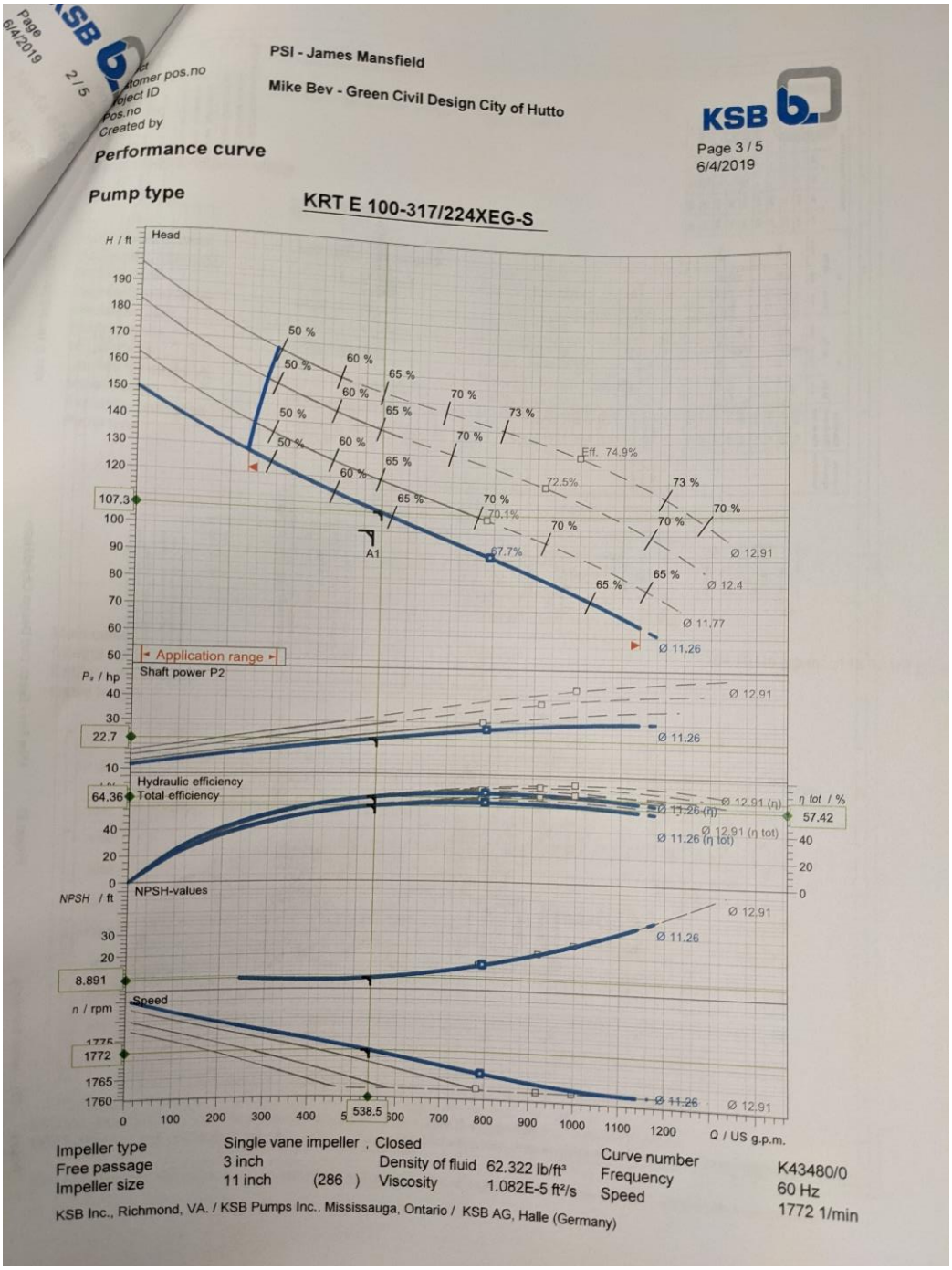
Impeller type	Multi channel impeller closed			Curve number	K43199s/0
Free passage	3"		Density	62.322 lb/ft³	Frequency	60 Hz
Impeller size	15 1/16"	(384)	Viscosity	1.082E-5 ft²/s	Speed	1183 1/min

KSB Inc., Richmond, VA. / KSB Pumps Inc., Mississauga, Ontario / KSB AG, Halle (Germany)

Glenwood Lift Station



Highland Lift Station



Hornbill (Wilco Ranch) Lift Station

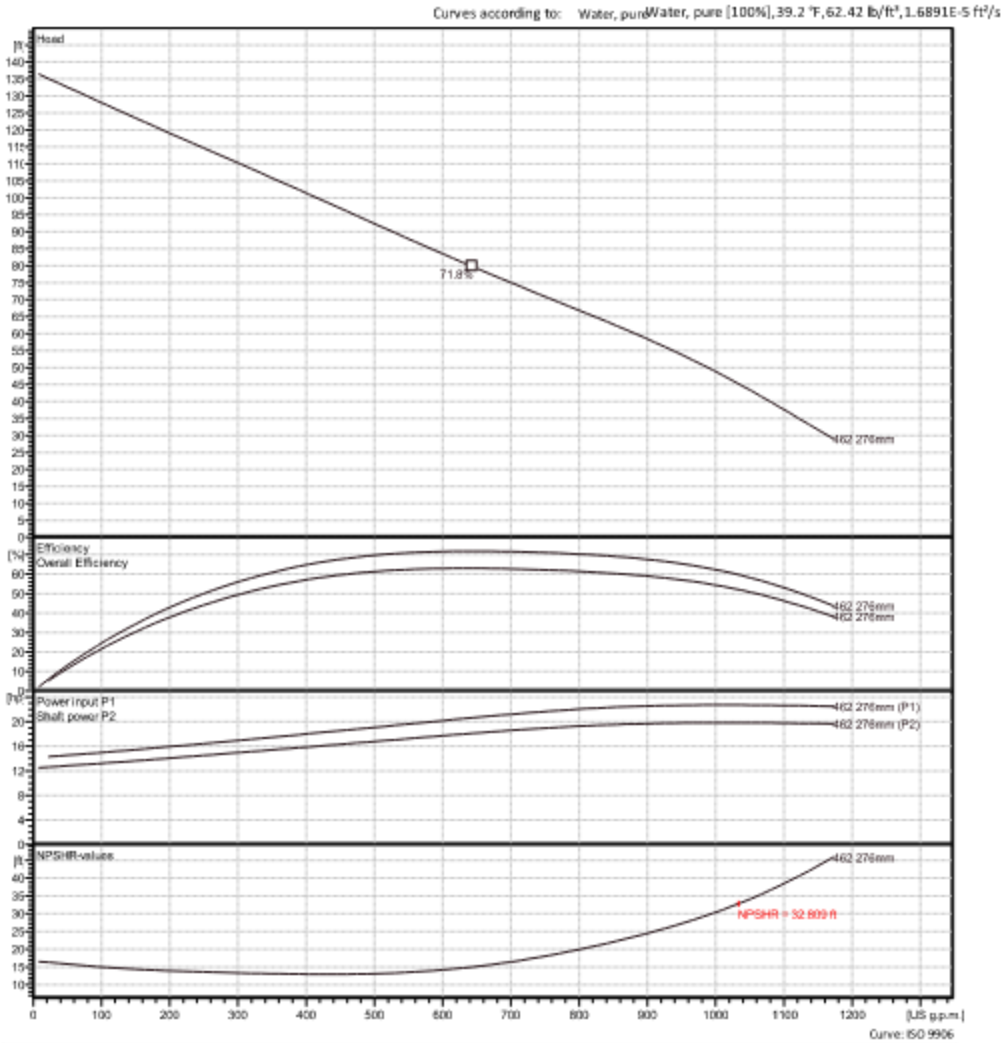
NP 3153 HT 3~ 462

Performance curve

FLYGT a xylem brand

Duty point

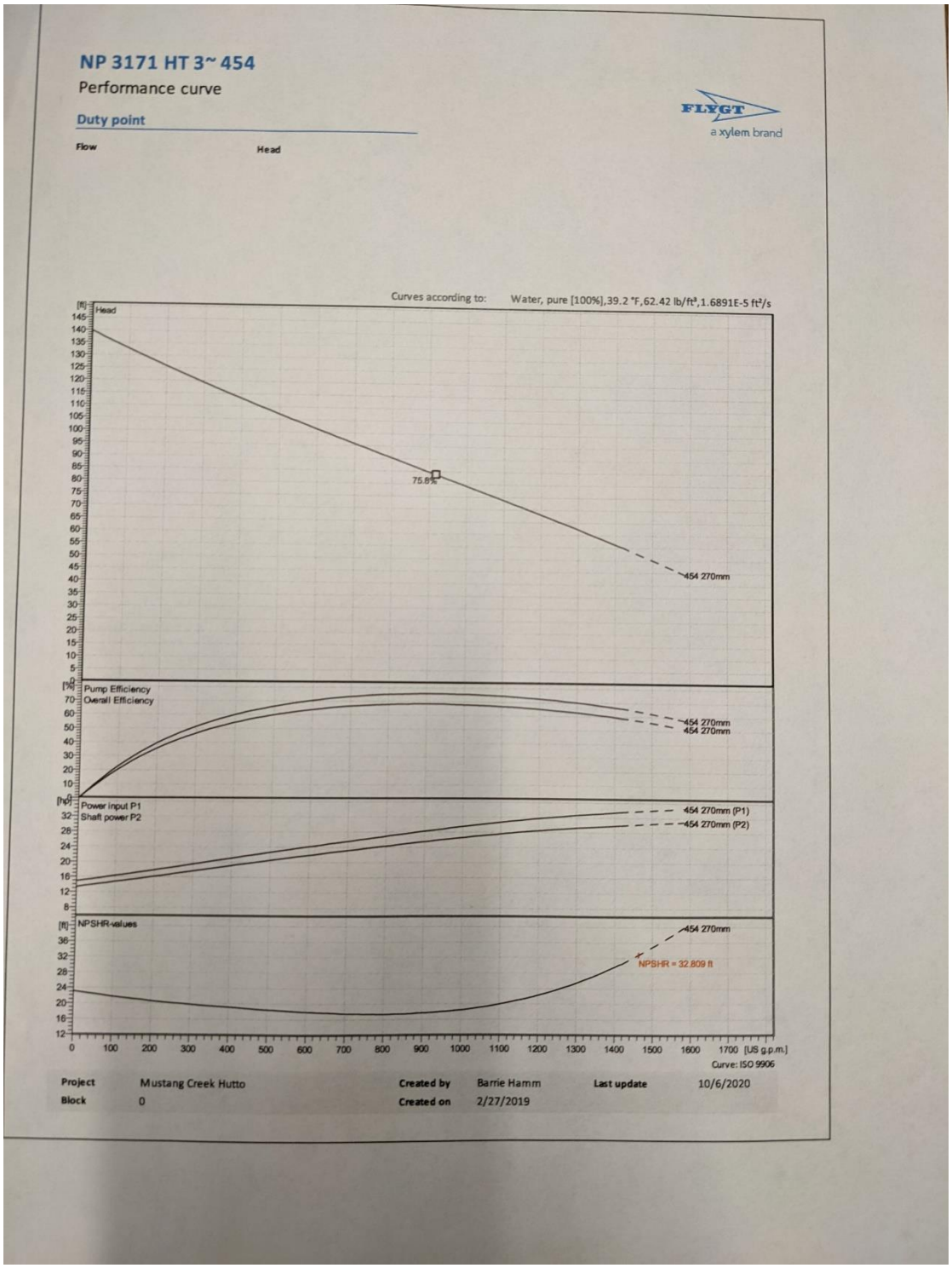
Flow	Head



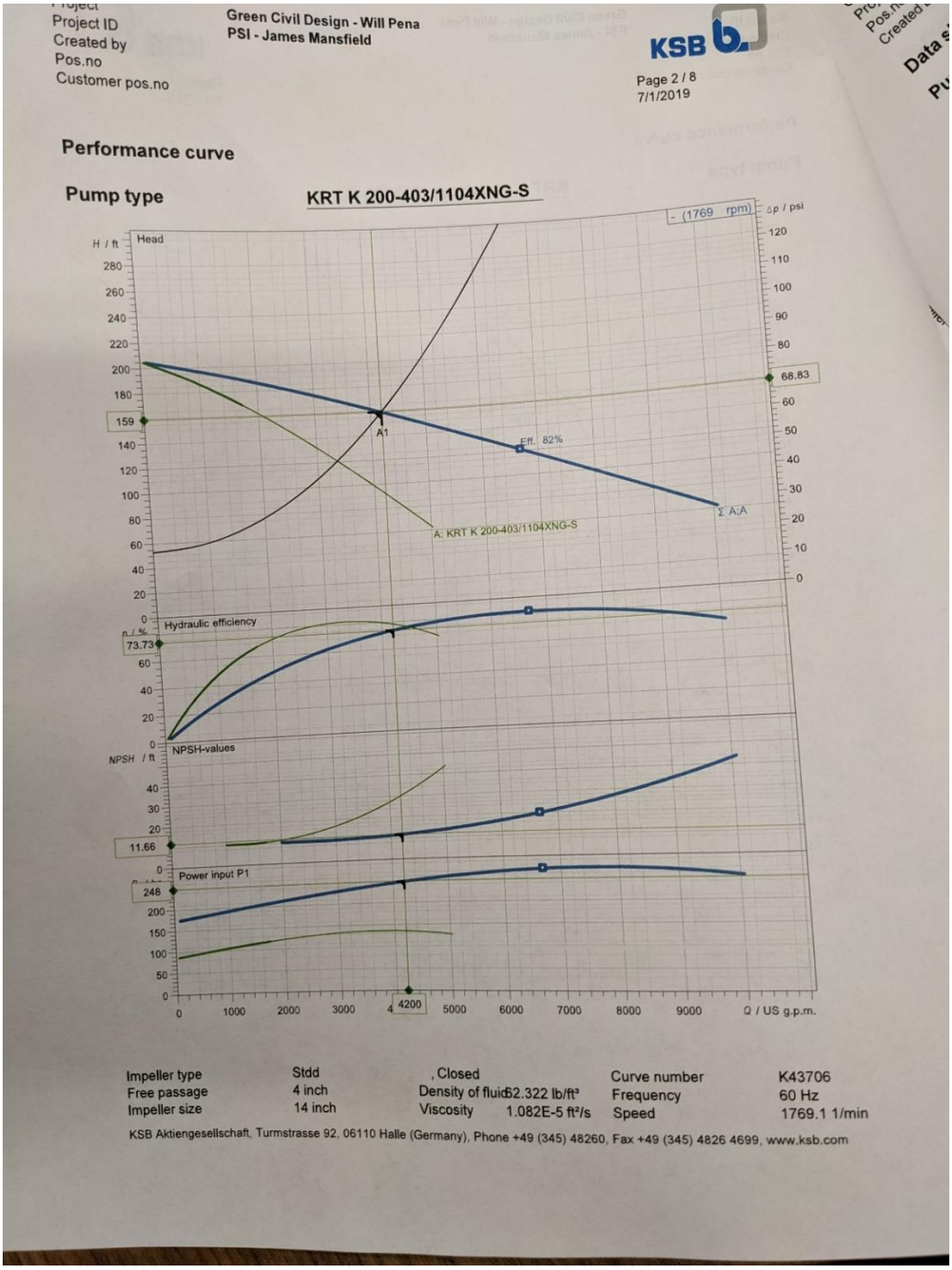
Barrie Hamm

Created on 7/29/2022 **Last update** 7/29/2022

Mustang Creek Lift Station



RSI (Emory Crossing) Lift Station



Note: this appears to be applicable to the second phase 2 of this lift station (firm capacity of ~4,200 gpm). The existing lift station (to Garver's knowledge) is corresponding to phase 1 (firm capacity ~2,100).

APPENDIX D

Facility Performance Test Data

Lift Station Pressure Logger Location Photos

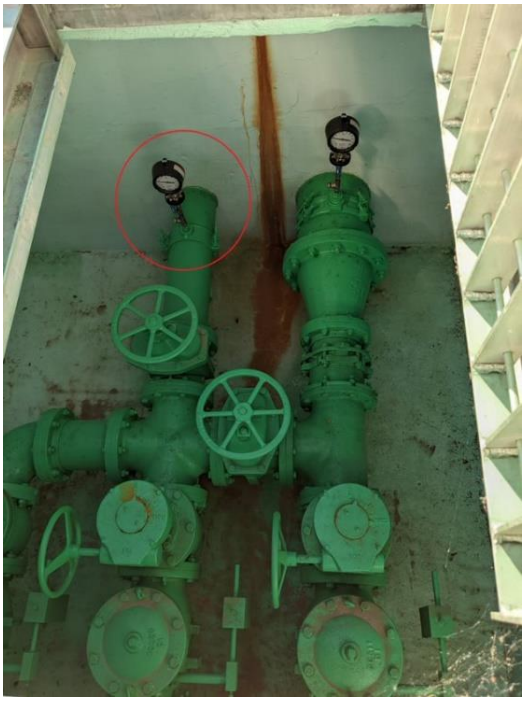


Figure D-1: Mustang Creek LS Logger Installation Location

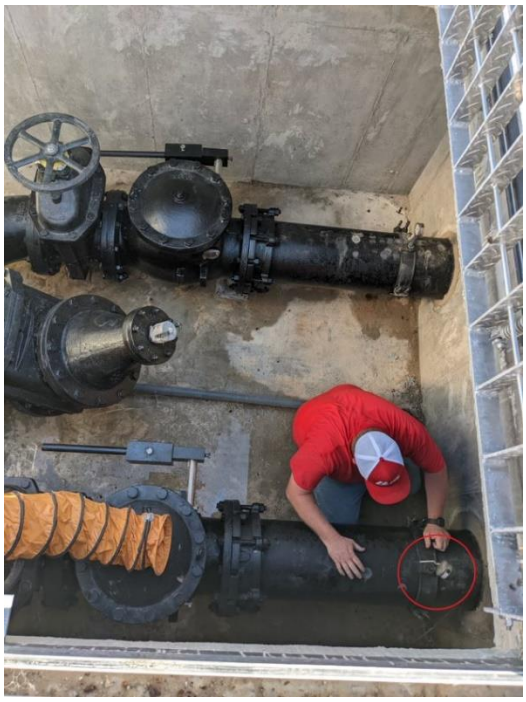


Figure D-2: Emory Crossing LS Logger Installation Location

Figure D-4: Country Estates LS Logger Installation Location

Figure D-3: Wilco Ranch LS Logger Installation Location

Lift Station Pressure Logger Results

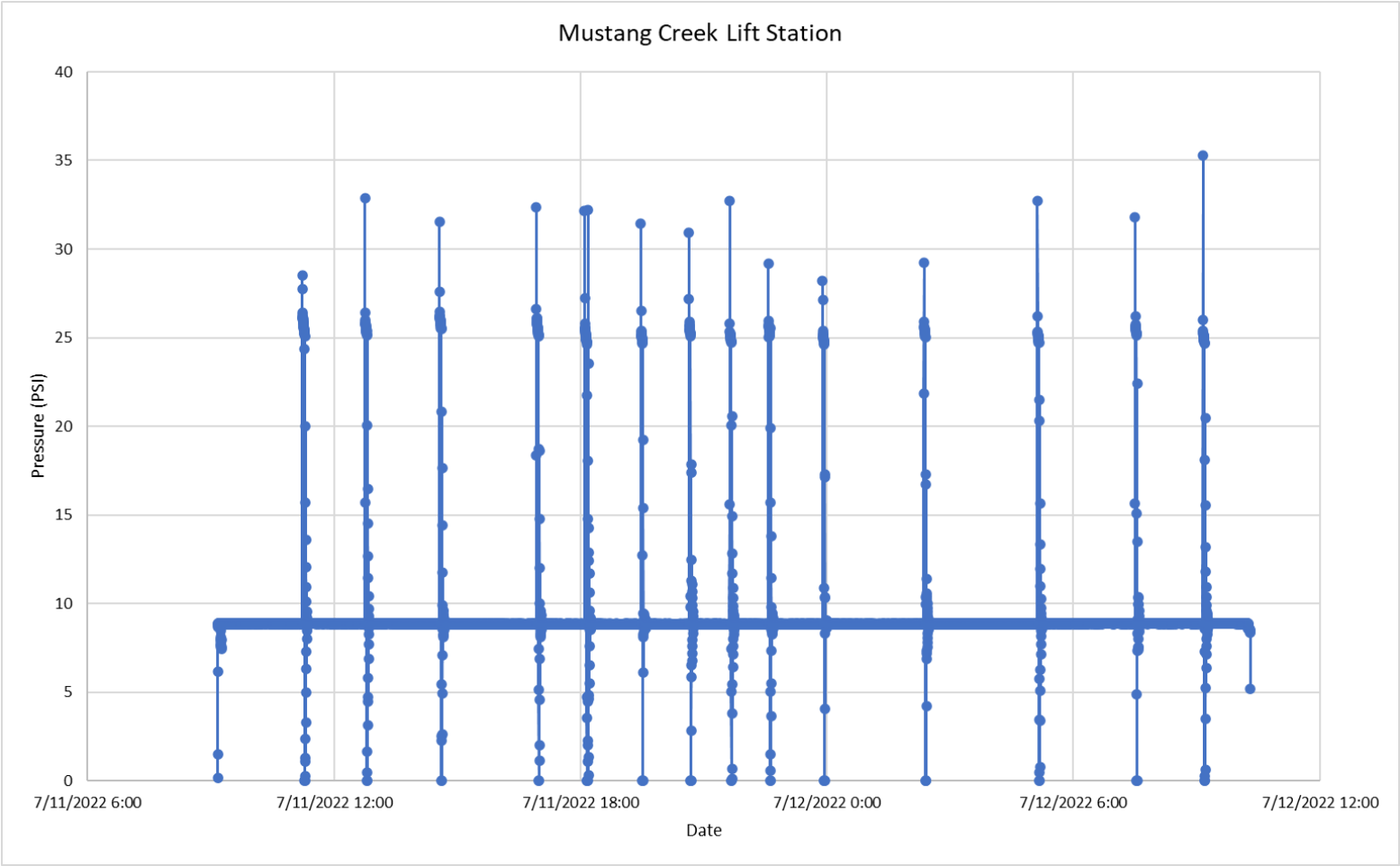


Figure D-5: Mustang Creek Lift Station Pressure Logger Results

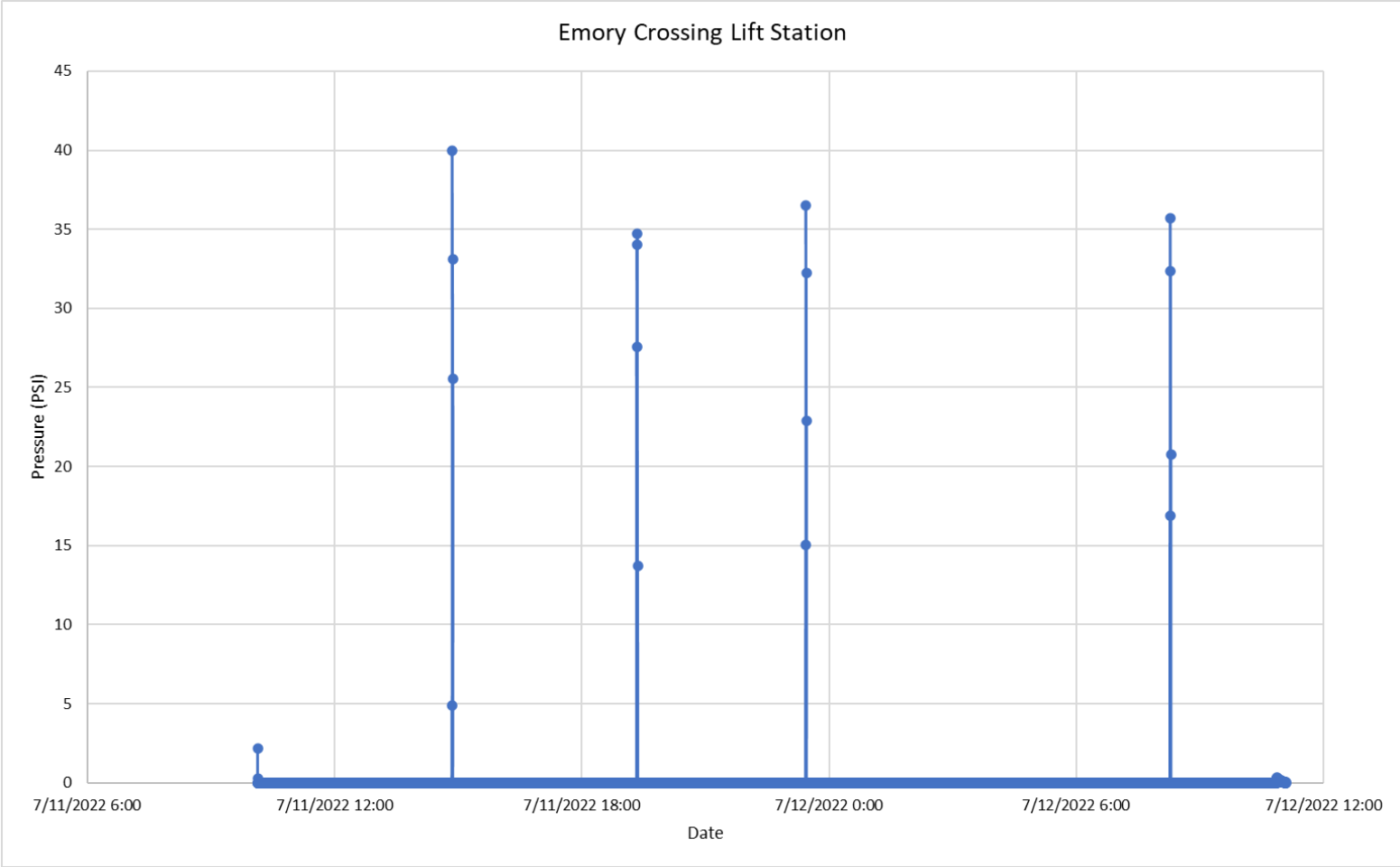


Figure D-6: Emory Crossing Lift Station Pressure Logger Results

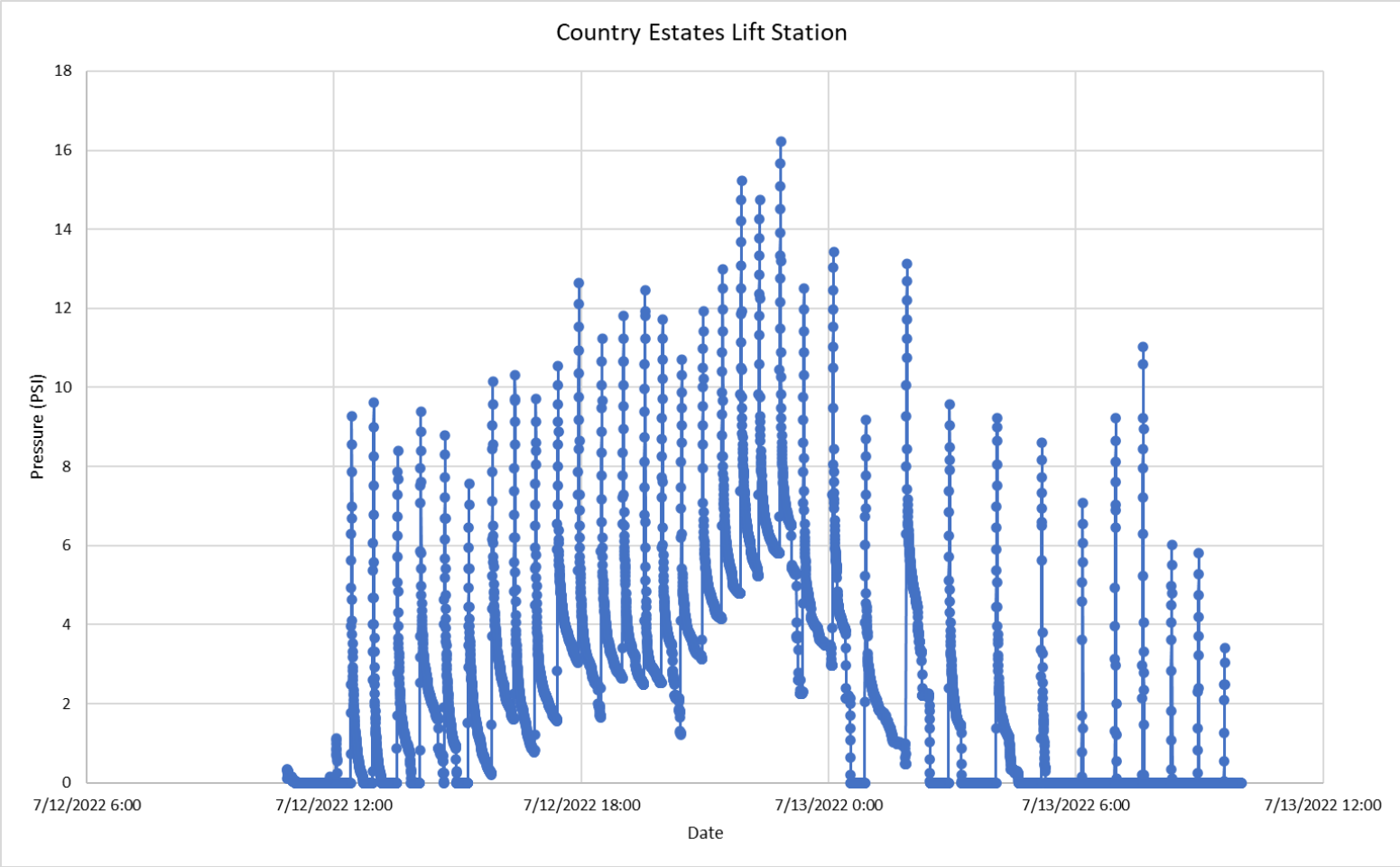


Figure D-7: Country Estates Lift Station Pressure Logger Results

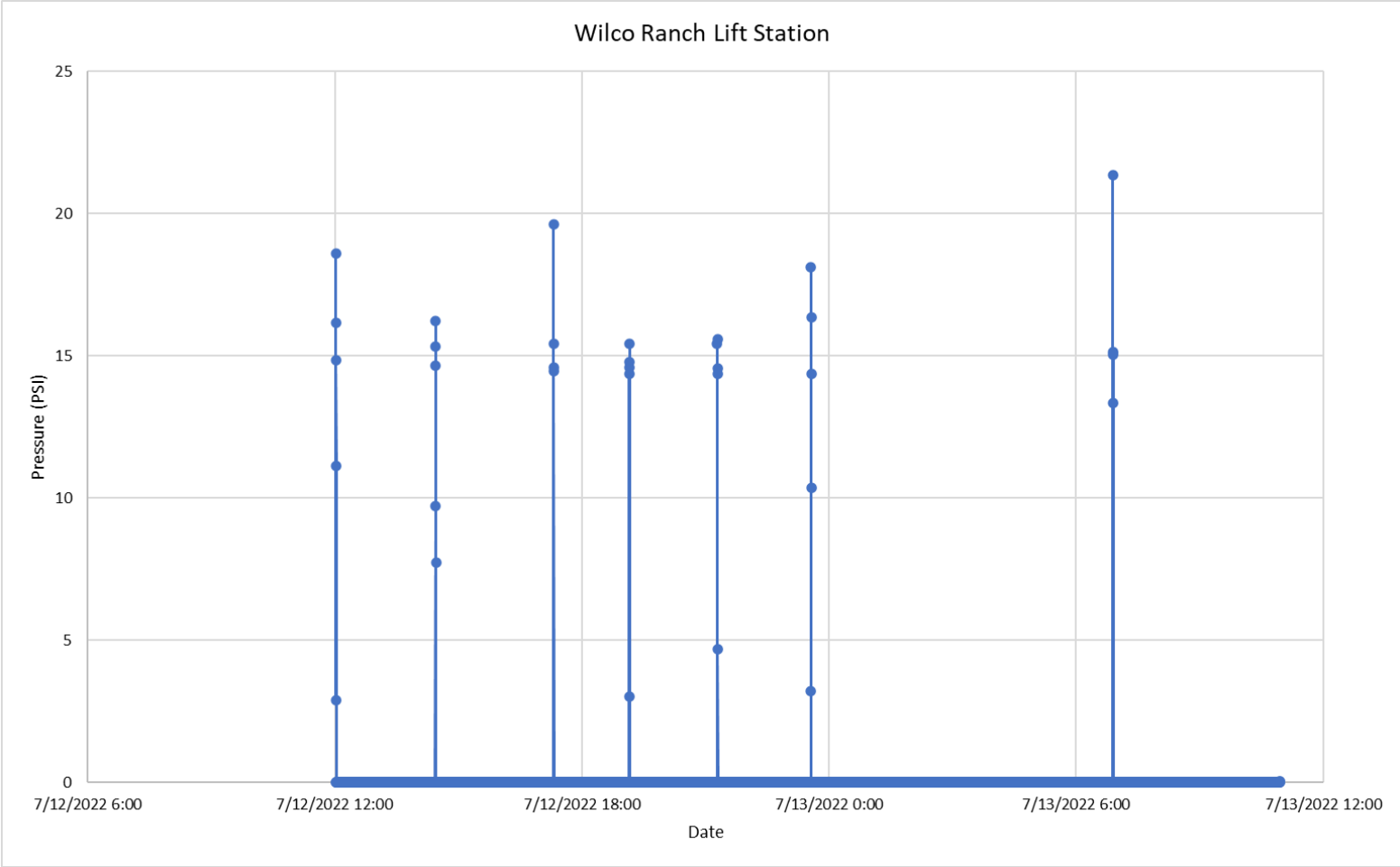


Figure D-8: Wilco Ranch Lift Station Pressure Logger Results

Conclusion of the Lift Station Assessment

Table D-1 summarizes the findings obtained from the lift station assessment.

For the Emory Crossing and Country Estates LSs, it seems like the pressure recorded was too high or that the pump curves used in this masterplan are not accurate. Further assessment is needed. The Garver team therefore did not modify the modeled pump discharge rate for these lift stations and kept the design flow rate for their discharge rates.

For the Mustang Creek and Wilco Ranch LSs, results were conclusive and used to slightly modify their modeled discharge rate, as shown on Table D-1.

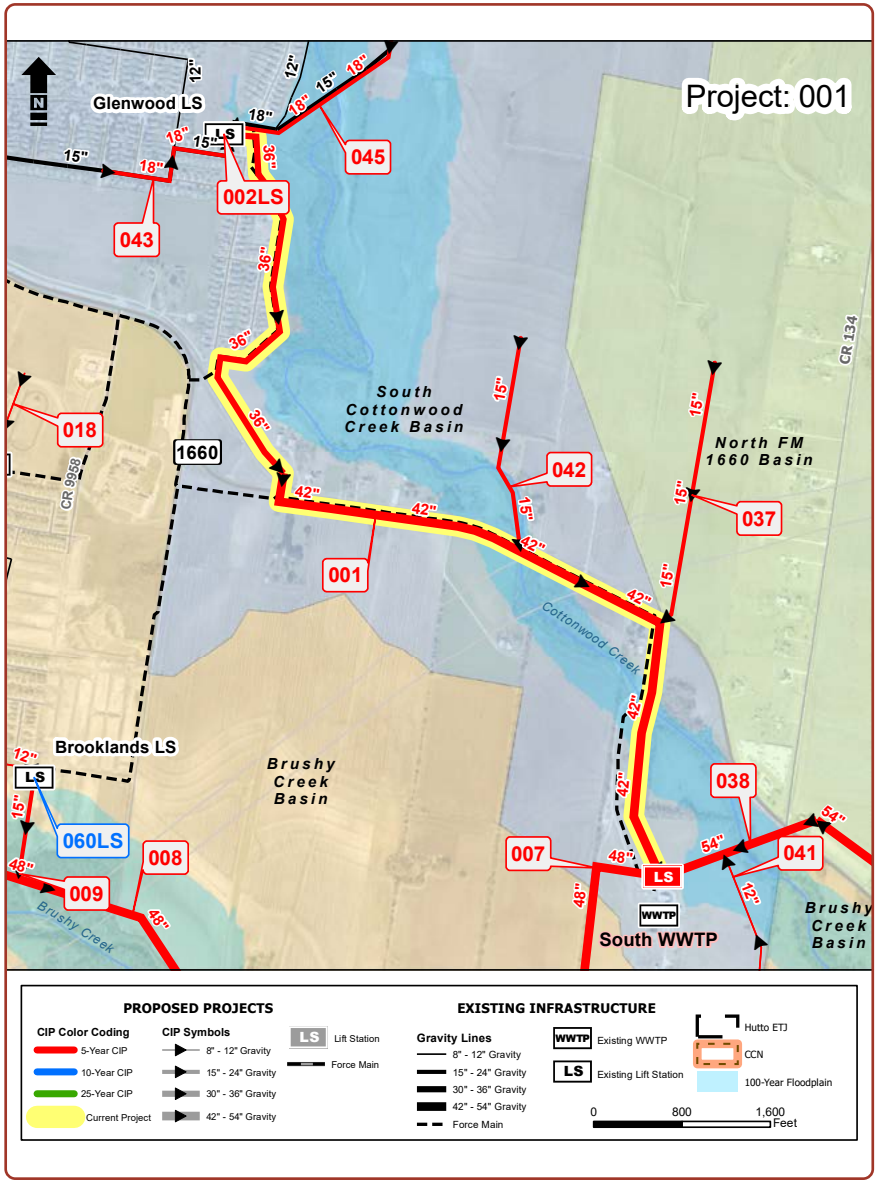
Table D-1: Lift Station Assessment Analysis

Lift Station	Recorded Pressure Range (psi)	Recorded Head Range (ft)	Corresponding Flow Range on Pump Curves (gpm)	Corresponding Flow Range on Pump Curves (MGD)	Lift Station Design Firm Capacity (MGD)	Modified Model Discharge Rate (MGD)
Mustang Creek	28 - 35	65 - 81	960 – 1,240	1.4 – 1.8	2.1	1.8
Emory Crossing (RSI)	35 - 41	81 - 95	8,900 – 9,500	12.8 – 13.7	3.0	No because the measure pressure seems too high. Needs further investigation.
Country Estates	8 - 12	19 - 28	~ 2,850	4.1	0.6	No because the measure pressure seems too high. Needs further investigation.
Wilco Ranch (Hornbill)	15 - 21	35 - 49	980 – 1,150	1.4 – 1.7	1.2	1.7

APPENDIX E

Wastewater CIP

001: Glenwood Interceptor



Install 4,200 LF 36” at minimum 0.15% slope and 6,700 LF 42” at minimum 0.06% slope Gravity Sewer Main

Justification

Allows for decommissioning of the Glenwood Lift Station and relieves the bottleneck at this location. Re-routes flow to the South WWTP by gravity. Provides capacity for future growth.

Special Considerations

Design plans are currently at 100%. Current plans show a 30" - 33" interceptor. Proposed new sizing is 36" - 42".

Potential Alternatives

N/A

Sewershed	South Cottonwood Creek
Group: Glenwood	Time Frame: 5 Years

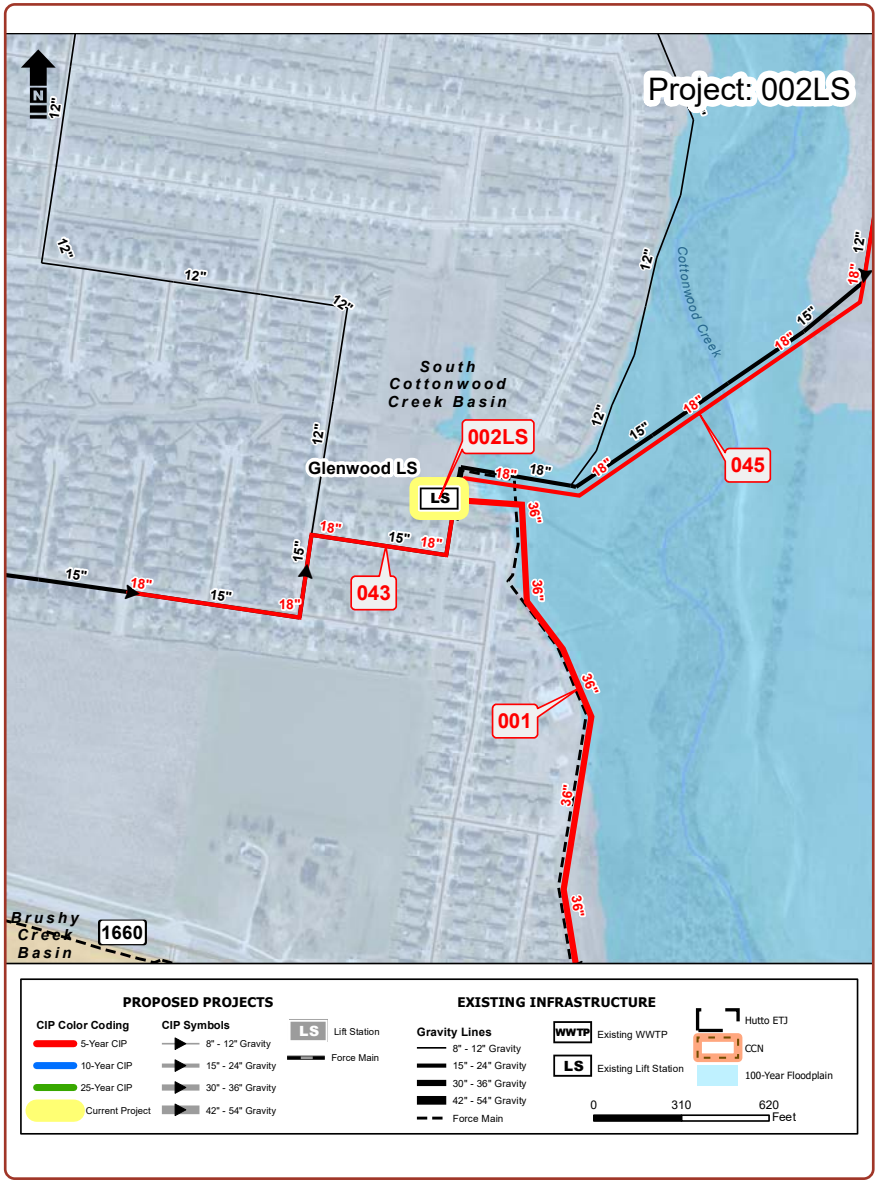
Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	24	Months
Total Project Duration	30	Months

Glenwood Interceptor

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	36" Gravity Sewer	LF	4,200	$ 792	$ 3,327,000
2	42" Gravity Sewer	LF	6,700	$ 924	$ 6,191,000
3	40' Utility Easement	Acre	10.1	$ 261,360	$ 2,640,000
				Subtotal	$ 12,158,000
				Contingency (30%)	$ 3,648,000
				Design (5%)	$ 791,000
				Administration (3%)	$ 498,000
				OPCC	$ 17,095,000

002LS: Glenwood LS Decommissioning



Decommission the Glenwood LS (2,400 GPM)

Justification

Once the Glenwood Interceptor is online and the first Phase South WWTP expansion is complete, the lift station is no longer needed.

Special Considerations

Garver proposes to temporarily leave the Glenwood LS in service in a reduced capacity so that flow can be transferred from the South WWTP to the Central WWTP. This could be beneficial in the near-term while the South WWTP is undergoing design and construction for the first phase expansion (~2026). Garver recommends a condition assessment of the Glenwood LS and existing Force Main to the Central WWTP (currently not in service) prior to implementing changes to re-route the flow.

Potential Alternatives

The Glenwood LS can be temporarily kept online after the first phase South WWTP expansion if needed. Prior to making this decision, Garver recommends a condition assessment of this LS and the force main to the Central WWTP.

Sewershed	Group	Time Frame
South Cottonwood Creek	Glenwood	5 Years

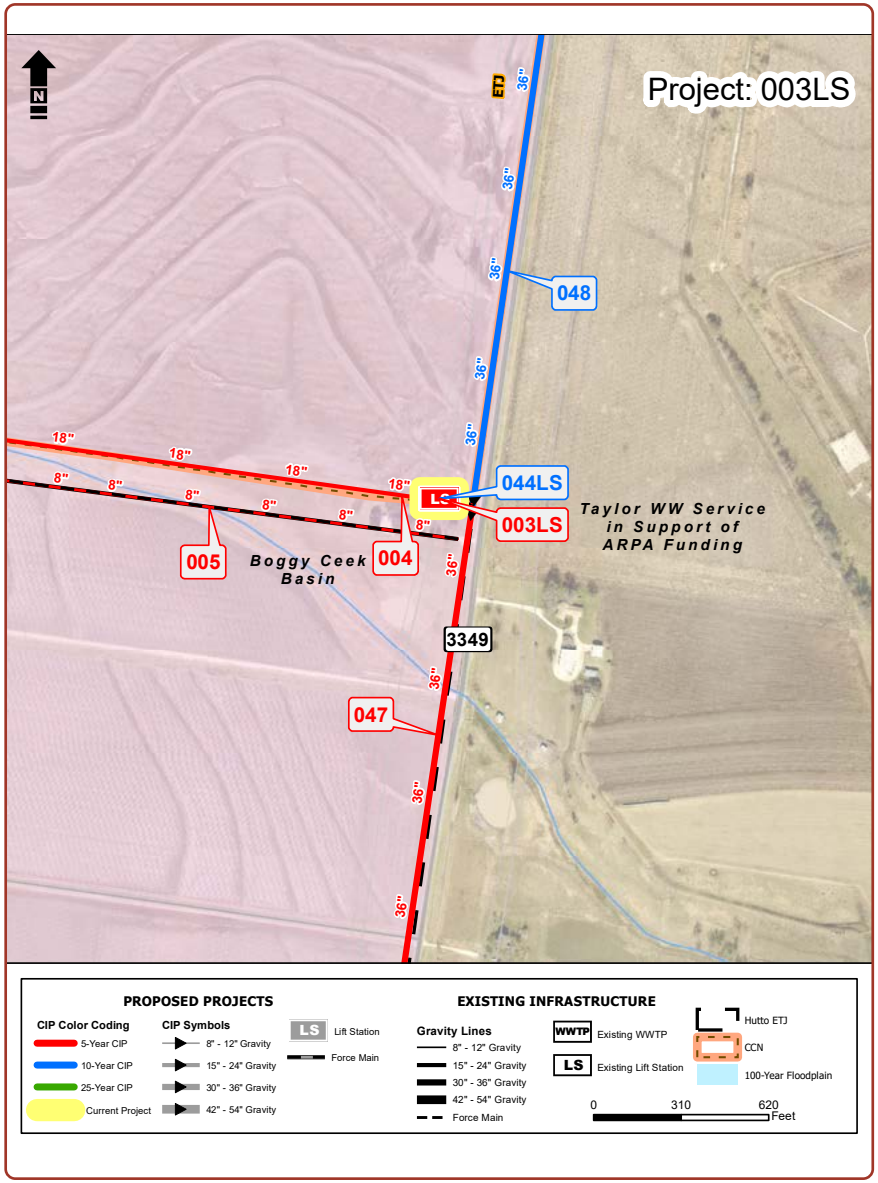
Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	12	Months
Total Project Duration	18	Months

Glenwood LS Decommissioning

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	GPM	2,400	$75	$ 180,000
				Subtotal	$ 180,000
				Contingency (30%)	$ 54,000
				Design (20%)	$ 47,000
				Administration (3%)	$ 9,000
				OPCC	$ 290,000

003LS: SE Loop LS



Construct a 0.75 MGD firm capacity lift station with the ability to expand to a 1.35 MGD firm capacity

Justification

Provides short-term capacity for the Megasite area, including the Titan Acropolis, and RCR developments. The lift station will need to be expanded if the number of LUEs constructed in the Megasite West/RCR/Taylor area exceed 3,300 and if the southern gravity system is not in service (Project 047).

Special Considerations

To be constructed with Project 005: Megasite East / CR 132 FM. Location is assumed to be within the Acropolis development. This LS will be decommissioned once the SE Loop interceptor (Project #047) is in service.

Potential Alternatives

Refer to the Megasite Option TM submitted 3/24/2022 and finalized 9/7/2022.

Sewershed	South Cottonwood Creek
Group: Megasite	Time Frame: 5 Years

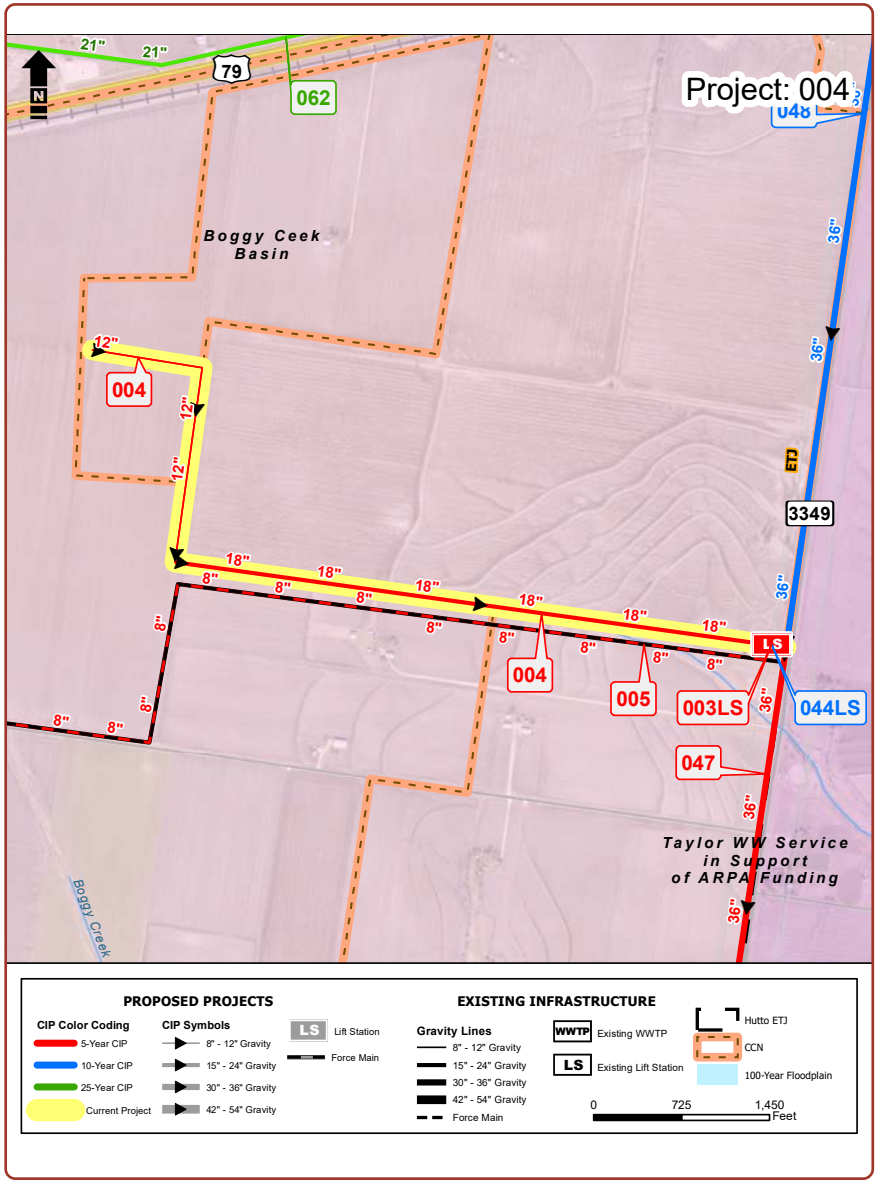
Project Implementation

Engineering/Design	18	Months
+		
Bid/Construction	24	Months
Total Project Duration	42	Months

SE Loop LS

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	1.35 MGD LS	MGD	1.4	$ 650,000	$ 878,000
				Subtotal	$ 878,000
				Contingency (30%)	$ 264,000
				Design (20%)	$ 229,000
				Administration (3%)	$ 42,000
				OPCC	$ 1,413,000

004: Megasite SE Loop Interceptor Tributary



Install of 2,500 LF 12” and 4,900 LF 18’’ Gravity Sewer Main

Justification

Project will provide capacity for the Titan and Acropolis developments, and surrounding areas within the Megasite development.

Special Considerations

Diameters were sized to accommodate areas to the west of the Titan development at a density of 2.9 LUEs/acre, which is the weighted average density in the Megasite area.

Potential Alternatives

N/A

Sewershed	Boggy Creek
Group	Time Frame
Megasite	5 Years

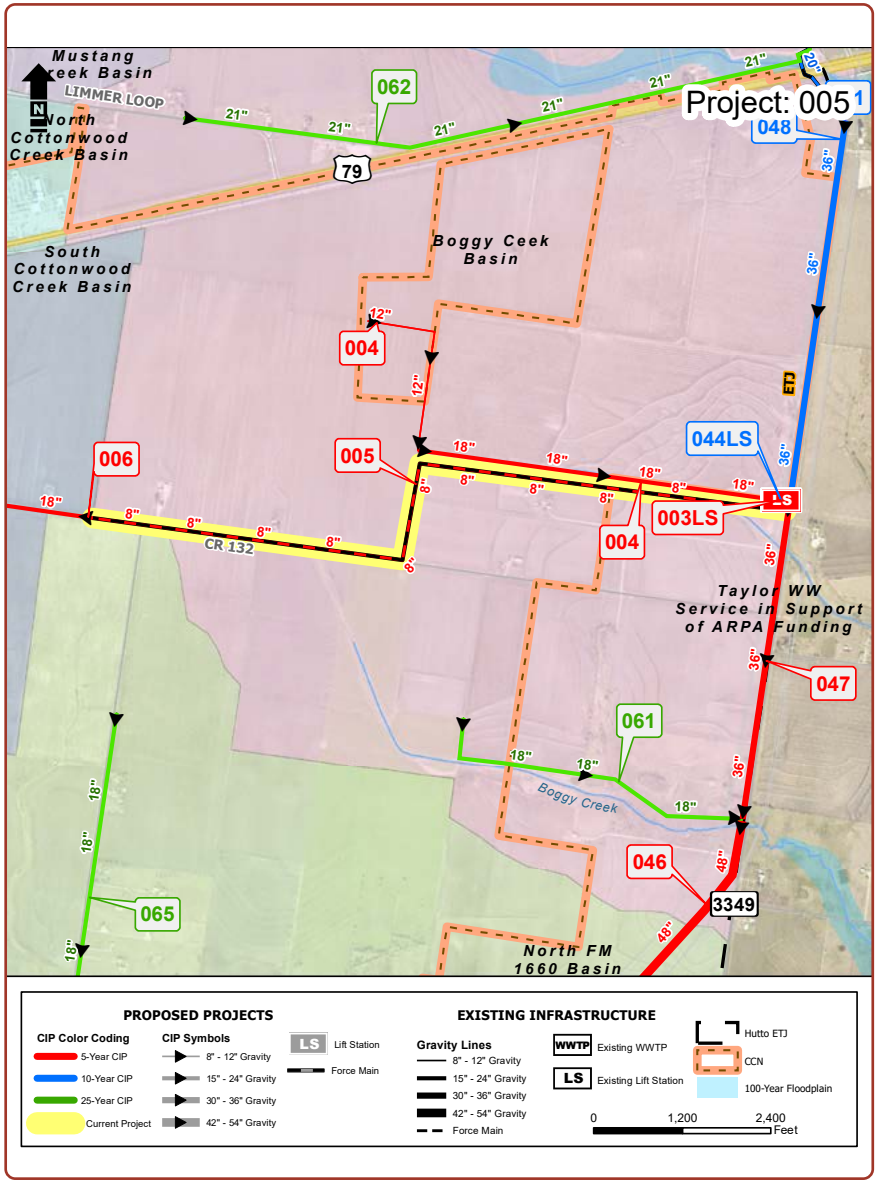
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	12	Months
Total Project Duration	24	Months

Megasite SE Loop Interceptor Tributary

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	12” Gravity Sewer	LF	2,500	$ 264	$ 660,000
2	18” Gravity Sewer	LF	4,900	$396	$1,941,000
				Subtotal	$ 2,601,000
				Contingency (30%)	$ 781,000
				Design (20%)	$ 677,000
				Administration (3%)	$ 122,000
				OPCC	$ 4,181,000

005: Megasite East / CR 132 FM



Install 11,600 LF 8" Force Main

Justification

Project will convey flow from the SE Loop LS (Project #003LS) to the Glenwood interceptor or Glenwood LS.

Special Considerations

Refer to the Megasite Option TM submitted 3/24/2022 and finalized 9/7/2022.

Potential Alternatives

Refer to the Megasite Option TM submitted 3/24/2022 and finalized 9/7/2022.

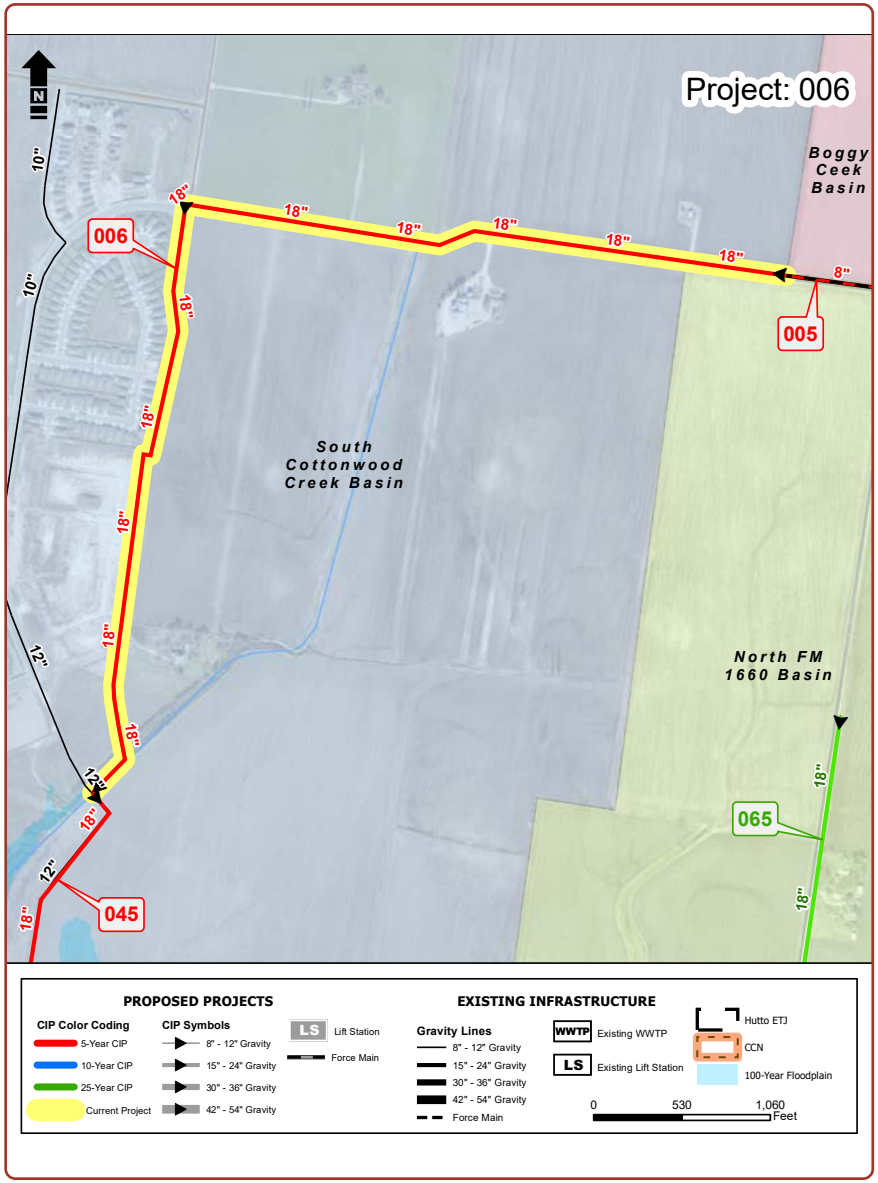
Sewershed	Group	Time Frame
Boggy Creek	Megasite	5 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	12	Months
Total Project Duration	18	Months

Megasite East / CR 132 FM					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	8" FM	LF	11,600	$ 108	$ 1,253,000
2	25' Utility Easement	Acre	6.7	$ 261,360	$ 1,752,000
				Subtotal	$ 3,005,000
				Contingency (30%)	$ 902,000
				Design (20%)	$ 782,000
				Administration (3%)	$ 141,000
				OPCC	$ 4,830,000

006: Megasite West / South Cottonwood Creek Interceptor Ph I



Install 7,800 LF 18” Gravity Sewer Main at minimum 0.20% slope

Justification

Project accommodates flows from the portion of Megasite located in the South Cottonwood Creek basin, and temporarily from the SE Loop LS (Projects #003LS and #005).

Special Considerations

Alignment does not follow the creek but aligns with known future transportation right of way.

Potential Alternatives

N/A.

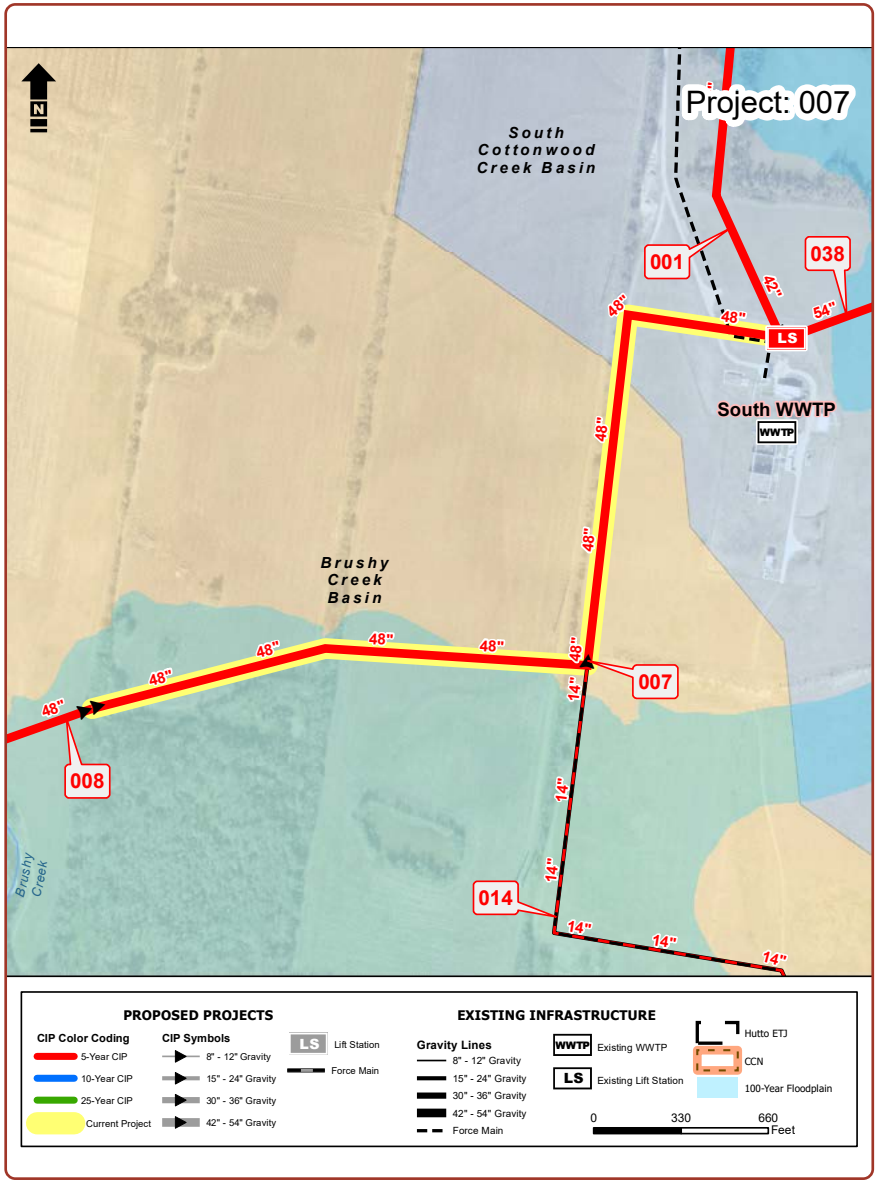
Sewershed	South Cotton Wood Creek
Group	Time Frame
Megasite	5 Years

Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	12	Months
Total Project Duration	24	Months

Megasite West / South Cottonwood Creek Interceptor Ph I					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	18” Gravity Sewer	LF	7,800	$ 396	$ 3,089,000
				Subtotal	$ 3,089,000
				Contingency (30%)	$ 927,000
				Design (20%)	$ 804,000
				Administration (3%)	$ 145,000
				OPCC	$ 4,965,000

007: Brushy Creek Interceptor Phase III



Install 4,100 LF 48” Gravity Sewer Main

Justification

Project provides capacity for future development in the Brushy Creek basin. Once the Brushy Creek interceptor phases III and IV are in service, the Enclave LS can be relieved.

Special Considerations

Design plans are currently at 100% but need to be modified. Current plans show a 42” interceptor. Proposed new sizing is 48”. The elevations of this interceptor should be modified to assume that the Brushy Creek Interceptor Phase IV does not cross Brushy Creek. Refer to the South WWTP Influent Lift Station Technical Memorandum submitted 09/27/2022.

Potential Alternatives

Refer to the South WWTP Influent Lift Station Technical Memorandum submitted 09/27/2022.

Sewershed	Brushy Creek
Group	Brushy Creek
Time Frame	5 Years

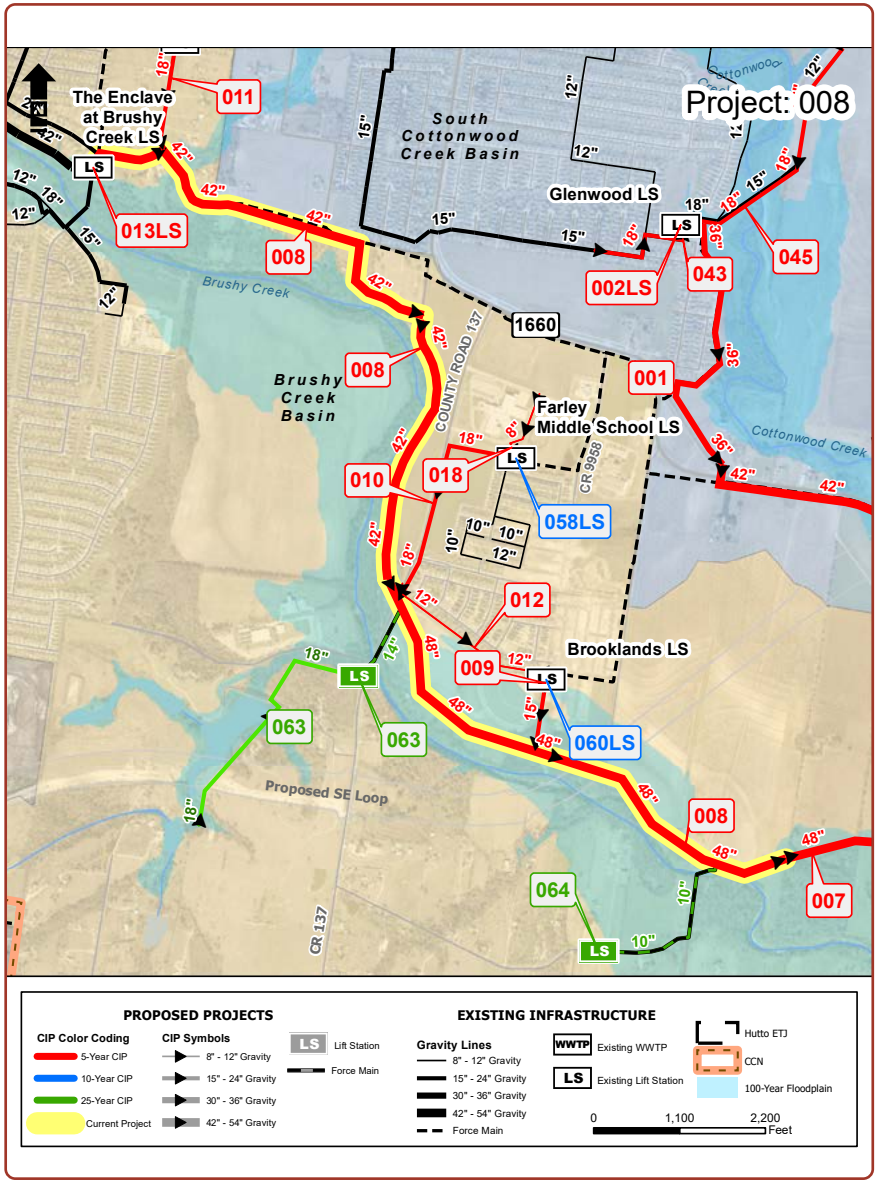
Project Implementation

Engineering/Design	18	Months
+		
Bid/Construction	24	Months
Total Project Duration	42	Months

Brushy Creek Interceptor Phase III

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	48” Gravity Sewer	LF	4,100	$ 1,056	$ 4,330,000
2	40’ Utility Easement	Acre	3.8	$ 261,360	$ 994,000
				Subtotal	$ 5,324,000
				Contingency (30%)	$ 1,598,000
				Design (20%)	$ 1,385,000
				Administration (3%)	$250,000
				OPCC	$ 8,557,000

008: Brushy Creek Interceptor Phase IV



Install 9,700 LF 42" and 7,400 LF 48" Gravity Sewer Main

Justification

Project provides capacity for future development in the Brushy Creek basin. Once the Brushy Creek interceptor phases III and IV are in service, the Enclave LS can be relieved.

Special Considerations

The elevations of this interceptor should assume that the Brushy Creek Interceptor Phase IV does not cross Brushy Creek. Garver recommends decommissioning the Farley LS and Brooklands LS simultaneously to this project. Refer to the South WWTP Influent Lift Station Technical Memorandum submitted 09/27/2022.

Potential Alternatives

Refer to the South WWTP Influent Lift Station Technical Memorandum submitted 09/27/2022.

Sewershed	Group	Time Frame
Brushy Creek	Brushy Creek	5 Years

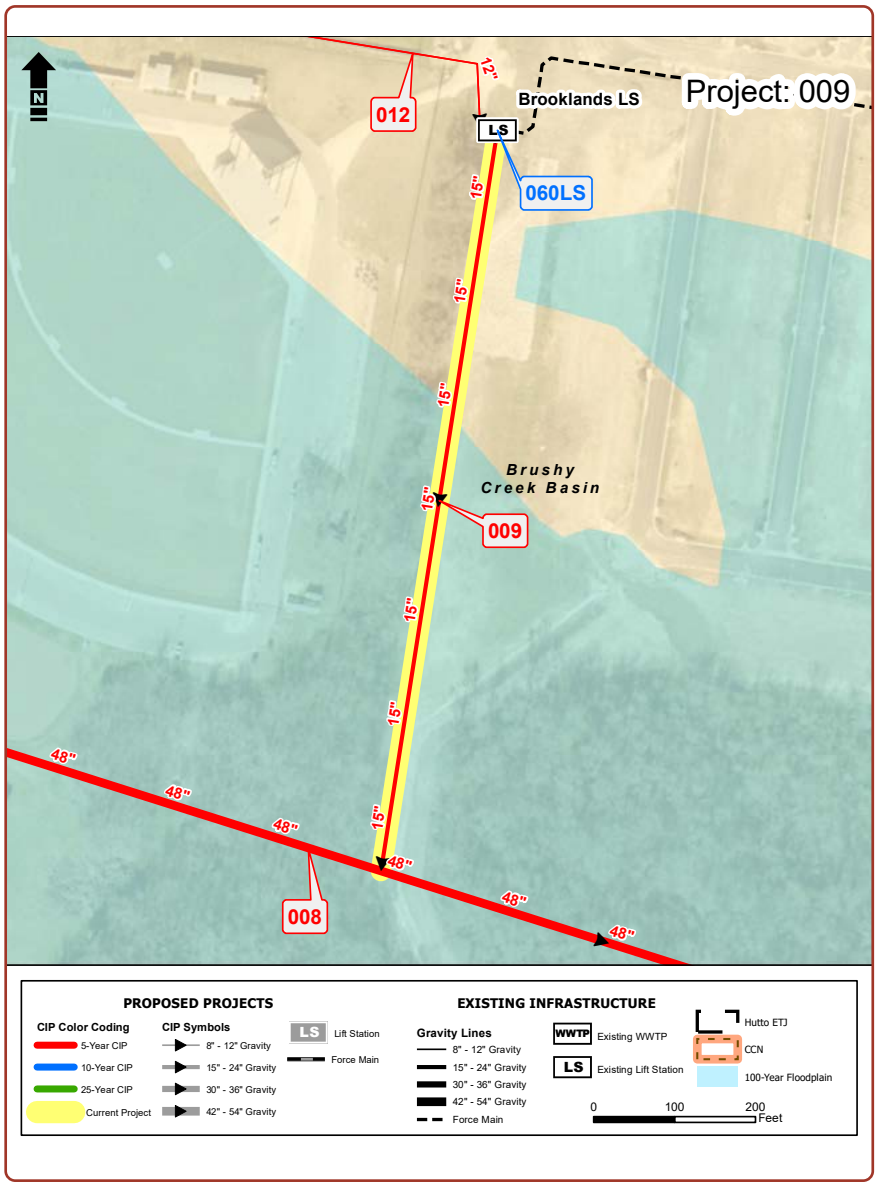
Project Implementation

Engineering/Design	24	Months
+		
Bid/Construction	24	Months
Total Project Duration	48	Months

Brushy Creek Interceptor Phase IV

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	42" Gravity Sewer	LF	9,700	$ 924	$ 8,963,000
2	48" Gravity Sewer	LF	7,400	$ 1,056	$ 7,815,000
3	40' Utility Easement	Acre	15.8	$ 261,360	$ 4,130,000
				Subtotal	$ 20,908,000
				Contingency (30%)	$ 6,273,000
				Design (20%)	$ 5,437,000
				Administration (3%)	$ 979,000
				OPCC	$ 33,597,000

009: Brooklands LS Relief



Install 1,000 LF 15" Gravity Sewer

Justification

Project provides the ability to decommission Brooklands LS. This LS is currently not at capacity, but future developments are planned upstream of this LS.

Special Considerations

Planned flows form future developments exceed this LS firm capacity. Garver recommends taking advantage of Projects #007 and #008 to relieve the Brooklands LS.

Potential Alternatives

The Brooklands LS can be expanded by the Narrows South and Big House developers, and relieved later.

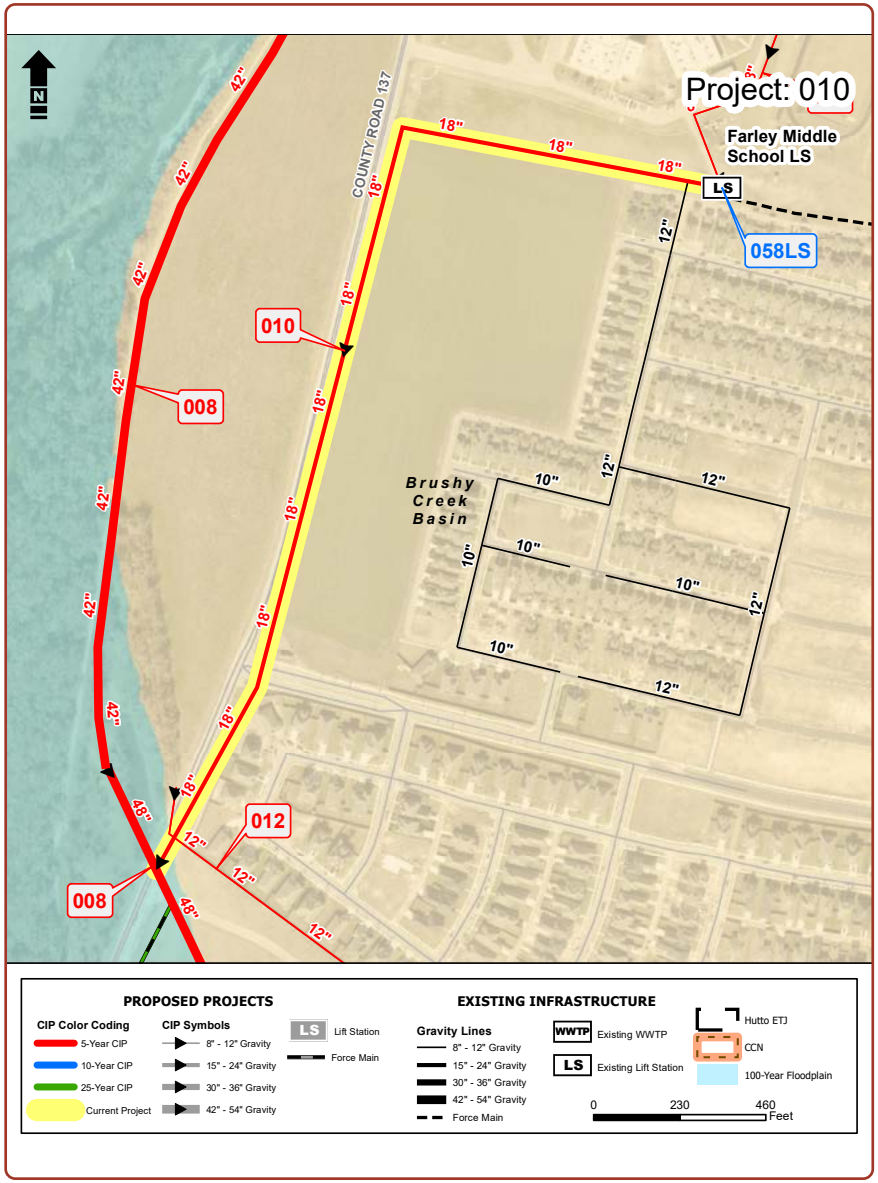
Sewershed	Brushy Creek
Group	Brushy Creek
Time Frame	5 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	12	Months
Total Project Duration	18	Months

Brooklands LS Relief					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	15" Gravity Sewer	LF	1,000	$ 330	$ 330,000
2	25' Utility Easement	Acre	0.6	$ 261,360	$ 157,000
				Subtotal	$ 487,000
				Contingency (30%)	$ 147,000
				Design 20%)	$ 127,000
				Administration (3%)	$ 23,000
				OPCC	$ 784,000

010: Farley LS Relief



Install 3,200 LF 18" Gravity Sewer

Justification

Project relieves the Farley LS. This LS is currently not at capacity, but has a small firm capacity, and might not have adequate capacity for future developments in the area soon.

Special Considerations

Garver recommends taking advantage of Projects #007 and #008 to relieve the Farley LS.

Potential Alternatives

The Farley LS can be expanded by developers and decommissioned later.

Sewershed	Brushy Creek
Group: Brushy Creek	Time Frame: 5 Years

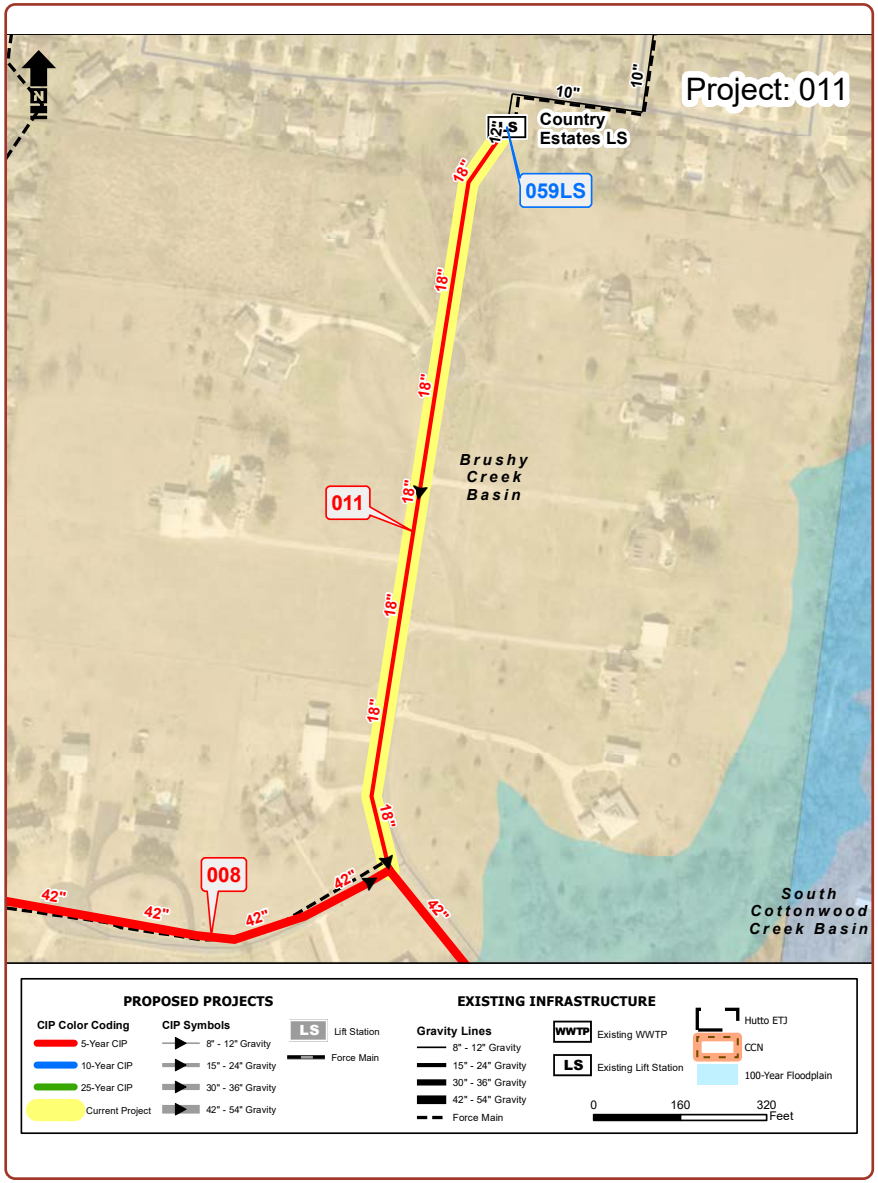
Project Implementation

Engineering/Design	12	Months
Bid/Construction	12	Months
Total Project Duration	24	Months

Farley LS Relief

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	18" Gravity Sewer	LF	3,200	$ 396	$ 1,268,000
2	30' Utility Easement	Acre	2.3	$ 261,360	$ 602,000
				Subtotal	$ 1,870,000
				Contingency (30%)	$ 561,000
				Design (20%)	$ 487,000
				Administration (3%)	$ 88,000
				OPCC	$ 3,006,000

011: Brushy Creek Interceptor Ph V



Install 1,500 LF 18" Gravity Sewer

Justification

Project relieves the Country Estates LS. There are no known capacity or condition issues at the Country Estates LS but Garver recommends considering the inclusion of this interceptor in the design of Brushy Creek Interceptor Ph IV (Project #010).

Special Considerations

Refer to the South WWTP Influent Lift Station Technical Memorandum submitted 09/27/2022

Potential Alternatives

The Country Estates LS can be kept online and relieved later.

Sewershed	Brushy Creek
Group	Time Frame
Brushy Creek	5 Years

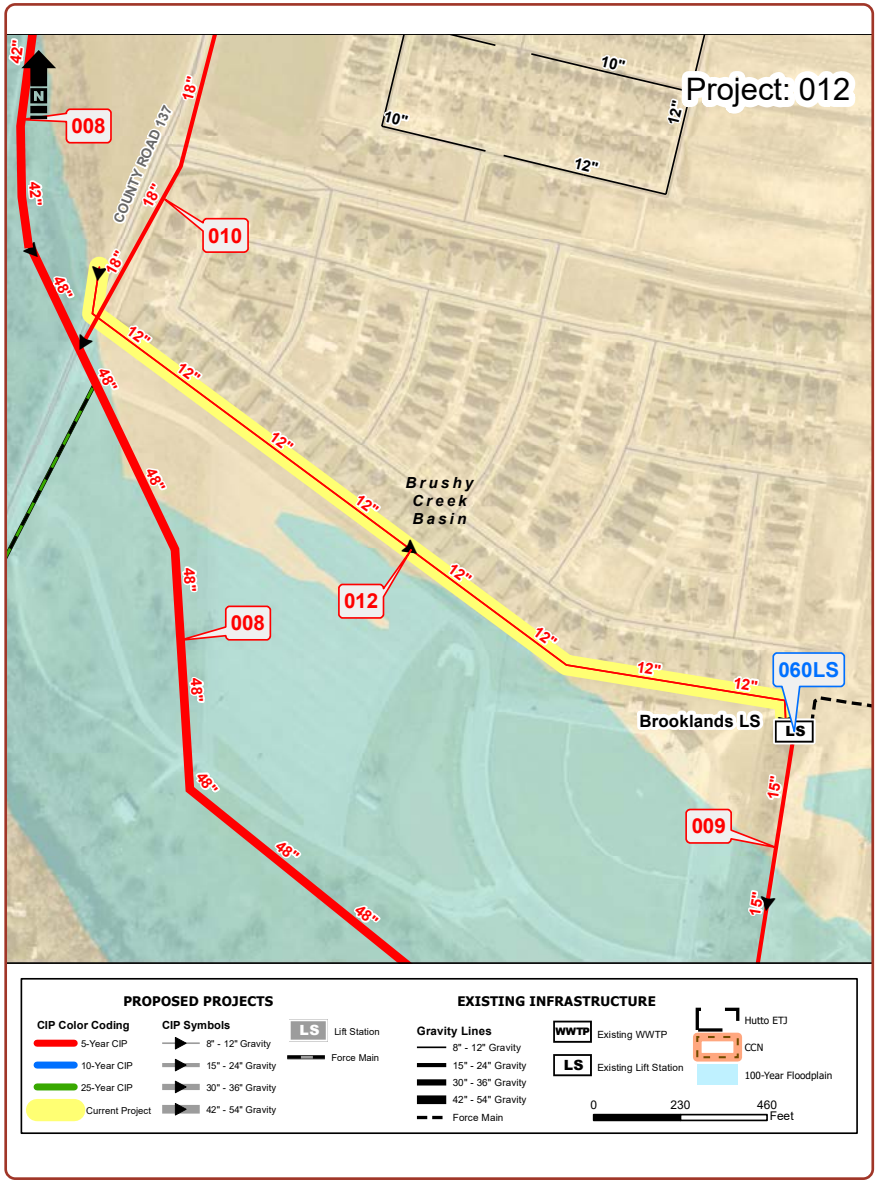
Project Implementation

Engineering/Design	12	Months
Bid/Construction	12	Months
Total Project Duration	24	Months

Brushy Creek Interceptor Ph V

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	18" Gravity Sewer	LF	1,500	$ 396	$ 594,000
2	30' Utility Easement	Acre	1.8	$ 261,360	$ 288,000
				Subtotal	$ 882,000
				Contingency (30%)	$ 265,000
				Design (20%)	$ 230,000
				Administration (3%)	$ 42,000
				OPCC	$ 1,419,000

012: The Narrows 12” Line



Install 2,500 LF 12” Gravity Sewer Main at minimum 0.20% slope

Justification

Allows for the Narrows Big House and Narrows House to discharge flow into the Brooklands LS.

Special Considerations

The Brooklands will eventually need to be relieved or expanded by the Narrows developers because it does not have adequate capacity for both proposed SERs.

Potential Alternatives

If the Farley Relief gravity sewer main is installed (Project #010), then this 12” line is not needed, and the Narrows developments can use the Project #010 sewer main.

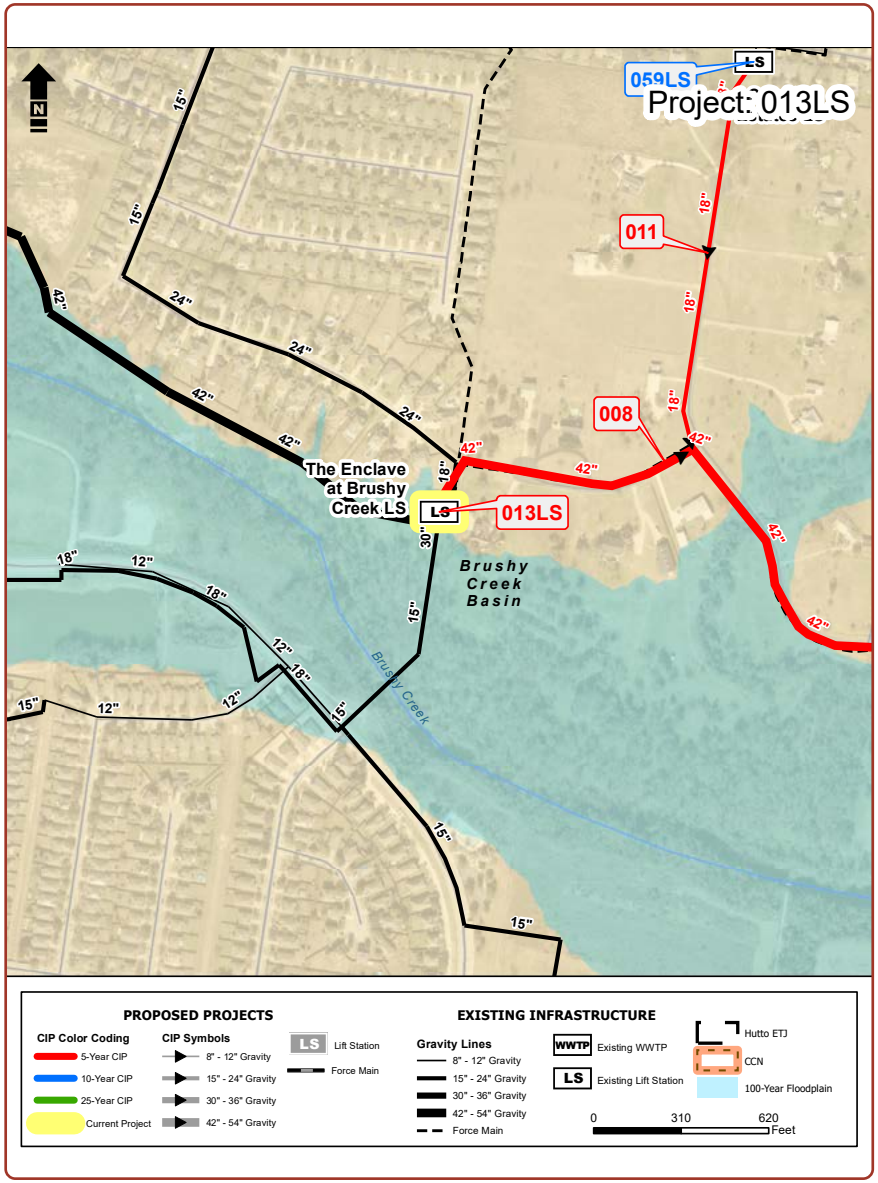
Sewershed	Brushy Creek
Group	Time Frame
Brushy Creek	5 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	12	Months
Total Project Duration	18	Months

The Narrows 12” Line					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	12” Gravity Sewer	LF	2,500	$ 264	$ 660,000
2	25’ Utility Easement	Acre	1.5	$ 261,360	$ 393,000
				Subtotal	$ 1,053,000
				Contingency (30%)	$ 316,000
				Design (20%)	$ 274,000
				Administration (3%)	$ 50,000
				OPCC	$ 1,693,000

013LS: Enclave LS Decommissioning



Decommission of the Enclave lift station (4,100 GPM)

Justification

The Enclave LS is currently in critically poor condition. Its condition has started significantly worsening after the Country Estates FM was tied into the Enclave LS influent gravity sewer line approximately 3 years ago. In addition, there are approximately 15 SERs and approved developments that are proposing to flow to this LS. The City has already allocated the totality of the LS firm capacity to recently approved developments.

Special Considerations

Rather than rehabilitating, expanding, and maintaining this LS, Garver recommends relieving it with the Brushy Creek interceptor Phases III and IV (Projects 007 and 008). This would be beneficial to avoid rehabilitation, expansion, maintenance, and energy costs, and to avoid the risks associated with the poor condition of this LS.

Potential Alternatives

Enclave LS rehabilitation and expansion.

Sewershed	Brushy Creek
Group	Time Frame
Brushy Creek	5 Years

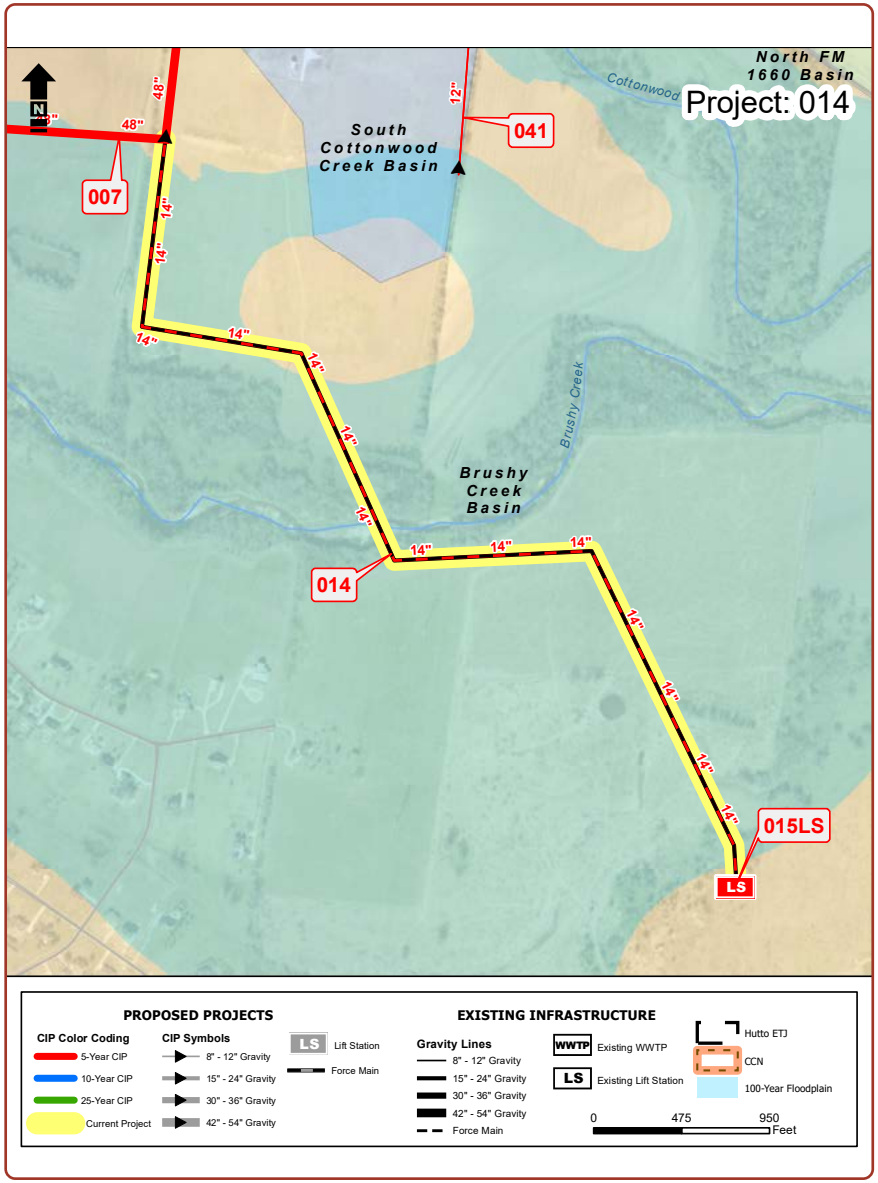
Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

Enclave LS Decommissioning

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	GPM	4,100	$ 50	$ 205,000
				Subtotal	$ 205,000
				Contingency (30%)	$ 62,000
				Design (20%)	$ 54,000
				Administration (3%)	$ 10,000
				OPCC	$ 331,000

014: Lakeside MUD FM



Install 7,300 LF 14” Force Main

Justification

Conveys flows form the Lakeside MUD LS.

Special Considerations

Project is being designed by the Lakeside MUD developers and is sized to accommodate flows from the Lakeside MUD and surrounding future developments.

Potential Alternatives

Both the City of Hutto and the Lakeside MUD developers have decided that installing inverted siphons is not a desired alternative.

Sewershed	Group	Time Frame
Brushy Creek	Lakeside MUD	5 Years

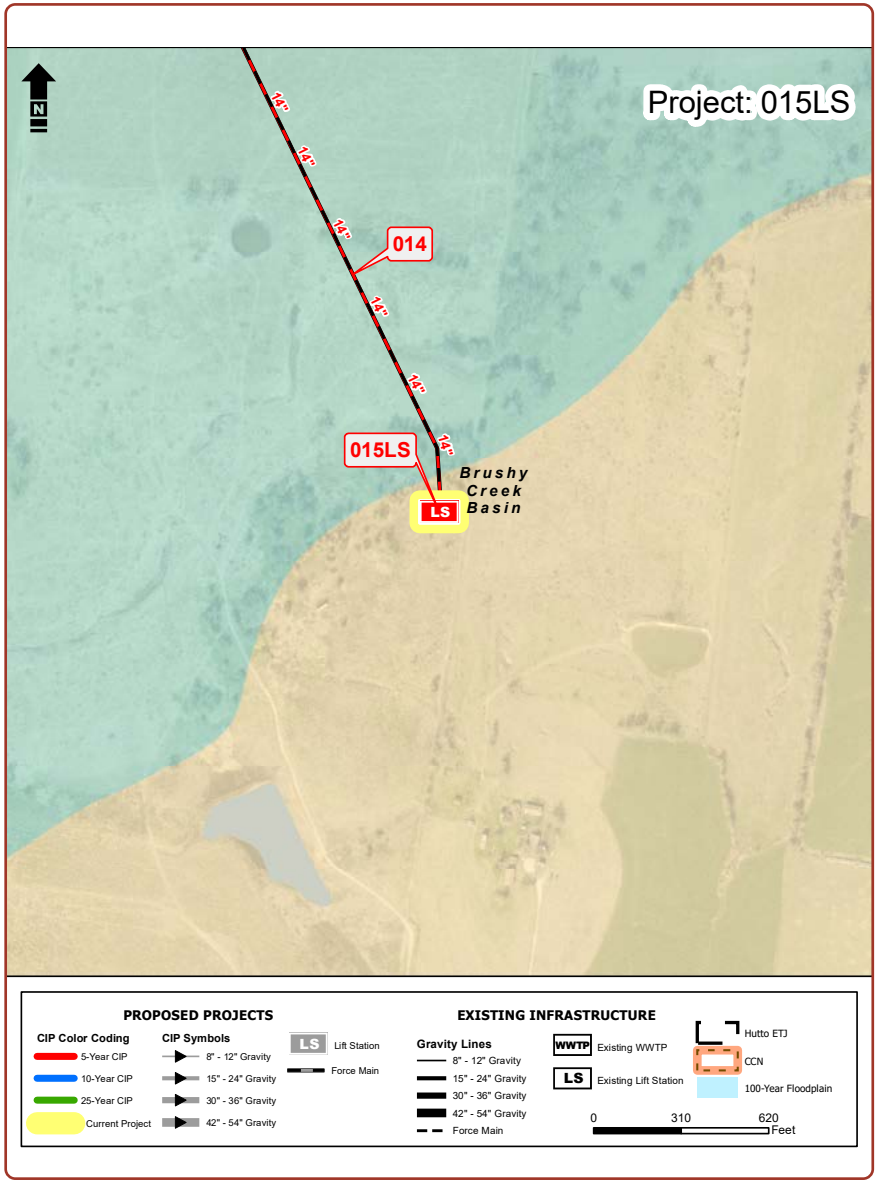
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	12	Months
Total Project Duration	24	Months

Lakeside MUD FM

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	14” Force Main	LF	7,300	$ 189	$ 1,380,000
2	15’ Utility Easement	Acre	2.6	$ 261,360	$ 680,000
				Subtotal	$ 2,060,000
				Contingency (30%)	$ 618,000
				Design (20%)	$ 536,000
				Administration (3%)	$ 97,000
				OPCC	$ 3,311,000

015LS: Lakeside MUD LS



Construct new 3.7 MGD lift station

Justification

Accommodates flows from the Lakeside MUD and surrounding future developments.

Special Considerations

To be completed in conjunction with project 014. Project is being designed by the Lakeside MUD developers and is sized to accommodate flows from the Lakeside MUD and surrounding future developments. The LS firm capacity is designed to accommodate up to 3,500 LUEs from these developments.

Potential Alternatives

Both the City of Hutto and the Lakeside MUD developers have decided that installing inverted siphons is not a desired alternative.

Sewershed	Group	Time Frame
Brushy Creek	Lakeside MUD	5 Years

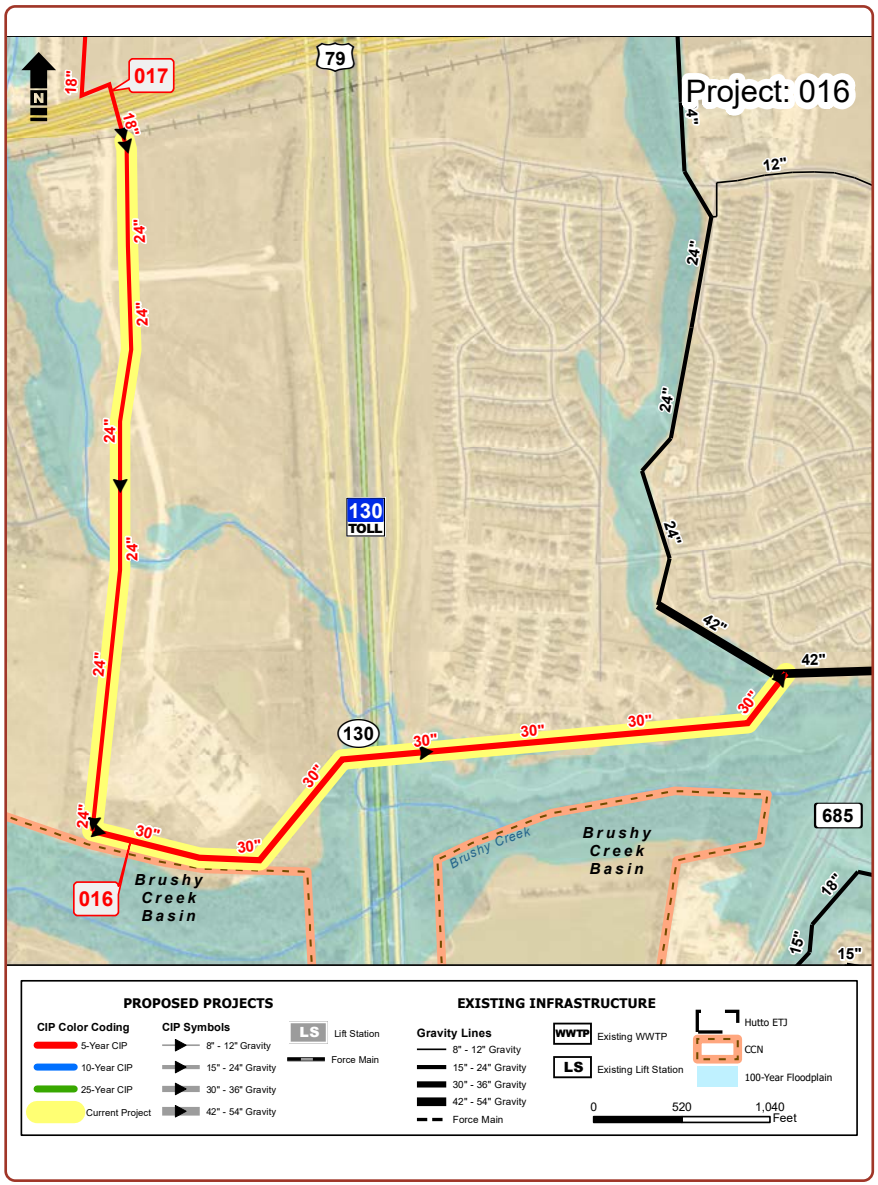
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	12	Months
Total Project Duration	24	Months

Lakeside MUD LS

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	MGD	3.7	$ 650,000	$ 2,405,000
				Subtotal	$ 2,405,000
				Contingency (30%)	$ 722,000
				Design (20%)	$ 626,000
				Administration (3%)	$ 113,000
				OPCC	$ 3,866,000

016: Avery Lake Interceptor Ph I



Install 4,300 LF 24” and 4,800 LF 30” Gravity Sewer Main

Justification

Provides capacity for future developments in the Brushy Creek basin west of Highway 79, including the Hutto Industrial Crossing and Pearl Estate SERs.

Special Considerations

Sizing includes the Hutto Industrial Crossing and Pearl Estate SERs, and excludes existing developments with sceptic system. The project is the responsibility of developers in the area, and cost participation is expected form the City.

Potential Alternatives

N/A.

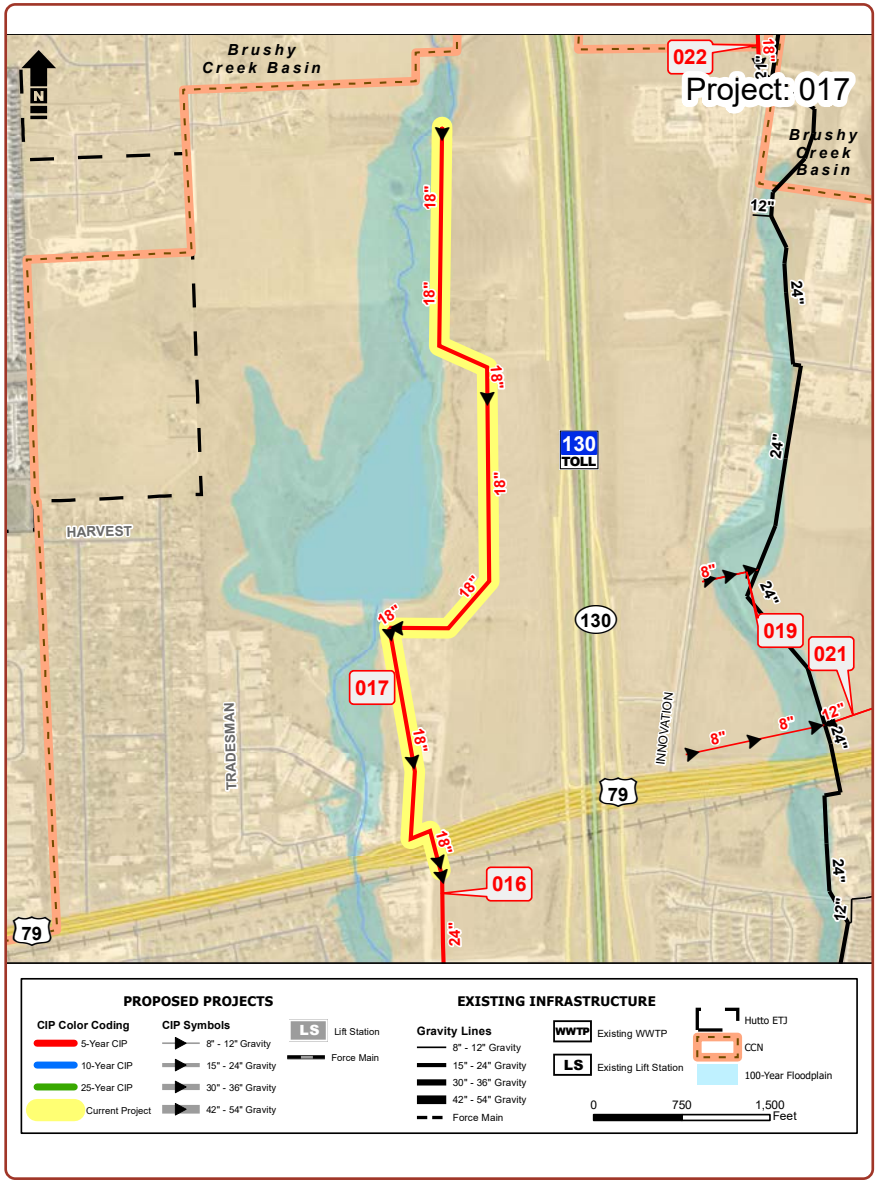
Sewershed	Group	Time Frame
Brushy Creek	Avery Lake Interceptor	5 Years

Project Implementation

Engineering/Design	12	Months
Bid/Construction	18	Months
Total Project Duration	30	Months

Avery Lake Interceptor Ph I					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	24” Gravity Sewer	LF	4,300	$ 528	$ 2,271,000
2	30” Gravity Sewer	LF	4,554	$ 660	$ 3,006,000
3	30’ Utility Easement	Acre	6.1	261,360	1,595,000
				Subtotal	$ 6,872,000
				Contingency (30%)	$ 2,062,000
				Design (20%)	$ 1,787,000
				Administration (3%)	$ 322,000
				OPCC	$ 11,043,000

017: Avery Lake Interceptor Ph II


Brushy Creek Basin
Project: 017
Brushy Creek Basin
022
018
023
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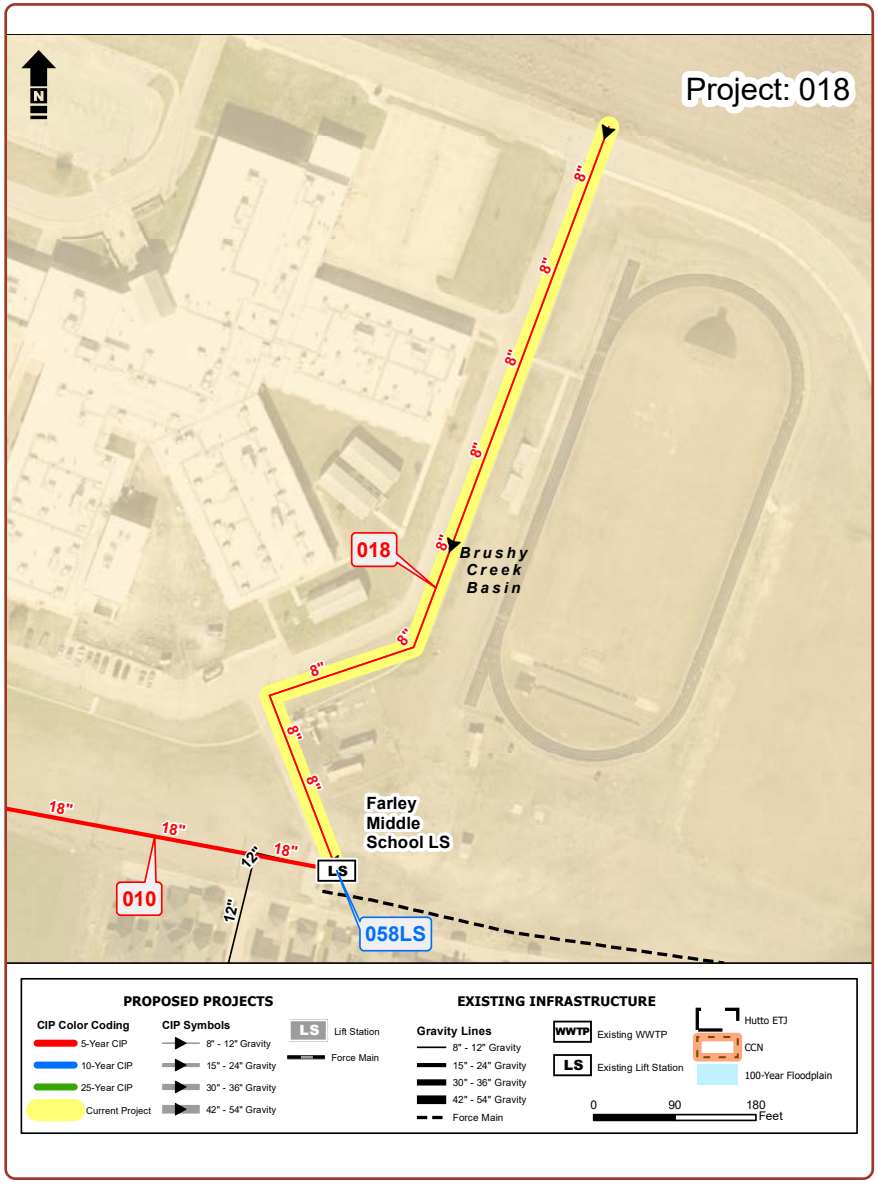
018: Carver Ridge to Farley LS 8” Line



Install 1,100 LF 8” Gravity Sewer

Justification

Provides capacity for the Carver Ridge SER to discharge flow into the Farley LS.

Special Considerations

This project is the developer’s responsibility with no cost participation from the City.

Potential Alternatives

N/A.

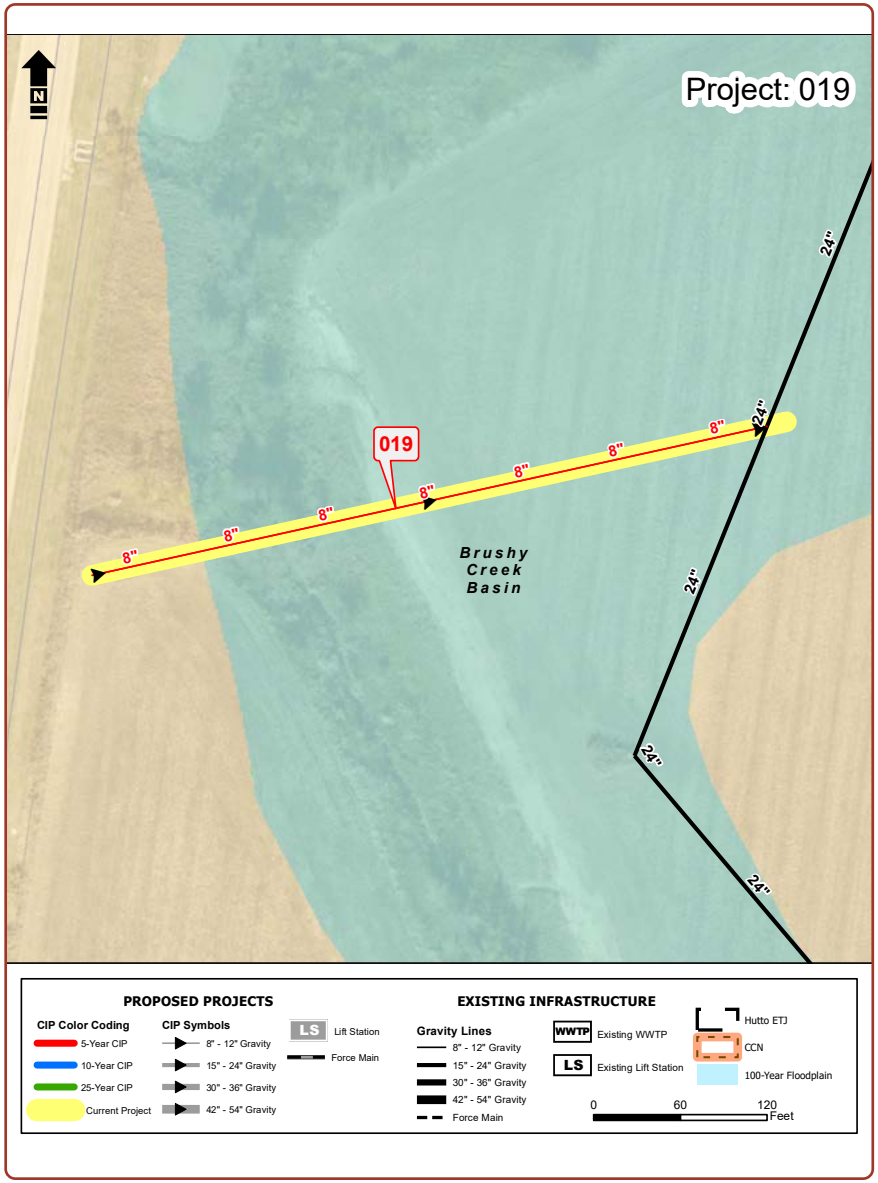
Sewershed	Brushy Creek
Group: Brushy Creek	Time Frame: 5 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

Carver Ridge to Farley LS 8” Line					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	8” Gravity Sewer	LF	1,100	$ 176	$ 194,000
2	25’ Utility Easement	Acre	0.7	$ 261,360	$ 183,000
				Subtotal	$ 377,000
				Contingency (30%)	$ 114,000
				Design (20%)	$ 99,000
				Administration (3%)	$ 18,000
				OPCC	$ 608,000

019: North Ironwood 8” Line



Install 600 LF 8” Gravity Sewer

Justification

Provides capacity for future development west of Innovation Blvd.

Special Considerations

This project is the Ironwood developer’s responsibility with no cost participation from the City.

Potential Alternatives

N/A.

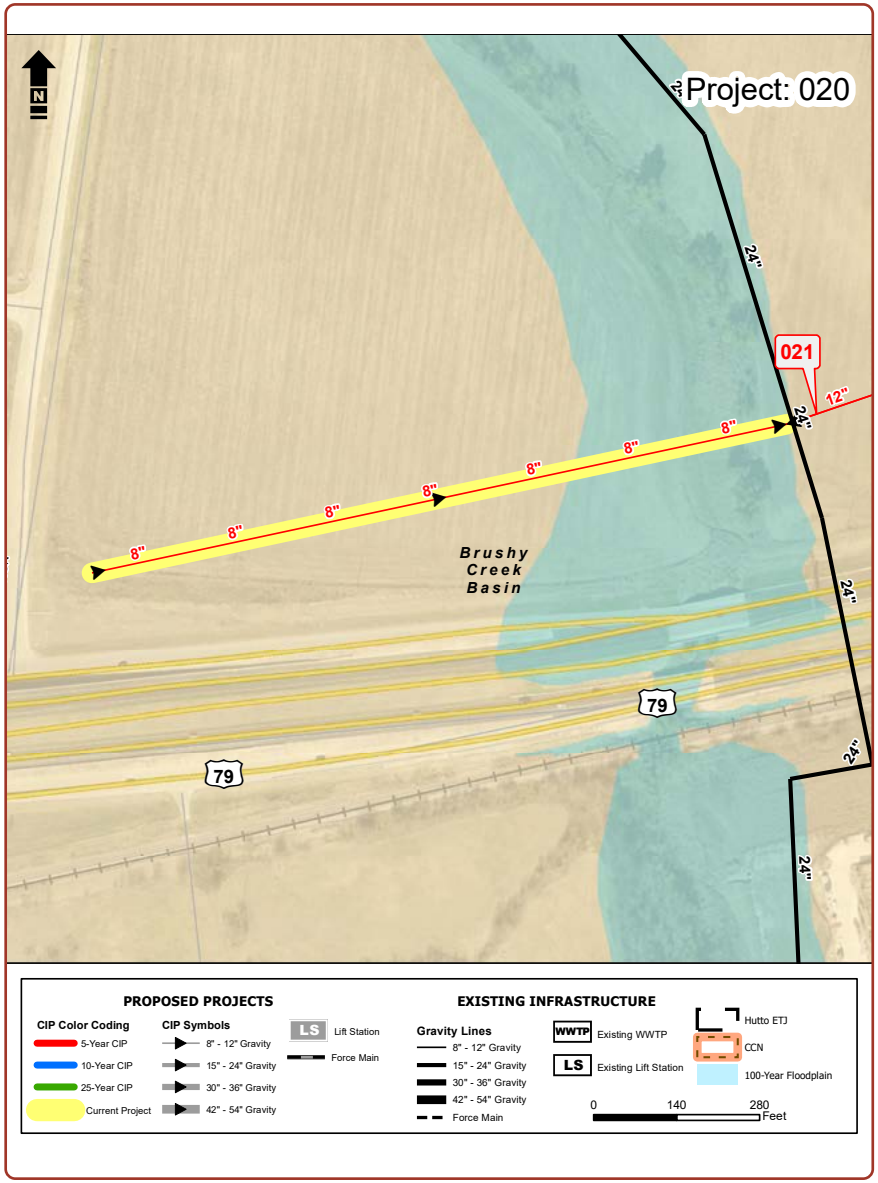
Sewershed	Brushy Creek
Group	Time Frame
Brushy Creek	5 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

North Ironwood 8” Line					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	8” Gravity Sewer	LF	600	$ 176	$ 106,000
2	25’ Utility Easement	Acre	0.4	$ 261,360	$ 105,000
				Subtotal	$ 211,000
				Contingency (30%)	$ 64,000
				Design (20%)	$ 55,000
				Administration (3%)	$ 10,000
				OPCC	$ 340,000

020: South Ironwood 8” Line



Install 1,300 LF 8’’ Gravity Sewer Main

Justification

Provides capacity for the Ironwood development, and for future development west of Innovation Blvd.

Special Considerations

This project is the Ironwood developer’s responsibility.

Potential Alternatives

N/A.

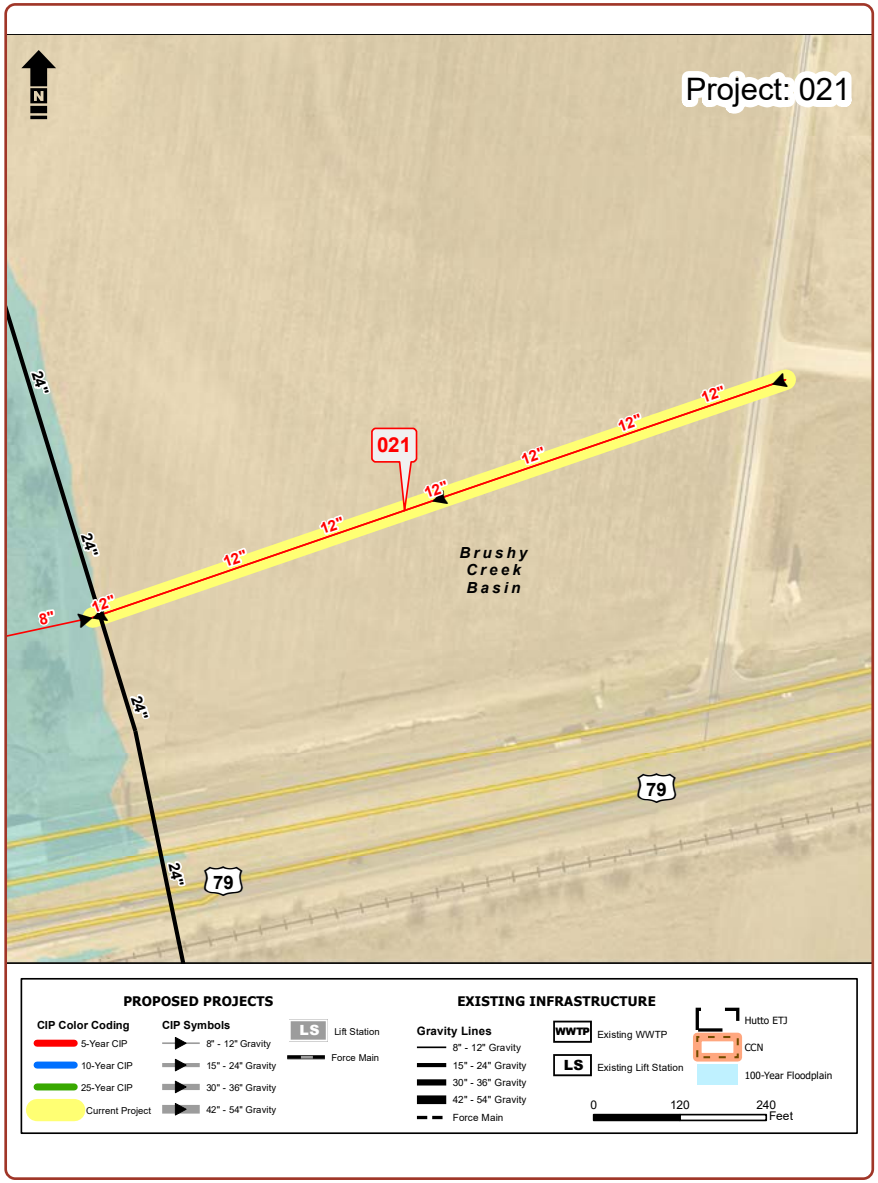
Sewershed	Brushy Creek
Group	Time Frame
Brushy Creek	5 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

South Ironwood 8” Line					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	8” Gravity Sewer	LF	1,300	$ 176	$ 229,000
2	25’ Utility Easement	Acre	0.8	$ 261,360	$ 210,000
				Subtotal	$ 439,000
				Contingency (30%)	$ 132,000
				Design (20%)	$ 115,000
				Administration (3%)	$ 21,000
				OPCC	$ 707,000

021: East Ironwood Oversized 12” Line



1,100 LF 12” Gravity Sewer Main at minimum 0.34% slope

Justification

Provides capacity for the Ironwood development, and for future developments east of Alliance Blvd.

Special Considerations

This project is the Ironwood developer’s responsibility with cost participation from the City.

Potential Alternatives

N/A.

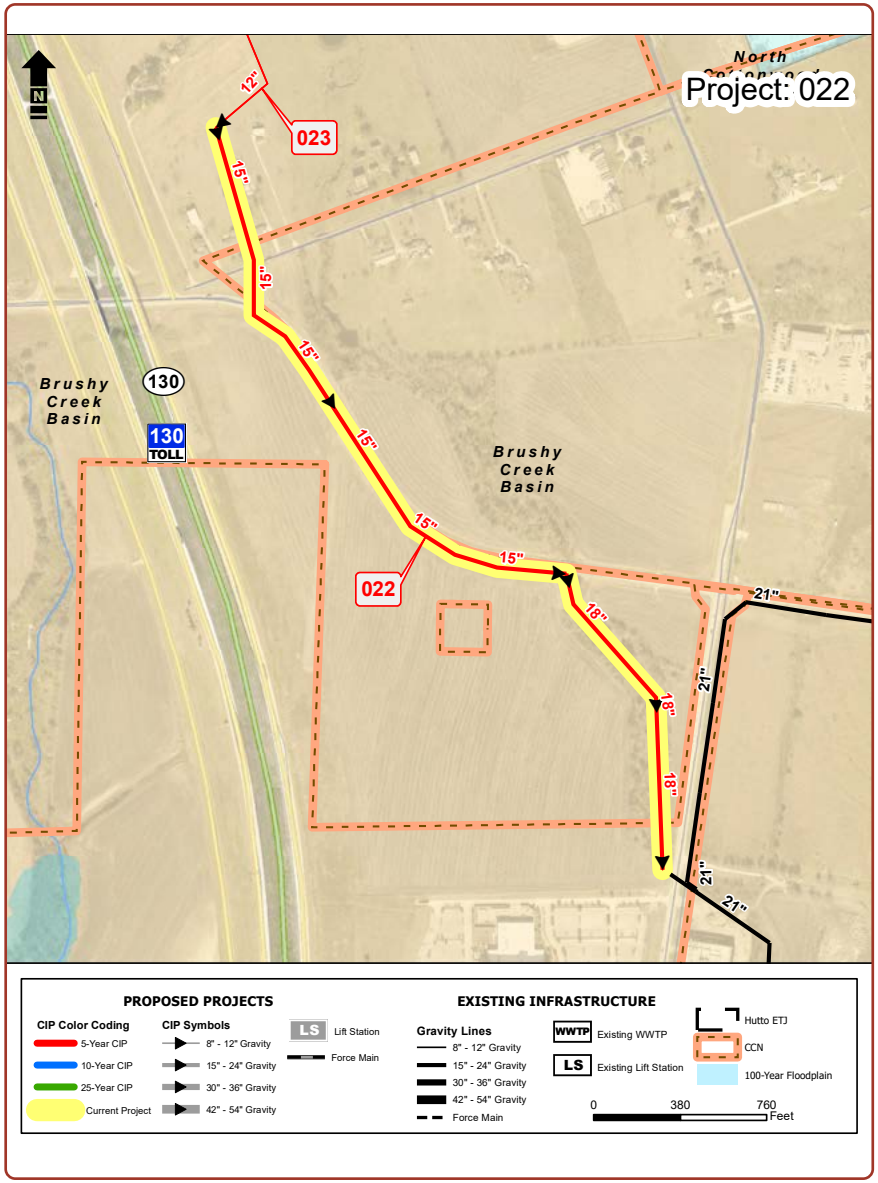
Sewershed	Brushy Creek
Group: Brushy Creek	Time Frame: 5 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

East Ironwood Oversized 12” Line					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	12” Gravity Sewer	LF	1,100	$ 264	$ 291,000
2	25’ Utility Easement	Acre	0.7	$ 261,360	$ 183,000
				Subtotal	$ 474,000
				Contingency (30%)	$ 143,000
				Design (20%)	$ 124,000
				Administration (3%)	$ 23,000
				OPCC	$ 764,000

022: Hwy 130 Mixed Use Oversized 15” and 18” Line



Install 4,000 LF 15” at minimum 0.20% slope and 1,600 LF 18” Gravity Sewer Main

Justification

Provides capacity for future development, including the Highway 130 and Stillwater SERs.

Special Considerations

The project is the responsibility of developers in the area, and cost participation is expected form the City.

Potential Alternatives

Alignment is conceptual and can be modified as needed.

Sewershed	Brushy Creek
Group	Time Frame
Brushy Creek	5 Years

Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	12	Months
Total Project Duration	24	Months

Hwy 130 Mixed Used Oversized 15” and 18” Line

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	15” Gravity Sewer	LF	4,000	$ 330	$ 1,320,000
2	18” Gravity Sewer	LF	1,600	$ 396	$ 634,000
3	25’ Utility Easement	Acre	2.3	261,360	602,000
				Subtotal	$ 2,556,000
				Contingency (30%)	$ 767,000
				Design (20%)	$ 665,000
				Administration (3%)	$ 120,000
				OPCC	$ 4,108,000

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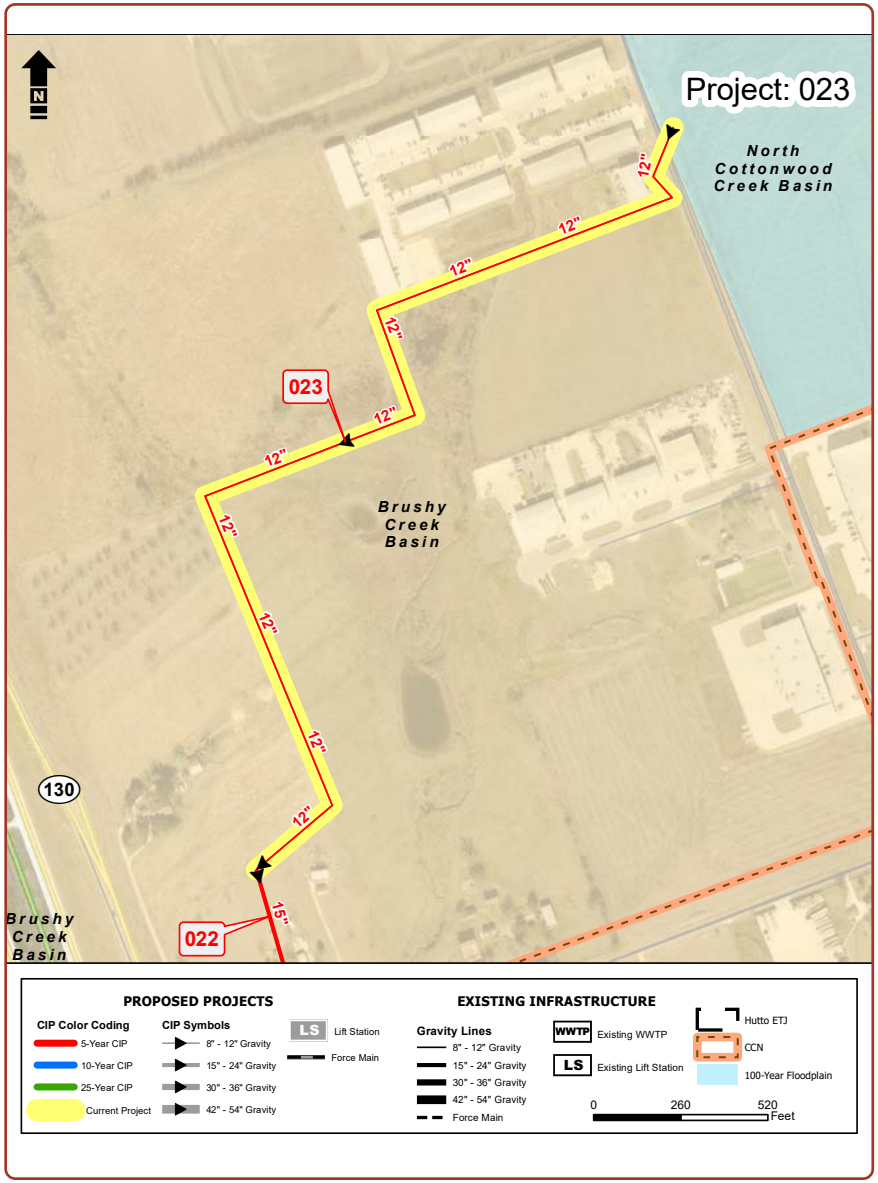
023: Stillwater 12” Line



Install 3,700 LF 12” Gravity Sewer Main

Justification

Provides capacity for the Stillwater SER and surrounding areas.

Special Considerations

Given the topography of the area, the Stillwater SER could be served by this interceptor or by the gravity system in the North Cottonwood Creek basin. Since Project 022 is planned to serve the Highway 130 development, it is convenient to use it to also serve the Stillwater SER and surrounding future developments. Project is expected to be the responsibility of the Stillwater developer with no cost participation by the City.

Potential Alternatives

Future gravity system in the North Cottonwood Creek basin.

Sewershed	Brushy Creek
Group	Brushy Creek
Time Frame	5 Years

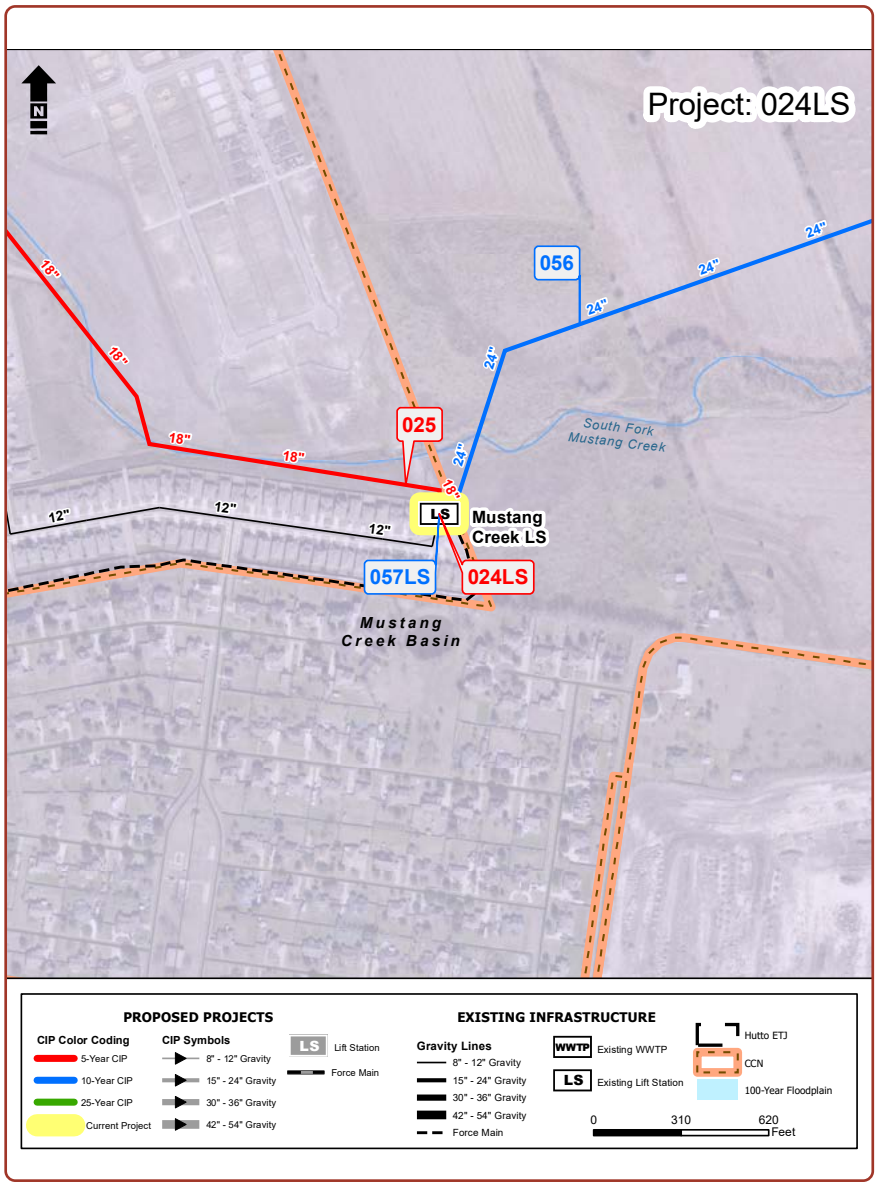
Project Implementation

Engineering/Design	6	Months
Bid/Construction	6	Months
Total Project Duration	12	Months

Stillwater 12” Line

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	12” Gravity Sewer	LF	3,700	$ 264	$ 977,000
2	25’ Utility Easement	Acre	2.2	$ 261,360	$ 575,000
				Subtotal	$ 1,552,000
				Contingency (30%)	$ 466,000
				Design (20%)	$ 404,000
				Administration (3%)	$ 73,000
				OPCC	$ 2,495,000

024LS: Mustang Creek LS Upgrade / Pump 3 Installation



Upgrade of the Mustang Creek Lift Station by installation of Pump 3

Justification

Project needed to accommodate the School Complex, Mustang Creek, Lidell Walker, and Peterson developments. The existing Mustang Creek LS has currently one wet well in which up to three pumps can be installed. Two pumps are installed, and a third pump can be installed to increase the LS firm capacity to 2.16 MGD.

Special Considerations

Third pump to be purchased and installed by the Peterson SER developer. Once the third pump is in service, the existing 14" force main (installed at the same time as the exiting 8" force main) will be used instead of the 8" force main. If needed, the Peterson tract developer will be responsible to further expand the LS to a 3.0 MGD firm capacity. In this case, both the 14" and 8" force mains will be used.

Potential Alternatives

Mustang Creek LS relief with Project 056 and downstream system.

Sewershed	Mustang Creek
Group	Time Frame
Mustang Creek	5 Years

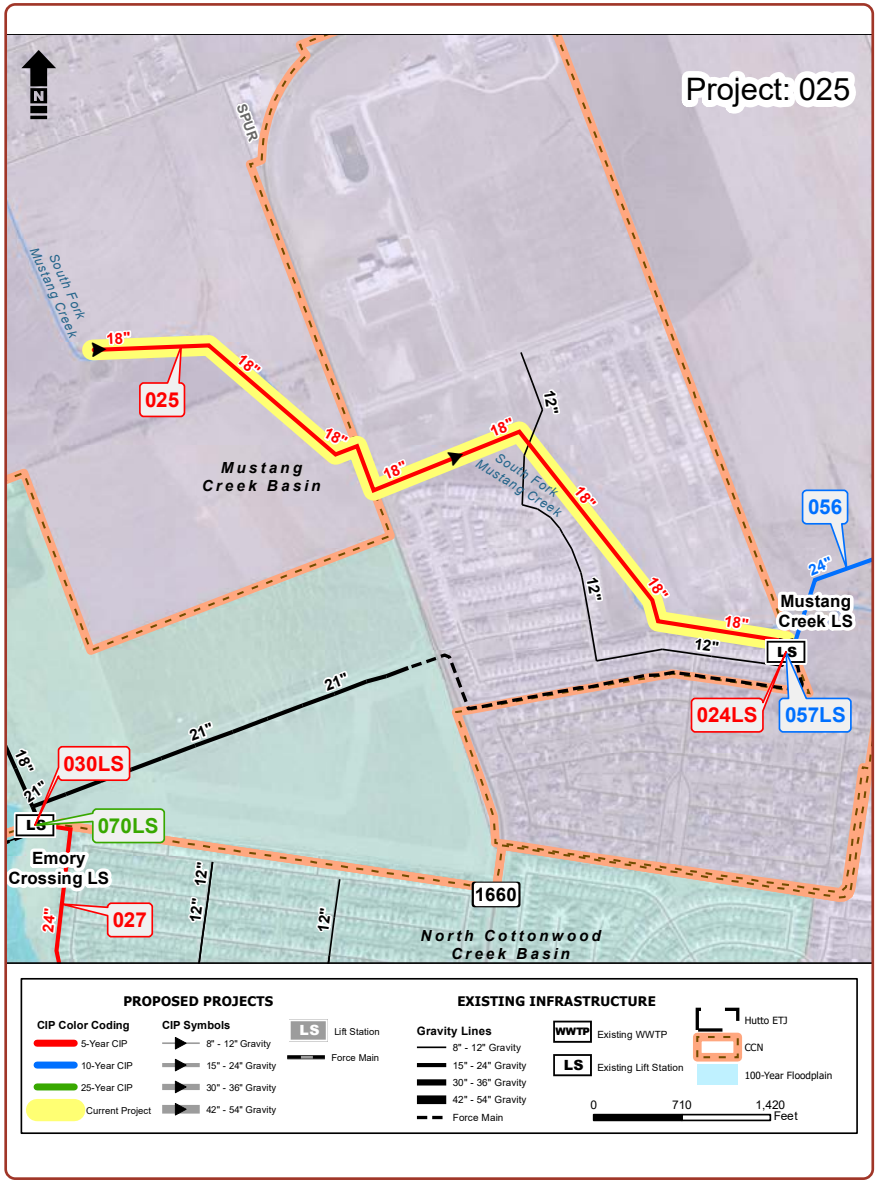
Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

Mustang Creek LS Upgrade / Pump 3 Installation

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	LS	1	$ 150,000	$ 150,000
				Subtotal	$ 150,000
				Contingency (30%)	$ 45,000
				Design (20%)	$ 39,000
				Administration (3%)	$ 8,000
				OPCC	$ 242,000

025: South Fork Mustang Creek Interceptor Ph I



Install 7,500 LF 18" Gravity Sewer Main

Justification

Provides capacity for future development in the Mustang Creek basin, including the Peterson SER and areas to the north of it.

Special Considerations

Project will be designed and constructed by the Peterson developer with anticipated cost participation from the City.

Potential Alternatives

Alignment is conceptual and can be modified as needed.

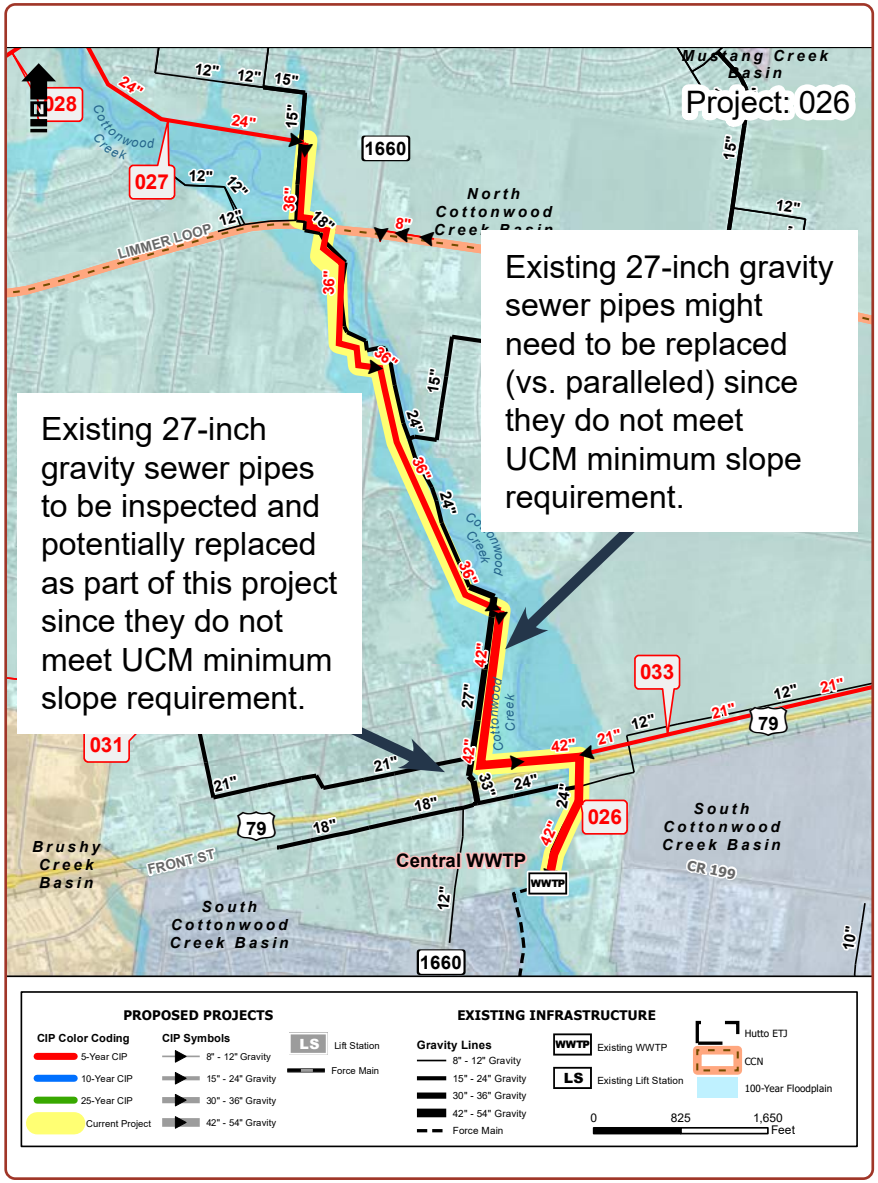
Sewershed	Mustang Creek
Group	Mustang Creek
Time Frame	5 Years

Project Implementation

Engineering/Design	12	Months
Bid/Construction	12	Months
Total Project Duration	24	Months

South Fork Mustang Creek Interceptor Ph I					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	18" Gravity Sewer	LF	7,500	$ 396	$ 2,970,000
2	30' Utility Easement	Acre	5.2	$ 261,360	$ 1,360,000
				Subtotal	$ 4,330,000
				Contingency (30%)	$ 1,299,000
				Design (20%)	$ 1,126,000
				Administration (3%)	$ 203,000
				OPCC	$ 6,958,000

026: Cottonwood Creek Interceptor Ph I



Install 5,500 LF 36” and 3,900 LF 42” Gravity Sewer Main parallel to the existing Cottonwood Creek Interceptor

Justification
Provides additional capacity in the North Cottonwood Creek basin. The existing 18” – 33” Cottonwood Creek Interceptor is approaching capacity during wet weather.

Special Considerations
No known Sanitary Sewer Overflows were recorded, but Garver recommends proactively paralleling it since two SERs are proposing to connect to the existing Cottonwood Creek Interceptor.
Depending on slope, the proposed 42” sections can be a 36”.

Potential Alternatives
Upsize the existing interceptor instead of installing a parallel interceptor.

Sewershed	Group	Time Frame
North Cottonwood Creek	Cottonwood Creek Interceptor	5 Years

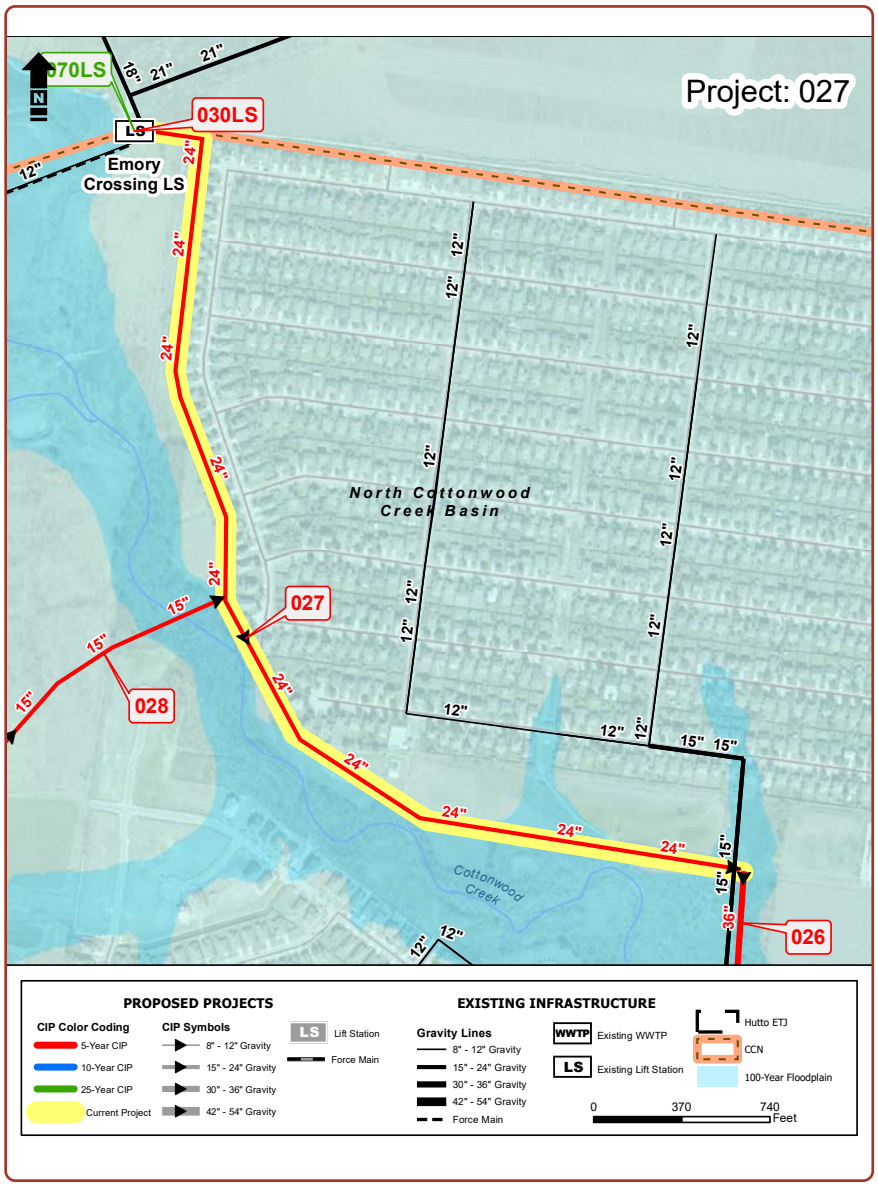
Project Implementation

Engineering/Design	18	Months
+		
Bid/Construction	24	Months
Total Project Duration	42	Months

Cottonwood Creek Interceptor Ph I

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	36” Gravity Sewer	LF	5,500	$ 792	$ 4,356,000
2	42” Gravity Sewer	LF	3,900	$ 924	$ 3,604,000
3	40’ Utility Easement	Acre	8.7	$ 261,360	$ 2,274,000
				Subtotal	$ 10,234,000
				Contingency (30%)	$ 3,071,000
				Design (20%)	$ 2,661,000
				Administration (3%)	$ 479,000
				OPCC	$ 16,445,000

027: Cottonwood Creek Interceptor Ph II



Install 5,400 LF 24” Gravity Sewer Main at minimum 0.15% slope

Justification

Provides capacity for the CR 119 SER and future surrounding developments. Ultimately relieves the Emory Crossing LS.

Special Considerations

Project to be designed and installed by the CR 119 developer. Decommissioning the Emory Crossing LS is not needed in the 5-year timeframe, but Garver recommends using the opportunity of this project to relieve it. Doing so would be beneficial for the City in the long-term since it will avoid the LS maintenance, operation, and energy costs. Project 026 needs to be installed prior to this project. Garver anticipates this project to be the responsibility of the CR 119 tract developer, with cost participation form the City.

Potential Alternatives

Interceptor can be installed up to project 028 only rather than up to the Emory Crossing LS, and extended up to the LS in the longer-term.

Sewershed	North Cottonwood Creek
Group: Cottonwood Creek Interceptor	Time Frame: 5 Years

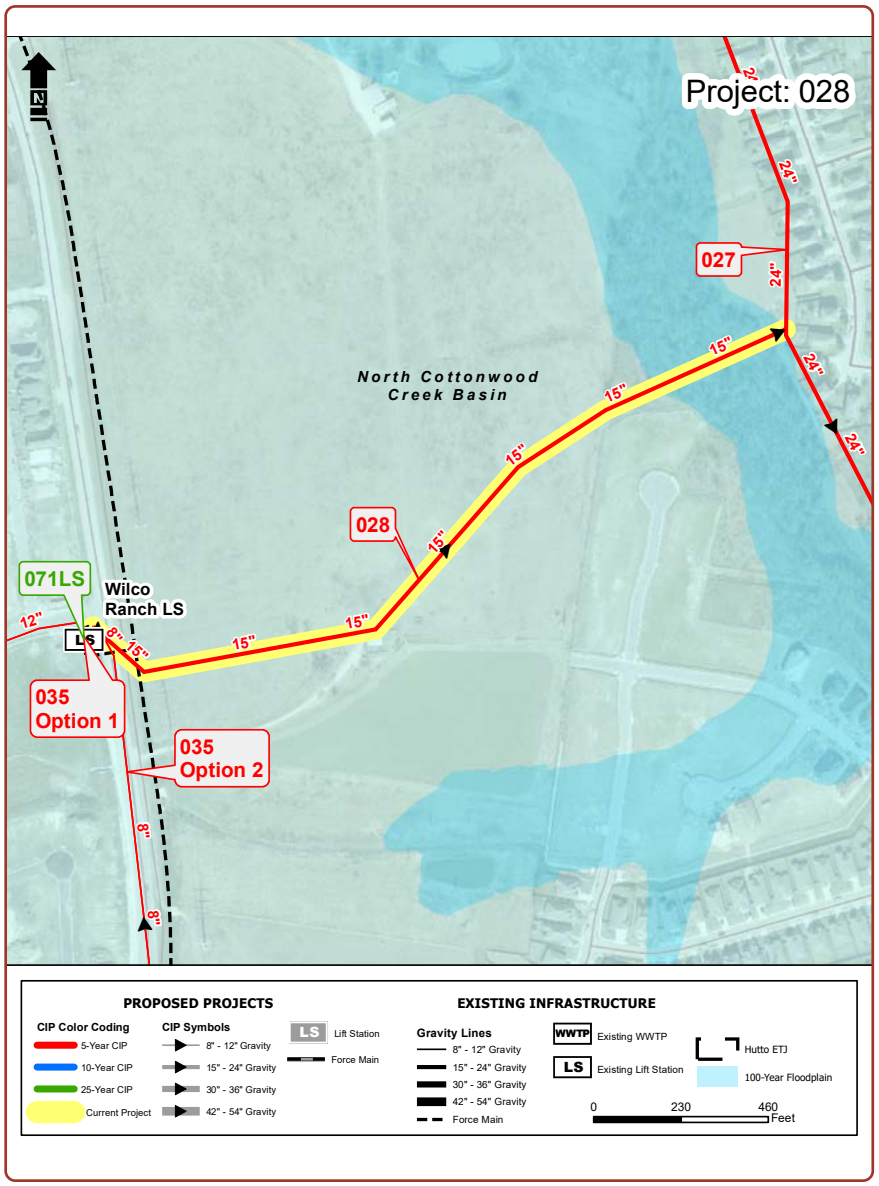
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	12	Months
Total Project Duration	24	Months

Cottonwood Creek Interceptor Ph II

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	24” Gravity Sewer	LF	10,800	$ 528	$ 5,703,000
2	30’ Utility Easement	Acre	7.5	$ 261,360	$ 1,961,000
				Subtotal	$ 7,664,000
				Contingency (30%)	$ 2,300,000
				Design (20%)	$ 1,993,000
				Administration (3%)	$ 359,000
				OPCC	$ 12,316,000

028: Wilco Ranch LS Relief



Install 2,300 LF 15” Gravity Sewer Main

Justification

Provides capacity for known future development, primarily the CR 119 development.

Special Considerations

Project to be designed and installed by the CR 119 developer withy cost participation by the City. Decommissioning the Wilco Ranch LS is not needed in the 5-year timeframe, but Garver recommends using the opportunity of this project to relieve the LS. Doing so would be beneficial for the City in the long-term since it will avoid the LS maintenance, operation, and energy costs.

Potential Alternatives

In the short term, the interceptor can be installed to serve the CR 119 SER and extended up to the Wilco Ranch LS in the longer-term.

Sewershed	Group	Time Frame
North Cottonwood Creek	Cottonwood Creek Interceptor	5 Years

Project Implementation

Engineering/Design	6	Months
Bid/Construction	6	Months
Total Project Duration	12	Months

Wilco Ranch LS Relief					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	15” Gravity Sewer	LF	2,300	$ 330	$ 759,000
2	25’ Utility Easement	Acre	1.4	$ 261,360	$ 366,000
				Subtotal	$ 1,125,000
				Contingency (30%)	$ 338,000
				Design (20%)	$ 293,000
				Administration (3%)	$ 53,000
				OPCC	$ 1,809,000

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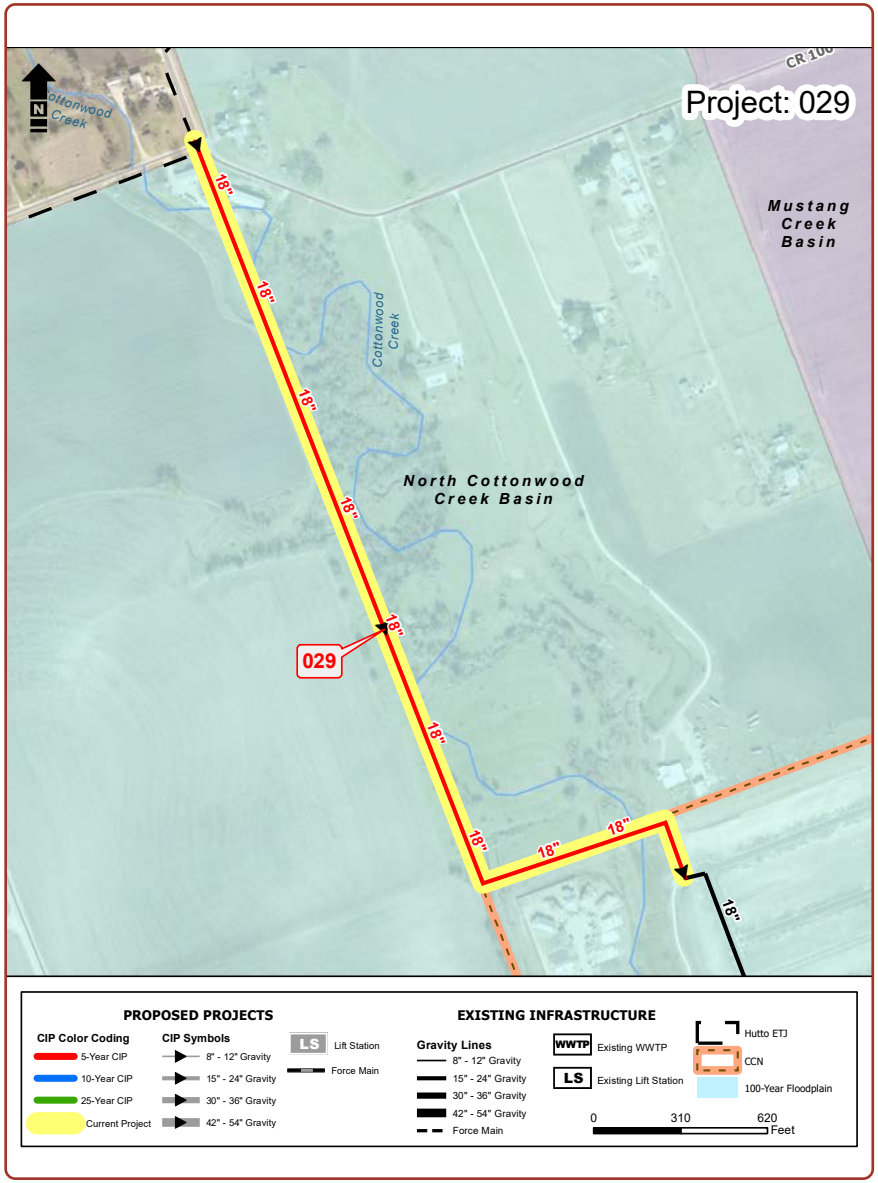
029: Cottonwood Creek Interceptor Ph III



Install 3,700 LF 18” Gravity Sewer Main

Justification

Provides capacity for known future development in the upper North Cottonwood Creek basin.

Special Considerations

Project will be triggered if SERs are submitted in the area. If the City decided to serve the area outside the Hutto ETJ directly to the northwest of this project, this interceptor could be used as long as developments within the ETJ in the upper North Cottonwood Creek basin are not denser than 5 LUEs/acre.

Potential Alternatives

N/A.

Sewershed	North Cottonwood Creek
Group: Cottonwood Creek Interceptor	Time Frame: 5 Years

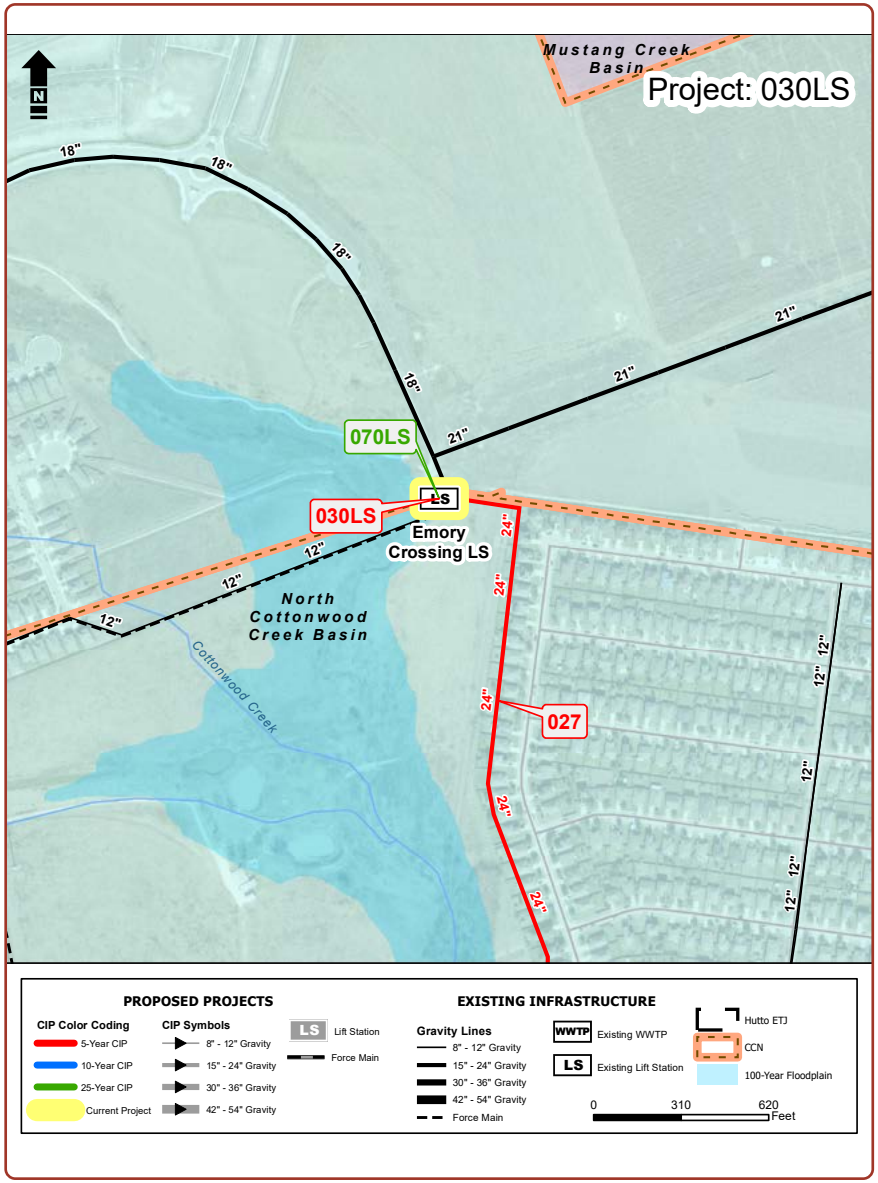
Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	12	Months
Total Project Duration	18	Months

Cottonwood Creek Interceptor Ph III

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	18” Gravity Sewer	LF	3,700	$ 396	$ 1,466,000
2	30’ Utility Easement	Acre	2.6	$ 261,360	$ 680,000
				Subtotal	$ 2,146,000
				Contingency (30%)	$ 644,000
				Design (20%)	$ 558,000
				Administration (3%)	$ 101,000
				OPCC	$ 3,449,000

030LS: Emory Crossings LS Upgrades



Upgrade the Emory Crossing LS by purchasing and installing a third identical pump at the Emory Crossing LS

Justification

Required if: 1) the Mustang Creek LS upgrade (Project 024LS) is completed, and 2) the number of LUEs constructed in the Emory Crossing development since March 2022 exceeds 800.

Special Considerations

Not required if the Cottonwood Creek Interceptor Ph II (Project 027) is online. In this case, the Emory Crossing LS can be decommissioned (Project 070LS).

Potential Alternatives

Project 027 and Project 070 to decommission this LS.

Sewershed	Group	Time Frame
North Cottonwood Creek	North Cottonwood	5 Years

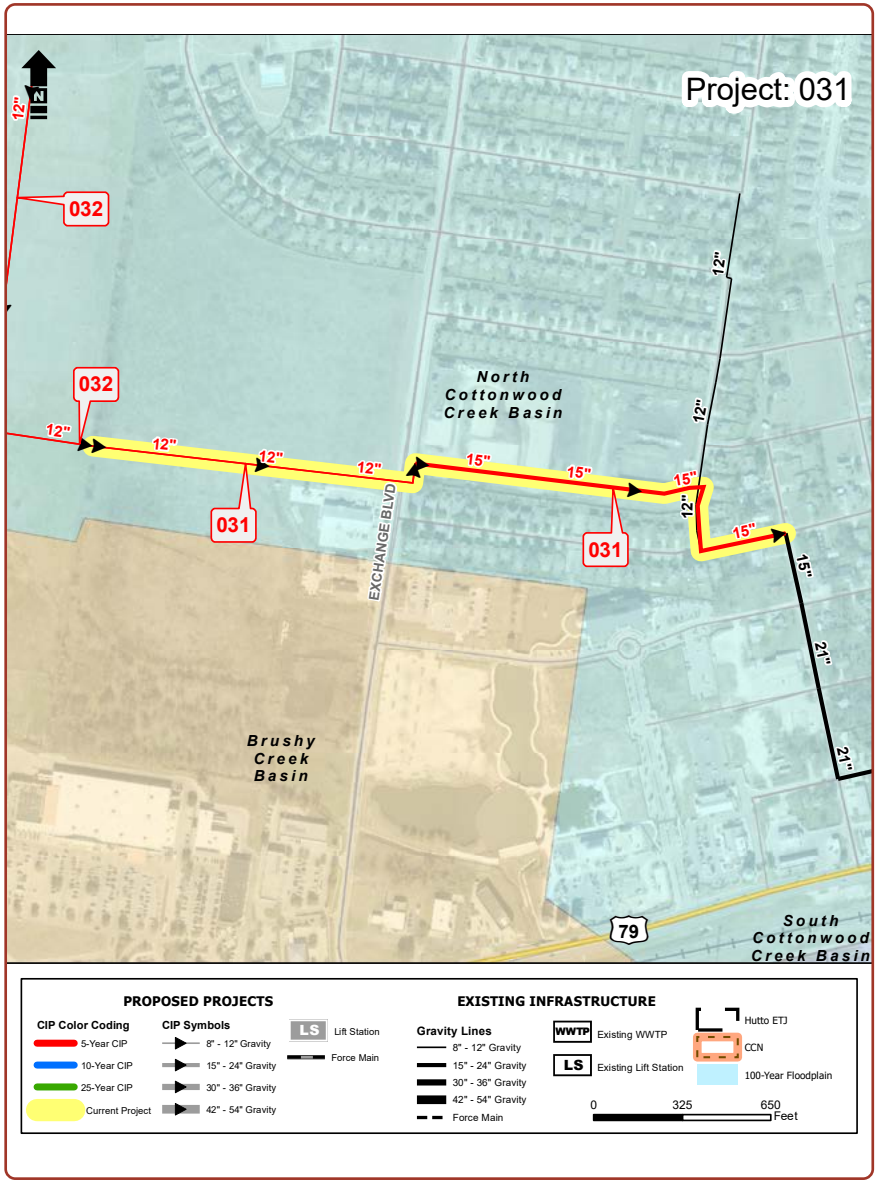
Project Implementation

Engineering/Design	6	Months
Bid/Construction	6	Months
Total Project Duration	12	Months

Emory Crossing LS Upgrades

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	LS	1	$ 200,000	$ 200,000
				Subtotal	$ 200,000
				Contingency (30%)	$ 60,000
				Design (20%)	$ 52,000
				Administration (3%)	$ 10,000
				OPCC	$ 322,000

031: The Landing Interceptor



Install 1,400 LF 12” and 1,800 LF 15” Gravity Sewer Main

Justification

Provides capacity for known future development, including the Landing and Schmidt’s Creek developments.

Special Considerations

It is Garver’s understanding that this project is already under design and potentially construction by the Landing developer.

Potential Alternatives

N/A.

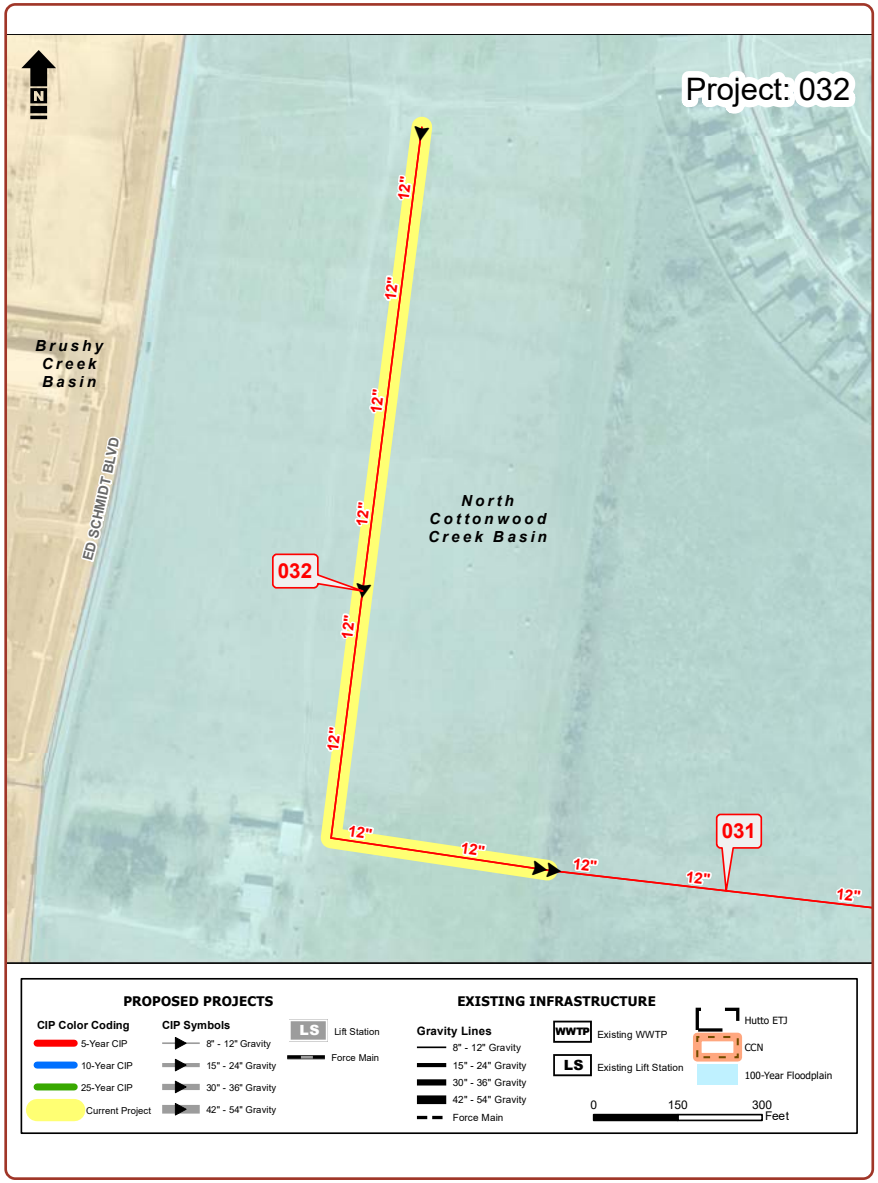
Sewershed	North Cottonwood Creek
Group: North Cottonwood	Time Frame: 5 Years

Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	12	Months
Total Project Duration	24	Months

The Landing Interceptor					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	12” Gravity Sewer	LF	1,400	$ 264	$ 370,000
2	15” Gravity Sewer	LF	1,800	$ 330	$ 594,000
3	25’ Utility Easement	Acre	1.9	$ 261,360	$ 497,000
				Subtotal	$ 1,461,000
				Contingency (30%)	$ 439,000
				Design (20%)	$ 380,000
				Administration (3%)	$ 69,000
				OPCC	$ 2,349,000

032: Schmidt's Creek 12" Line



Install 1,800 LF 12" Gravity Sewer Main

Justification

Provides capacity for the Schmidt's Creek SER and future development north of this SER.

Special Considerations

Project will be designed and constructed by the Schmidt's Creek developer with anticipated cost participation from the City. Project is dependent on Project 031.

Potential Alternatives

Alignment is conceptual and can be modified as needed.

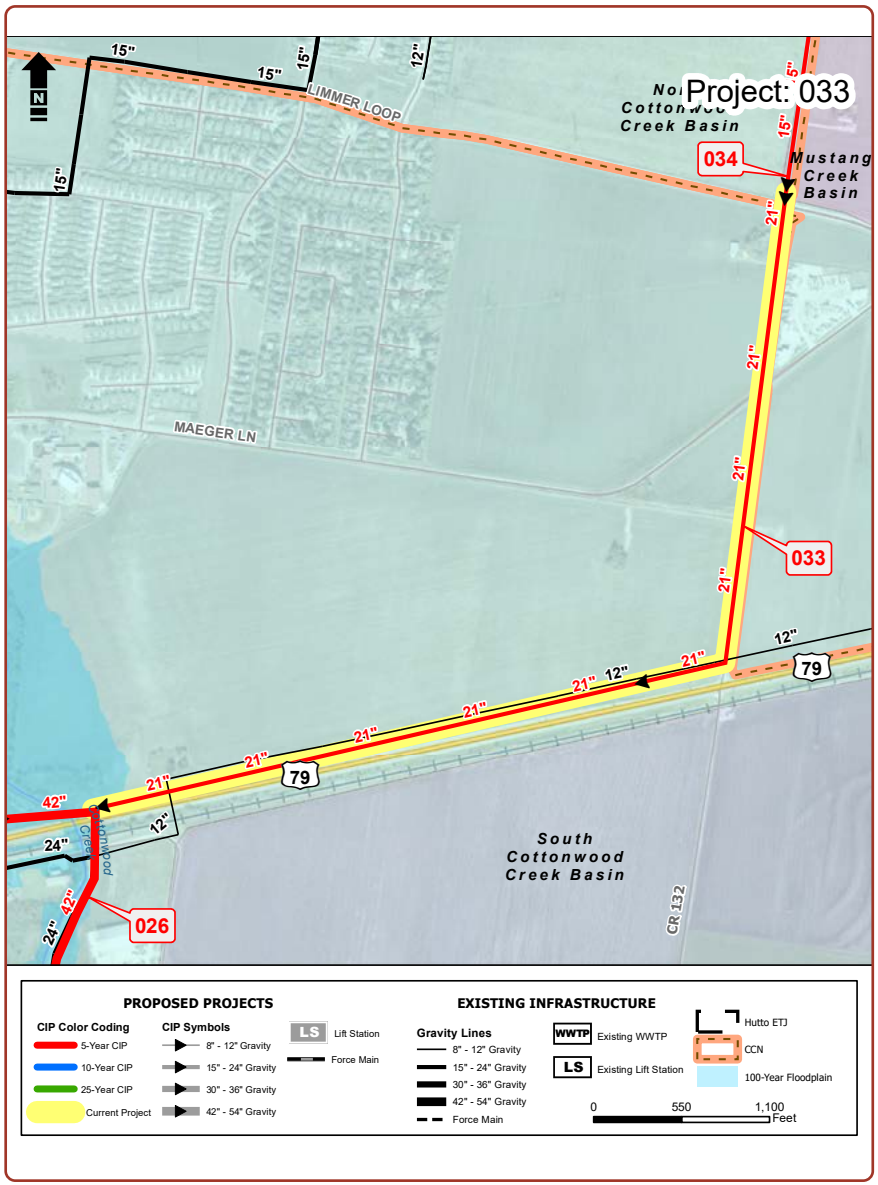
Sewershed	North Cottonwood Creek
Group: North Cottonwood	Time Frame: 5 Years

Project Implementation

Engineering/Design	6	Months
Bid/Construction	6	Months
Total Project Duration	12	Months

Schmidt's Creek 12" Line					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	12" Gravity Sewer	LF	1,800	$ 264	$ 476,000
2	25' Utility Easement	Acre	1.1	$ 261,360	$ 288,000
				Subtotal	$ 764,000
				Contingency (30%)	$ 230,000
				Design (20%)	$ 199,000
				Administration (3%)	$ 36,000
				OPCC	$ 1,229,000

033: US 79 South Parallel Interceptor



Install 7,800 LF 21” Gravity Sewer Main at minimum 0.20% slope

Justification

Provides capacity for future development in the eastern portion of the North Cottonwood Creek basin, including the Fritz Greinert and Allora Hutto SERs.

Special Considerations

Project will be designed and constructed by the Fritz Greinert and the Allora Hutto developers. Garver recommends Project 026 to be installed before this project, but both projects can be implemented simultaneously if needed.

Potential Alternatives

As indicated in the SER reviews for the Fritz Greinert and Allora Hutto, a temparary connection can be made to the existing 12” grvaity line where the proposed 21” reaches Hwy 79. Alignment is conceptual and can be modified as needed.

Sewershed	North Cottonwood Creek
Group: North Cottonwood	Time Frame: 5 Years

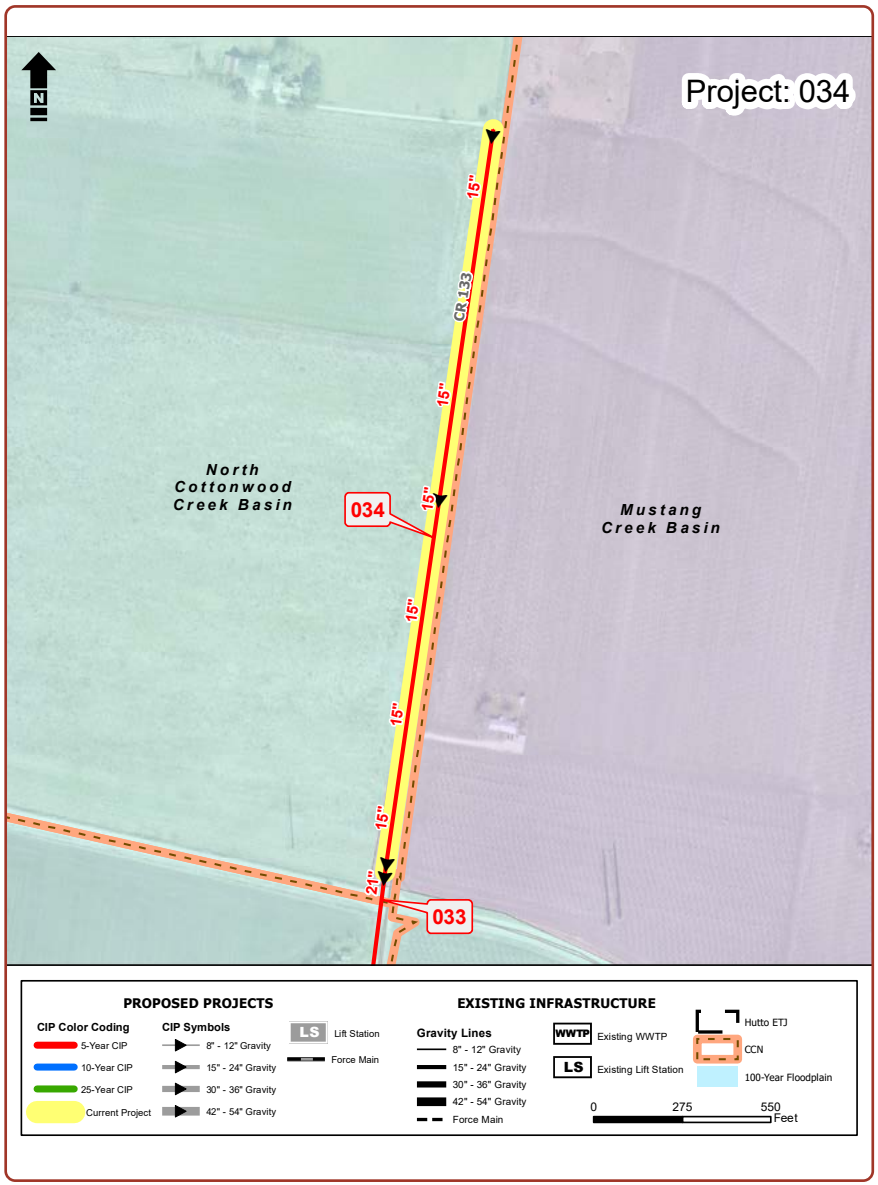
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	12	Months
Total Project Duration	24	Months

US 79 South Parallel Interceptor

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	21” Gravity Sewer	LF	7,800	$ 462	$ 3,604,000
2	30’ Utility Easement	Acre	5.4	$ 261,360	$ 1,412,000
				Subtotal	$ 5,016,000
				Contingency (30%)	$ 1,505,000
				Design (20%)	$ 1,305,000
				Administration (3%)	$ 235,000
				OPCC	$ 8,061,000

034: CR 132 Interceptor



Install 2,500 LF 15” Gravity Sewer Main at minimum 0.20% slope

Justification
Provides capacity for future developments, including the Allora Hutto SER.

Special Considerations
Since the Highlands North LS cannot be expanded without downstream gravity system upsizes, this CR 132 Interceptor is sized to accommodate all flows from future developments south of the Highlands North LS. Project is expected to be the responsibility of the Allora Hutto developer, with cost participation from the City.Given the topography, Garver does not recommend to plan this to relieve the Highlands North LS by gravity.

Potential Alternatives
Expand the Highlands North LS and upsize the gravity system downstream of the Highlands North FM.

Sewershed	North Cottonwood Creek
Group: North Cottonwood	Time Frame: 5 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	12	Months
Total Project Duration	18	Months

CR 132 Interceptor					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	15” Gravity Sewer	LF	2,500	$ 22	$ 55,000
2	25’ Utility Easement	Acre	1.5	$ 261,360	$ 393,000
				Subtotal	$ 448,000
				Contingency (30%)	$ 135,000
				Design (20%)	$ 117,000
				Administration (3%)	$ 21,000
				OPCC	$ 721,000

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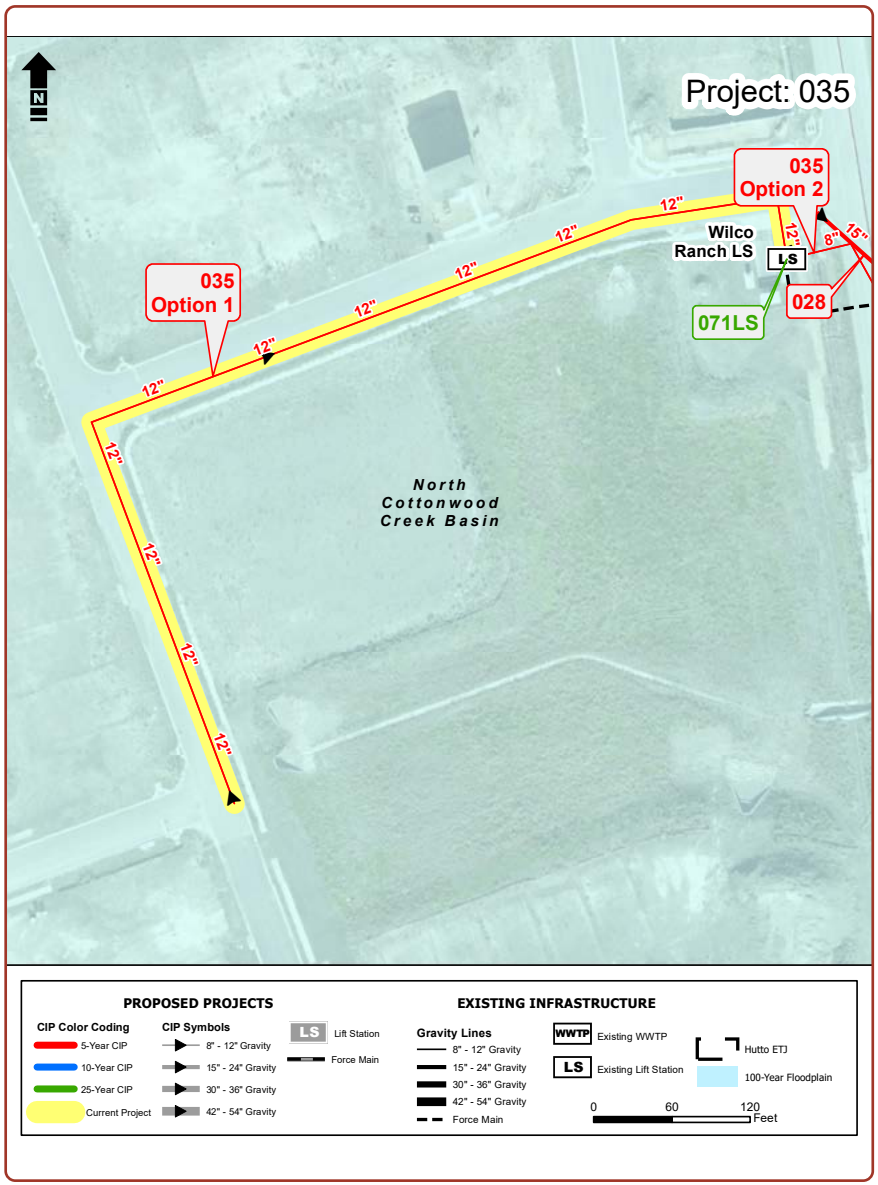
035 Option 1: Wilco Ranch Influent Upsize 8” to 12”



Install 1,000 LF 12” Gravity Sewer Main

Justification

The existing 8” gravity line does not have adequate capacity to accommodate flows from the Limmer Loop Commercial Development SER and Wilco Ranch development and will need to be upsized.

Special Considerations

The number of LUEs constructed in the Wilco Ranch Development need to be monitored since they flow to this existing 8” gravity line.

Potential Alternatives

Limmer Loop Option 2 (see Project 036 on the next page).

Sewershed	Group	Time Frame
North Cottonwood Creek	North Cottonwood	5 Years

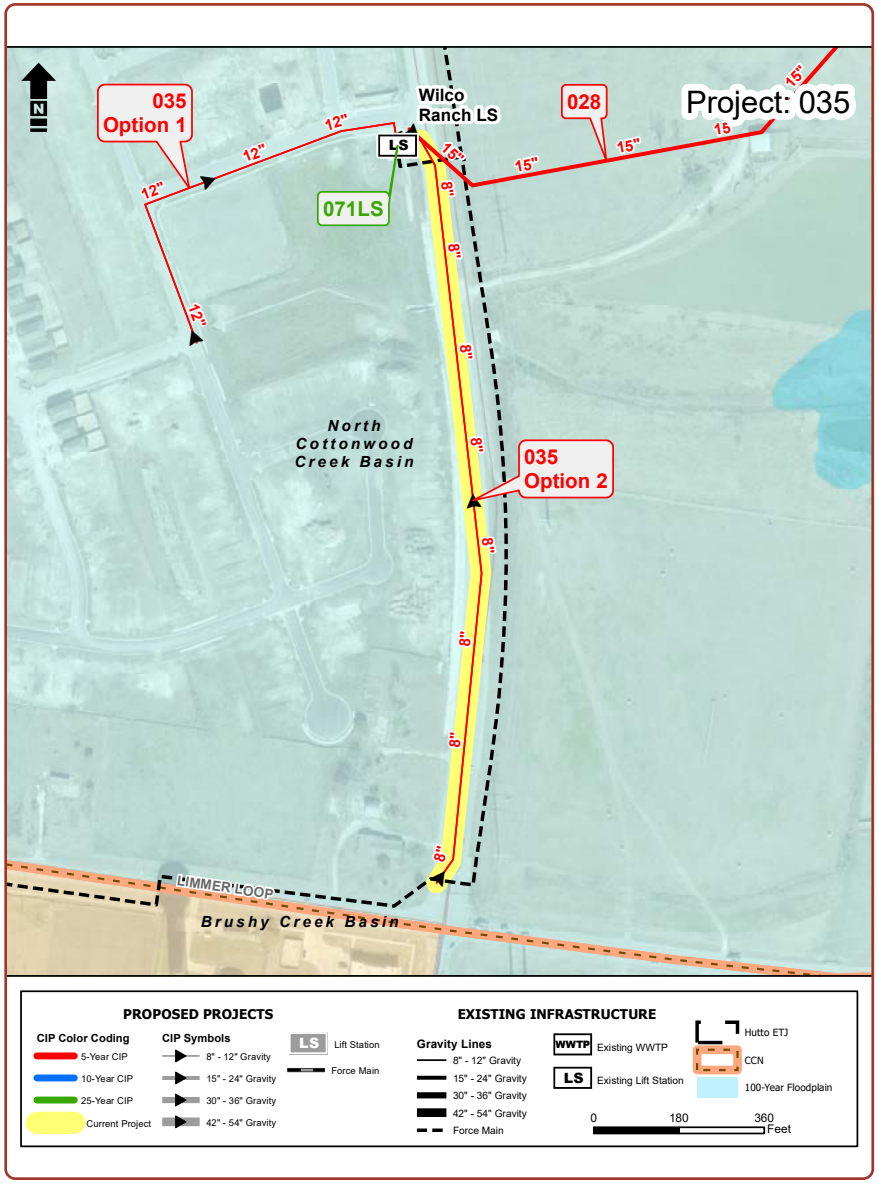
Project Implementation

Engineering/Design	6	Months
Bid/Construction	6	Months
Total Project Duration	12	Months

Limmer Loop Option 1: Wilco Ranch Influent Upsize 8” to 12”

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	12” Gravity Sewer	LF	1,000	$ 264	$ 264,000
				Subtotal	$ 264,000
				Contingency (30%)	$ 80,000
				Design (20%)	$ 69,000
				Administration (3%)	$ 13,000
				OPCC	$ 426,000

035 Option 2: Limmer Loop 8” Line



Install 1,900 LF 8’’ gravity sewer main

Justification

Provides capacity for the Limmer Loop Commercial Development SER.

Special Considerations

This option might be preferred when compared to Option 1 (Project 035, see previous page) because the existing 8” gravity line that needs to be upsized under option 1 was recently installed (2020-2021).

Potential Alternatives

Limmer Loop Option 1 (see Project 035 on the previous page).

Sewershed	North Cottonwood Creek
Group: North Cottonwood	Time Frame: 5 Years

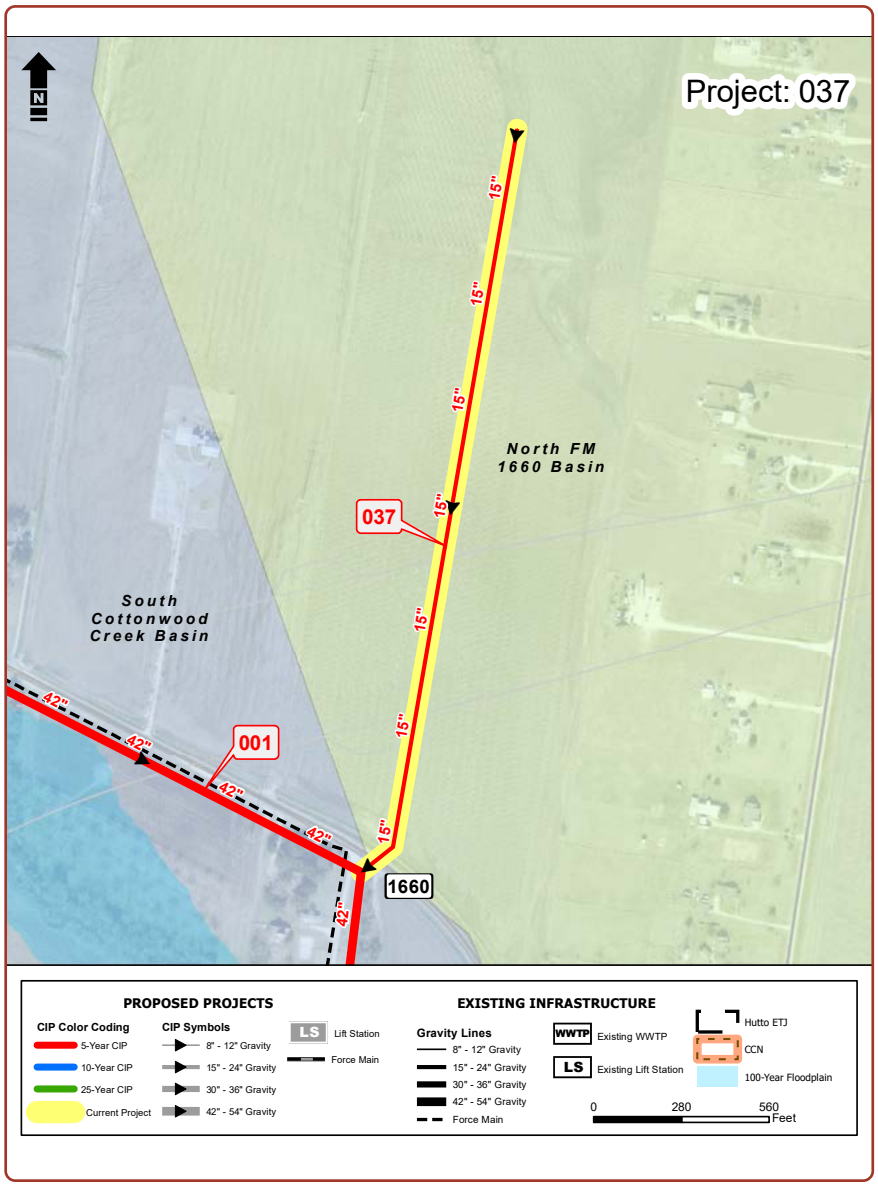
Project Implementation

Engineering/Design	6	Months
Bid/Construction	6	Months
Total Project Duration	12	Months

Limmer Loop Option 2: 8” Line

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	8” Gravity Sewer	LF	1,900	$ 176	$ 335,000
2	25’ Utility Easement	Acre	1.1	$ 261,360	$ 288,000
				Subtotal	$ 623,000
				Contingency (30%)	$ 187,000
				Design (20%)	$ 162,000
				Administration (3%)	$ 30,000
				OPCC	$ 1,002,000

037: Kirk Tract Oversized 15” Line



Install 2,600 LF 15” gravity sewer main at minimum 0.30% slope

Justification

Serves the Kirk Tract SER and future developments in the surrounding areas, which are currently undeveloped. Project expected to be the responsibility of the Kirk Tract with cost participation form the City.

Special Considerations

N/A

Potential Alternatives

Alignment is conceptual and can be modified depending on the Kirk Tract plans.

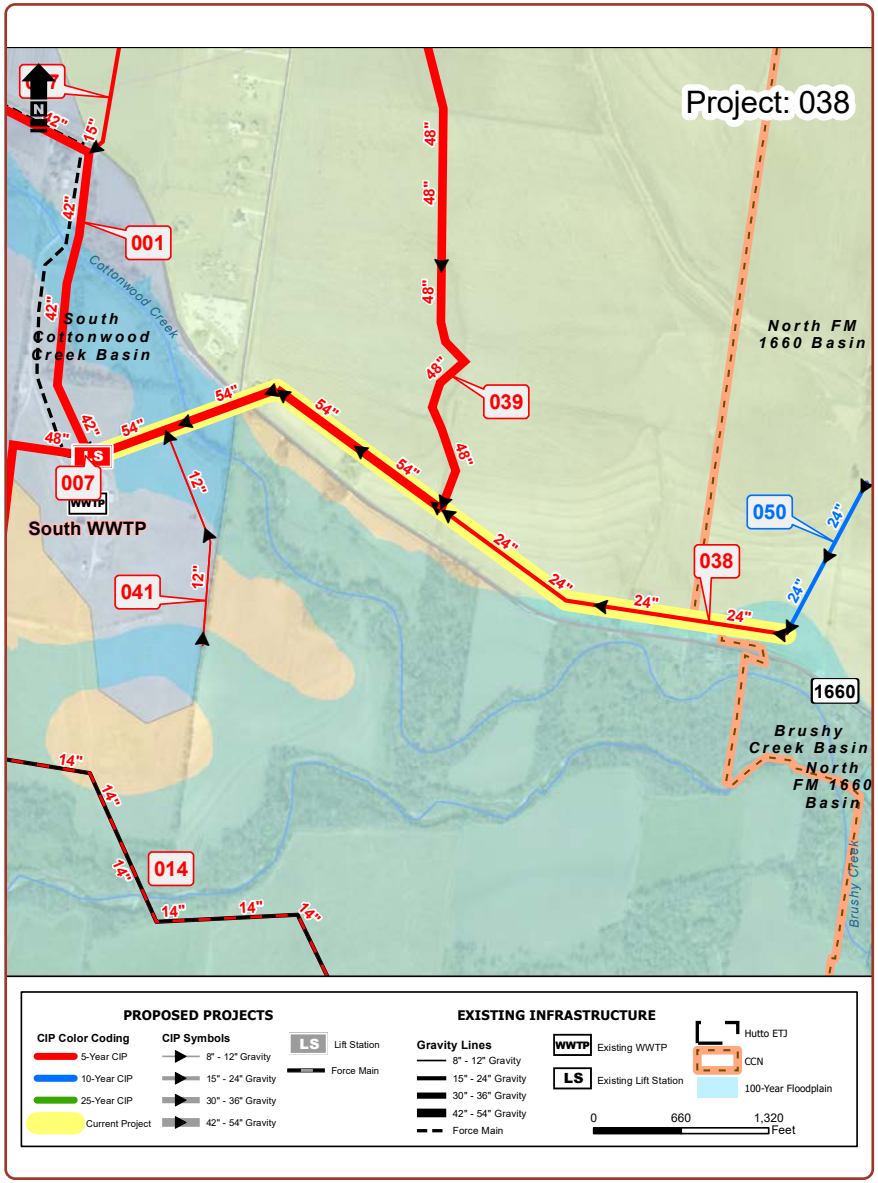
Sewershed	North FM 1660
Group: North FM 1660	Time Frame: 5 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	12	Months
Total Project Duration	18	Months

Kirk Tract Oversized 15” Line					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	15” Gravity Sewer	LF	2,600	$ 330	$ 858,000
2	25’ Utility Easement	Acre	1.5	$ 261,360	$ 393,000
				Subtotal	$ 1,251,000
				Contingency (30%)	$ 376,000
				Design (20%)	$ 326,000
				Administration (3%)	$ 59,000
				OPCC	$ 2,012,000

038: FM 1660 Interceptor



Install 3,000 LF 24”, 3,200 LF 54” gravity sewer main

Justification

This interceptor will convey flows from the future SE Loop interceptor to the South WWTP influent LS. It is sized to accommodate flows from all future developments from the east and northeast of the City of Hutto, including: the Walther Farms SER, Limmer MUD, and Stromberg developments.

Special Considerations

This interceptor will cross the Cottonwood Creek and will discharge into the South WWTP influent LS. Its invert elevation at the South WWTP LS needs to be maximized to minimize the wet well depth. The eastern portion of this interceptor flows uphill and should be carefully designed. But given the proposed depths, it can have a sufficient slope.

Potential Alternatives

The alignment is conceptual and can be slightly modified as needed.

Sewershed	North FM 1660
Group	Time Frame
North FM 1660	5 Years

Project Implementation

Engineering/Design	18	Months
+		
Bid/Construction	24	Months
Total Project Duration	42	Months

FM 1660 Interceptor

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	24” Gravity Sewer	LF	3,000	$ 528	$ 1,584,000
2	54” Gravity Sewer	LF	3,200	$ 1,188	$ 3,802,000
3	40’ Utility Easement	Acre	5.7	$ 261,360	$ 1,490,000
				Subtotal	$ 6,876,000
				Contingency (30%)	$ 2,063,000
				Design (20%)	$ 1,788,000
				Administration (3%)	$ 322,000
				OPCC	$ 11,049,000

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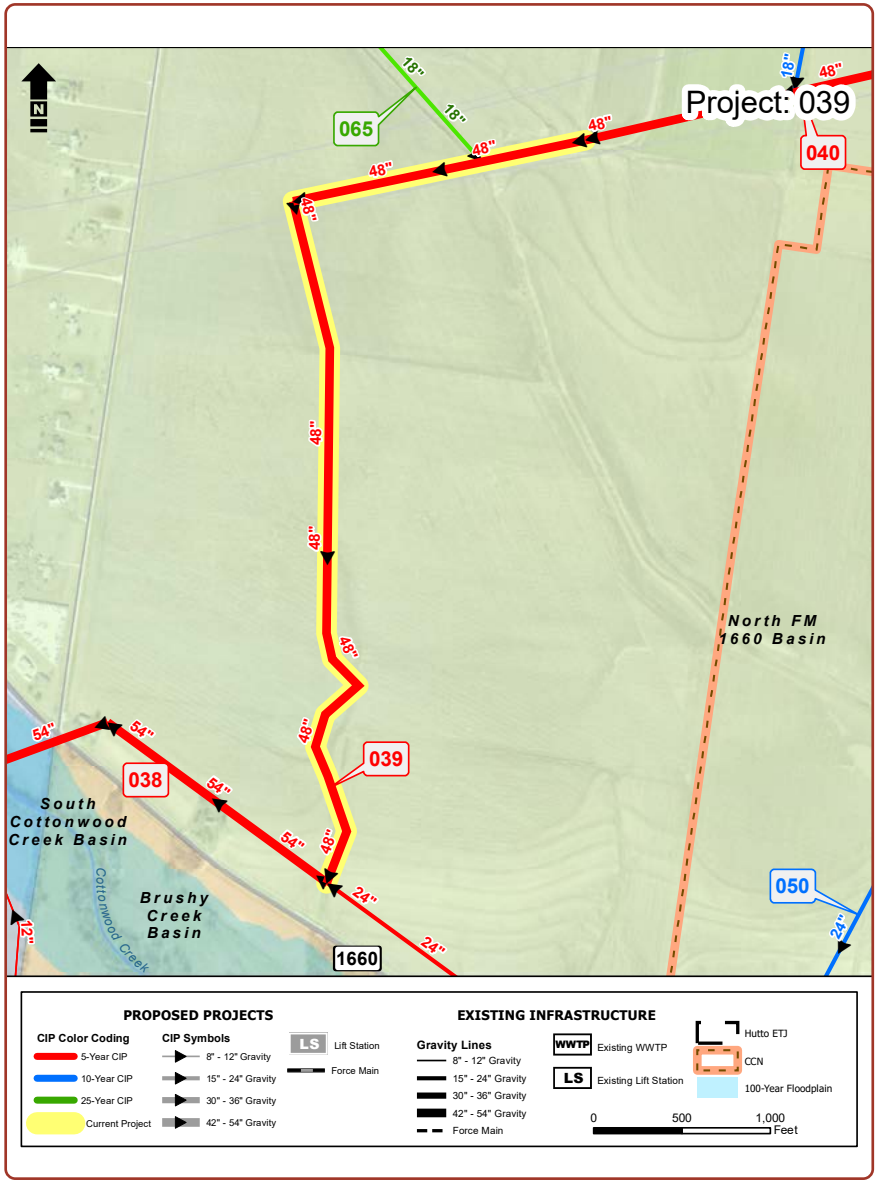
039: SE Loop Interceptor Ph I / Walther Farms



Install 6,100 LF 48" gravity sewer main at minimum 0.09% slope

Justification

This interceptor will accommodate flows from the future SE Loop interceptor Ph II. In the short term, it will accommodate flows from the Walther Farms SER and Stromberg development.

Special Considerations

The alignment proposed is based on the most recent Walther Farms SER plans received by Garver, and may be modified as needed.

Potential Alternatives

The alignment is conceptual and may be modified as needed.

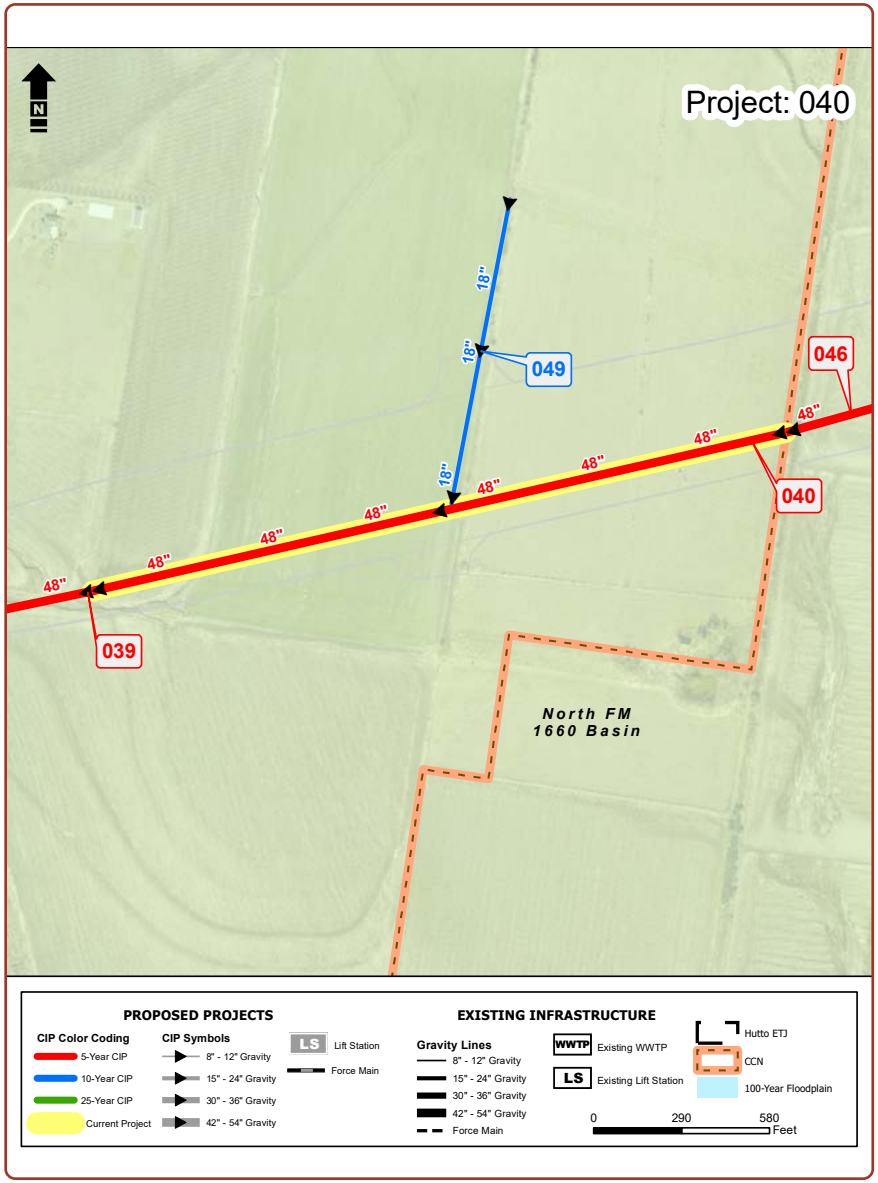
Sewershed	North FM 1660
Group: Walther Farms	Time Frame: 5 Years

Project Implementation

Engineering/Design	18	Months
+		
Bid/Construction	24	Months
Total Project Duration	42	Months

SE Loop Interceptor Ph I / Walther Farms					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	48" Gravity Sewer	LF	6,100	$ 1,056	$ 6,442,000
2	40' Utility Easement	Acre	5.7	$ 261,360	$ 1,490,000
				Subtotal	$ 7,932,000
				Contingency (30%)	$ 2,380,000
				Design (20%)	$ 2,063,000
				Administration (3%)	$ 372,000
				OPCC	$ 12,747,000

040: SE Loop Interceptor Ph II



Install 2,500 LF 48” gravity sewer main

Justification

This interceptor will accommodate flows from the east of the City of Hutto, including Megasite East and areas north of Hwy 79.

Special Considerations

This interceptor is assumed to be within an easement along the future SE Loop. To Garver’s knowledge, easements for the SE Loop at this location have not yet been acquired. Costs for easements have been included in the cost estimate to remain conservative.

Potential Alternatives

Alignment is conceptual and can be modified as needed. The proposed SE Loop LS (Project 003LS) is a temporary alternative to this interceptor that would route flows to the Glenwood LS.

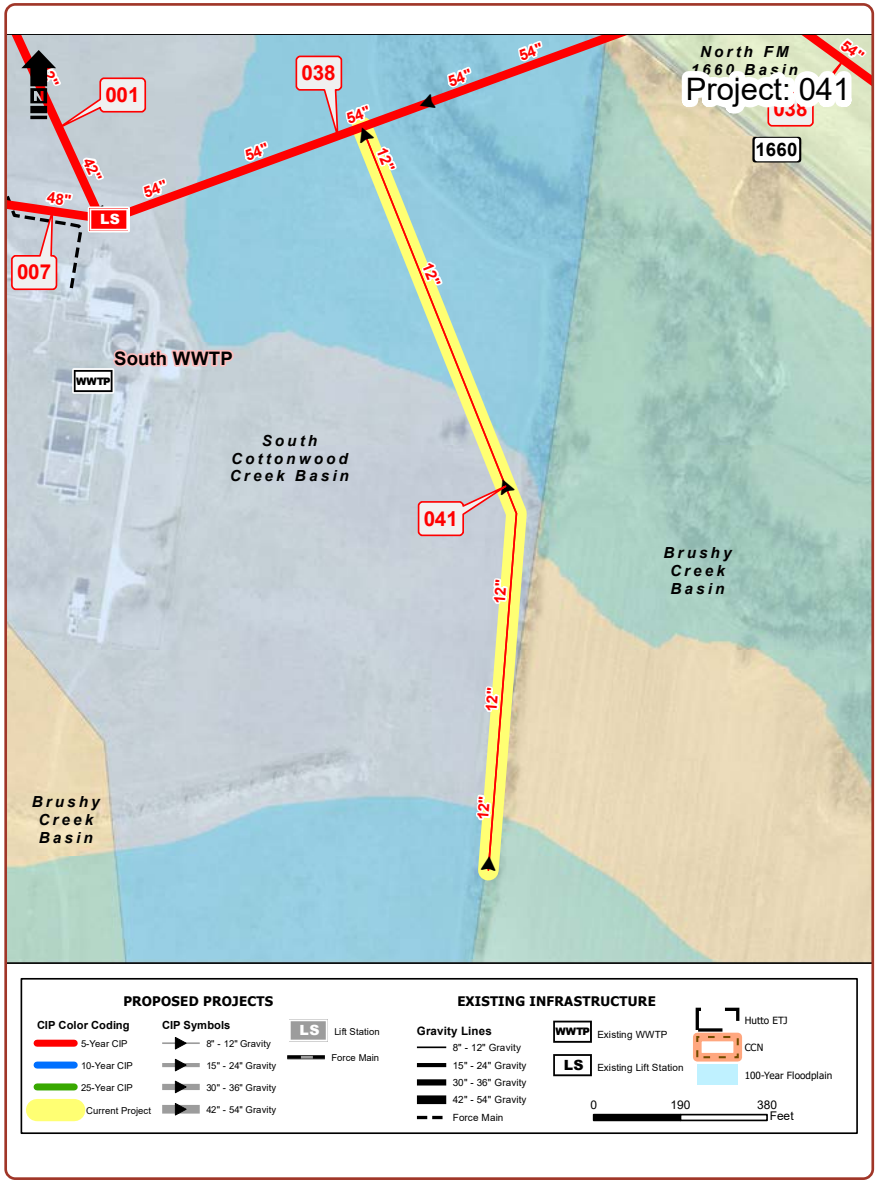
Sewershed	North FM 1660
Group: Walther Farms	Time Frame: 5 Years

Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	24	Months
Total Project Duration	36	Months

SE Loop Interceptor Ph II					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	48” Gravity Sewer	LF	2,500	$1,056	$ 2,640,000
2	30’ Utility Easement	Acre	1.8	$ 261,360	$ 471,000
				Subtotal	$ 3,111,000
				Contingency (30%)	$ 934,000
				Design (20%)	$ 809,000
				Administration (3%)	$ 146,000
				OPCC	$ 5,000,000

041: South Walther Farms



Install 1,800 LF 12” gravity sewer main

Justification

Project will serve the portion of the Walther Farms SER south of FM 1660.

Special Considerations

A significant portion of this gravity line will be located in the 100-year floodplain. Cost estimates were adjusted to reflect the possible flood mitigation needs. The alignment shown here is conceptual and may be modified to reduce the length in the floodplain. Project is expected to be the Walther Farms developer responsibility with no cost participation from the City.

Potential Alternatives

A small LS and FM can be constructed to route the flows from the south Walther Farms SER to the proposed FM 1660 interceptor across Cottonwood Creek (Project 038).

Sewershed	South Cottonwood Creek
Group	Time Frame
Walther Farms	5 Years

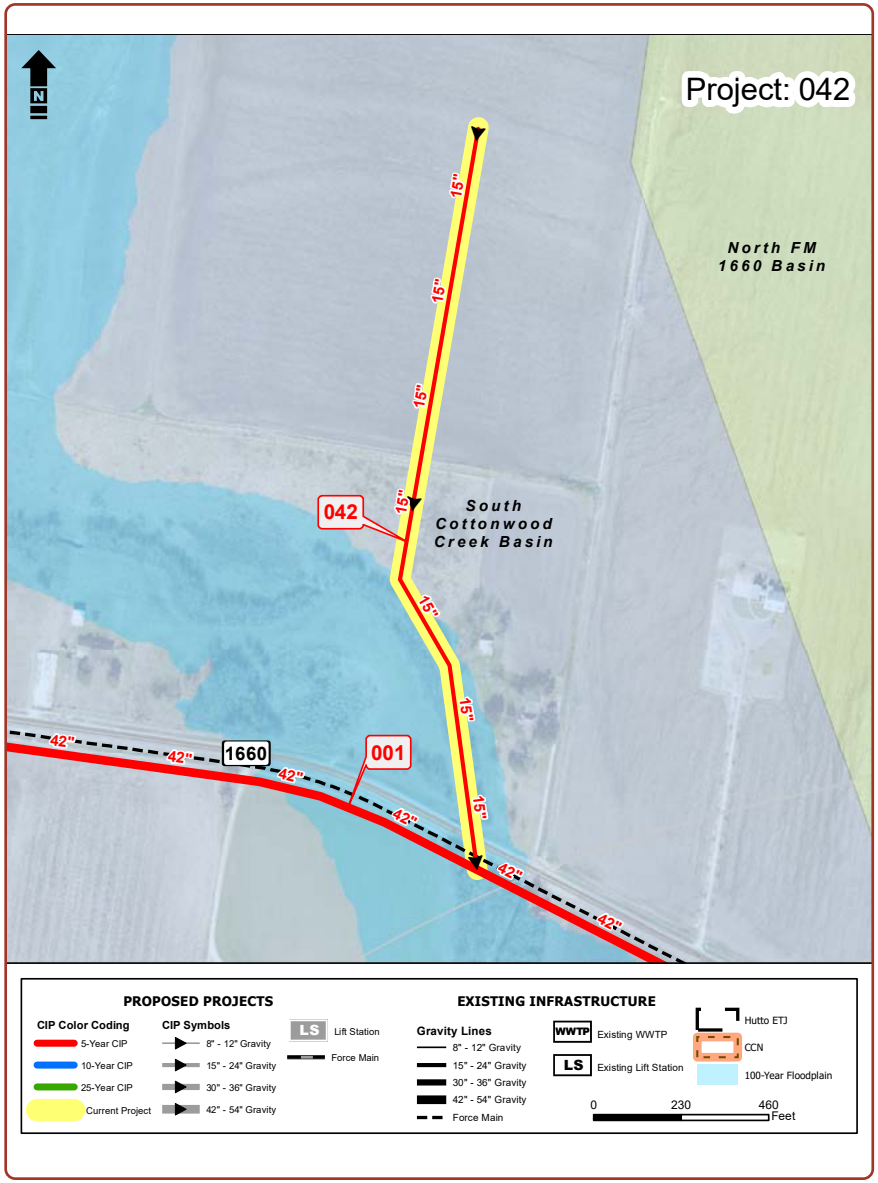
Project Implementation

Engineering/Design	6	Months
Bid/Construction	6	Months
Total Project Duration	12	Months

South Walther Farms

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	12” Gravity Sewer	LF	1,800	$ 350	$ 630,000
2	25’ Utility Easement	Acre	1.1	$ 261,360	$ 288,000
				Subtotal	$ 918,000
				Contingency (30%)	$ 276,000
				Design (20%)	$ 239,000
				Administration (3%)	$ 43,000
				OPCC	$ 1,476,000

042: Meadowbrook Oversized 15” Line



Install 2,200 LF 15” gravity sewer main

Justification

This interceptor will convey flows from the Meadowbrook SER and surrounding developments to the proposed Glenwood interceptor (Project 001).

Special Considerations

Interceptor tie-in located at the 100-year floodplain boundary.

Potential Alternatives

Alignment is conceptual and may be slightly modified depending on the Meadowbrook development plans.

Sewershed	South Cottonwood Creek
Group: South Cottonwood	Time Frame: 5 Years

Project Implementation

Engineering/Design	6	Months
Bid/Construction	6	Months
Total Project Duration	12	Months

Meadowbrook Oversized 15” Line					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	15" Gravity Sewer	LF	2,200	$ 330	$ 726,000
2	25’ Utility Easement	Acre	1.3	$ 261,360	$ 340,000
				Subtotal	$ 1,066,000
				Contingency (30%)	$ 320,000
				Design (20%)	$ 278,000
				Administration (3%)	$ 50,000
				OPCC	$ 1,714,000

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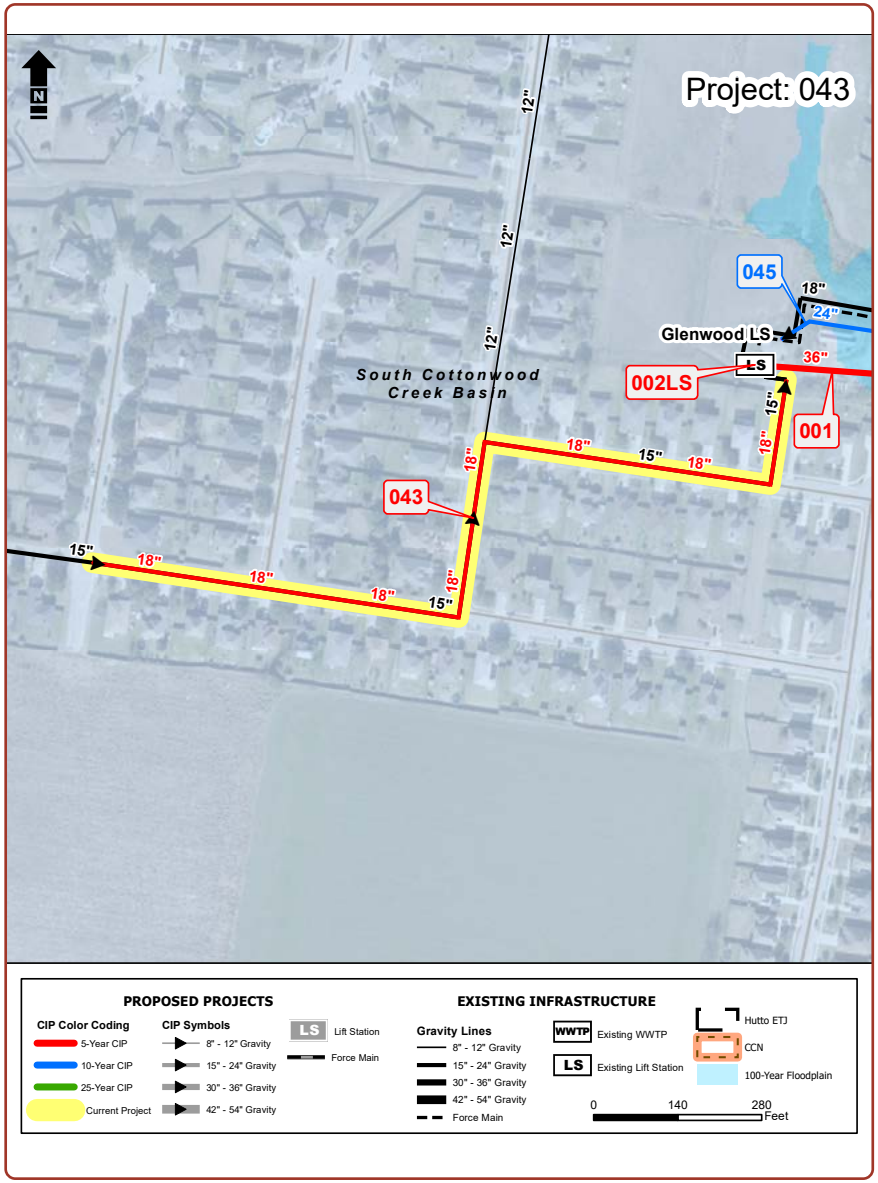
043: Stewart Dr Interceptor Upsize 15” to 18”



Install 1,700 LF 18” gravity sewer main

Justification

Project will provide capacity for the Bell Yard Farley Farms and Atanasio Ranch SERs. The hydraulic model developed for this master plan indicates that the existing 15” line is close to maximum capacity during wet weather and will need to be upsized to serve future developments.

Special Considerations

Inflow into the Glenwood LS needs to be further monitored to avoid sanitary sewer overflows in this area. The Bell Yard Farley Farms developer have installed flow meters in two of the existing 15” segments.

Potential Alternatives

Construction of a new 15” line in McCoy Ln.

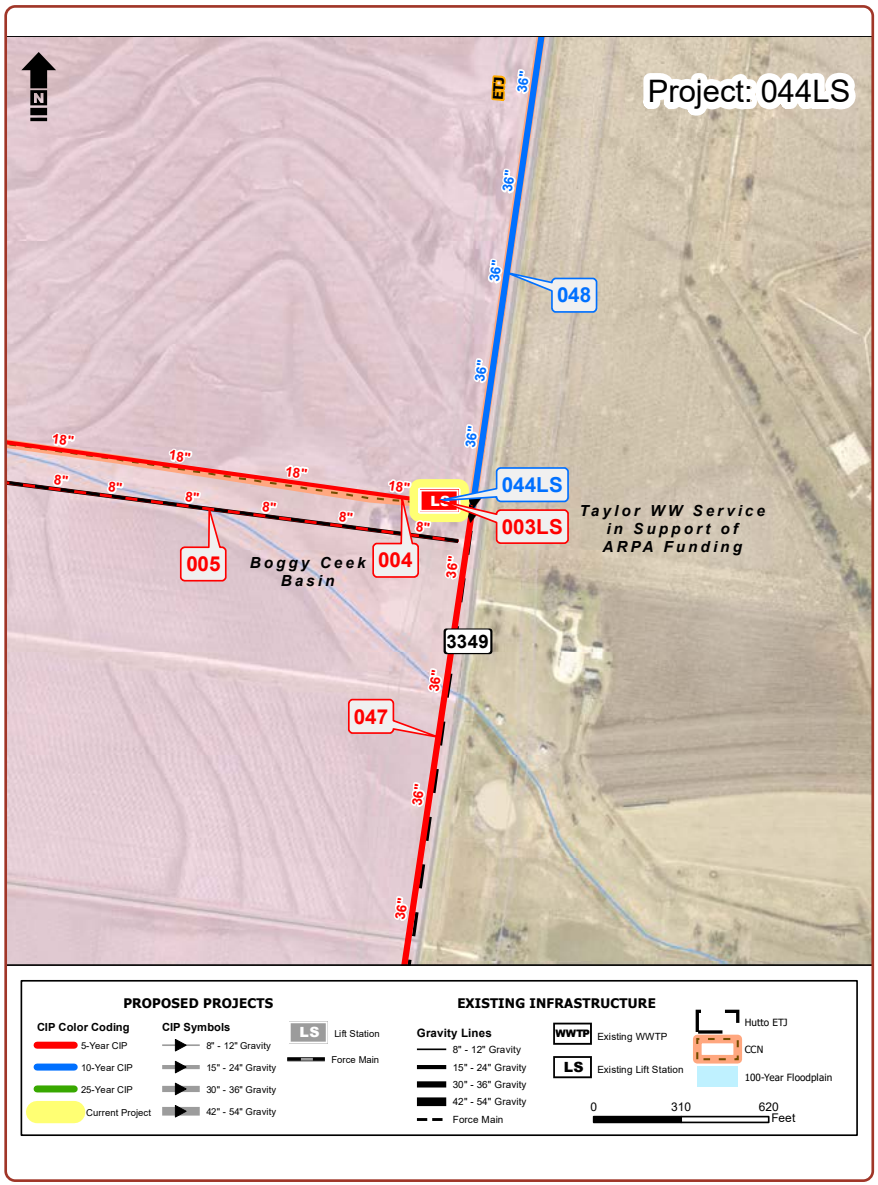
Sewershed	South Cottonwood Creek
Group: South Cottonwood	Time Frame: 5 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	12	Months
Total Project Duration	18	Months

Stewart Dr Interceptor Upsize 15” to 18”					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	18” Gravity Sewer	LF	1,700	$ 396	$ 674,000
				Subtotal	$ 674,000
				Contingency (30%)	$ 203,000
				Design (20%)	$ 176,000
				Administration (3%)	$ 32,000
				OPCC	$ 1,085,000

044LS: SE Loop LS Decommissioning



Decommission the 3.7 MGD SE Loop LS

Justification

The SE Loop LS is a short-term infrastructure designed to pump flows form the Megasite East, RCR, and Taylor developments to the west. Once the SE Loop interceptor is online, this LS can be decommissioned.

Special Considerations

During the design phase of this project, Garver recommends an in-depth study of alternatives to serve this basin. Based on Garver's preliminary study, decommissioning this lift station is the most cost effective option, but would require the SE Loop interceptor to be deep (~35 ft) on about 1,200 LF.

Potential Alternatives

To avoid constructing a deep interceptor (~35 ft), this lift station could construct a force main south of this lift station and expand this lift station. If this option is chosen by the City, Garver recommends maintaining the force main (project 005) for redundancy and resilience.

Sewershed	Boggy Creek
Group	Time Frame
Megasite	10 Years

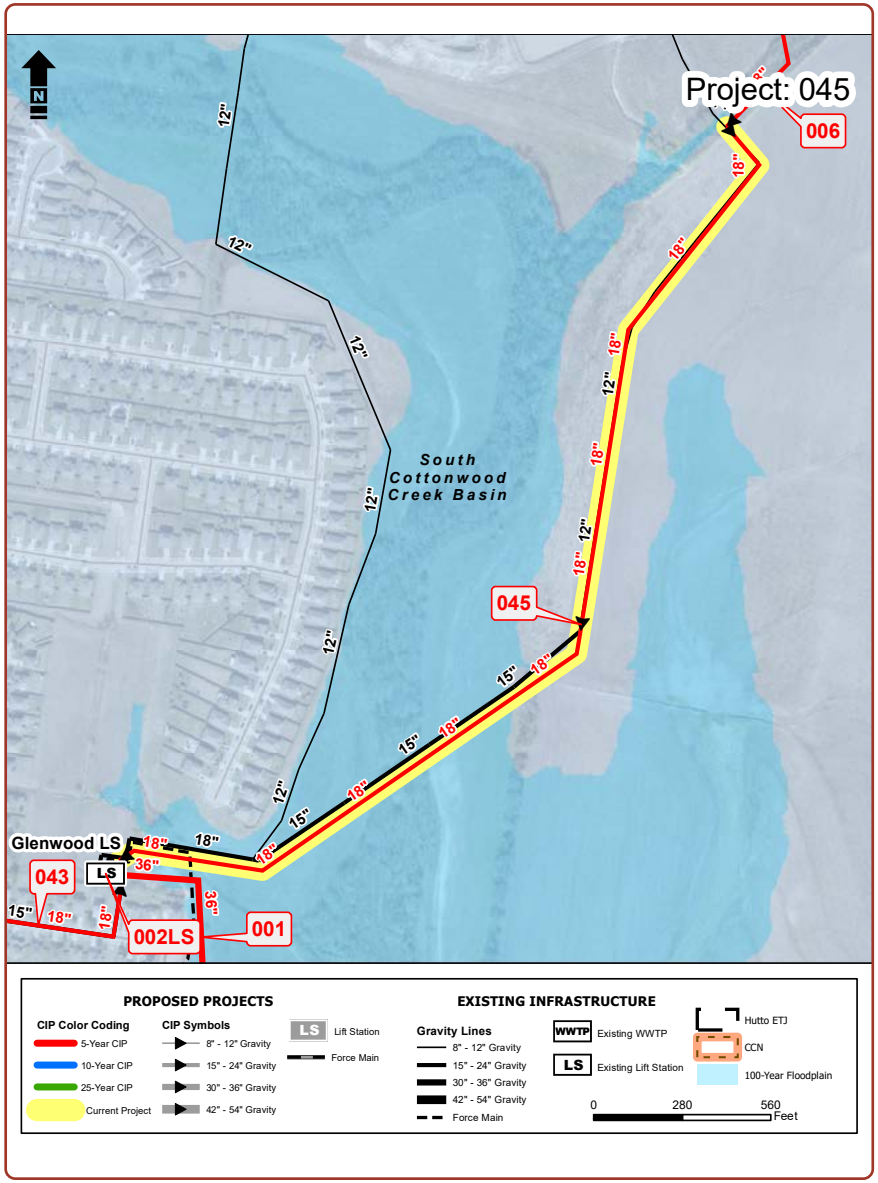
Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

SE Loop LS Decommissioning

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS Decommissioning	gpm	2,569	$ 70	$ 180,000
				Subtotal	$ 180,000
				Contingency (30%)	$ 54,000
				Design (20%)	$ 47,000
				Administration (3%)	$ 9,000
				OPCC	$ 290,000

045: Megasite West /South Cottonwood Creek Interceptor Ph II



Install 3,800 LF 18” Gravity Sewer Main at minimum 0.20% to replace existing 12” and 15” lines

Justification

Project will provide additional capacity between Megasite West and the proposed Glenwood interceptor. The existing 12” and 15” lines do not provide adequate capacity for the remainder of the Cottonwood Creek development to be constructed and the western portion of the Megasite development.

Special Considerations

Flows in the existing 12” and 15” lines might need to be monitored once the Megasite development discharges significant flows into it. Doing so will proactively reduce the likelihood of sanitary sewer overflows.

Potential Alternatives

The existing 12” and 15” lines could be upsized instead of paralleled.

Sewershed	South Cottonwood Creek
Group	Time Frame
Megasite	5 Years

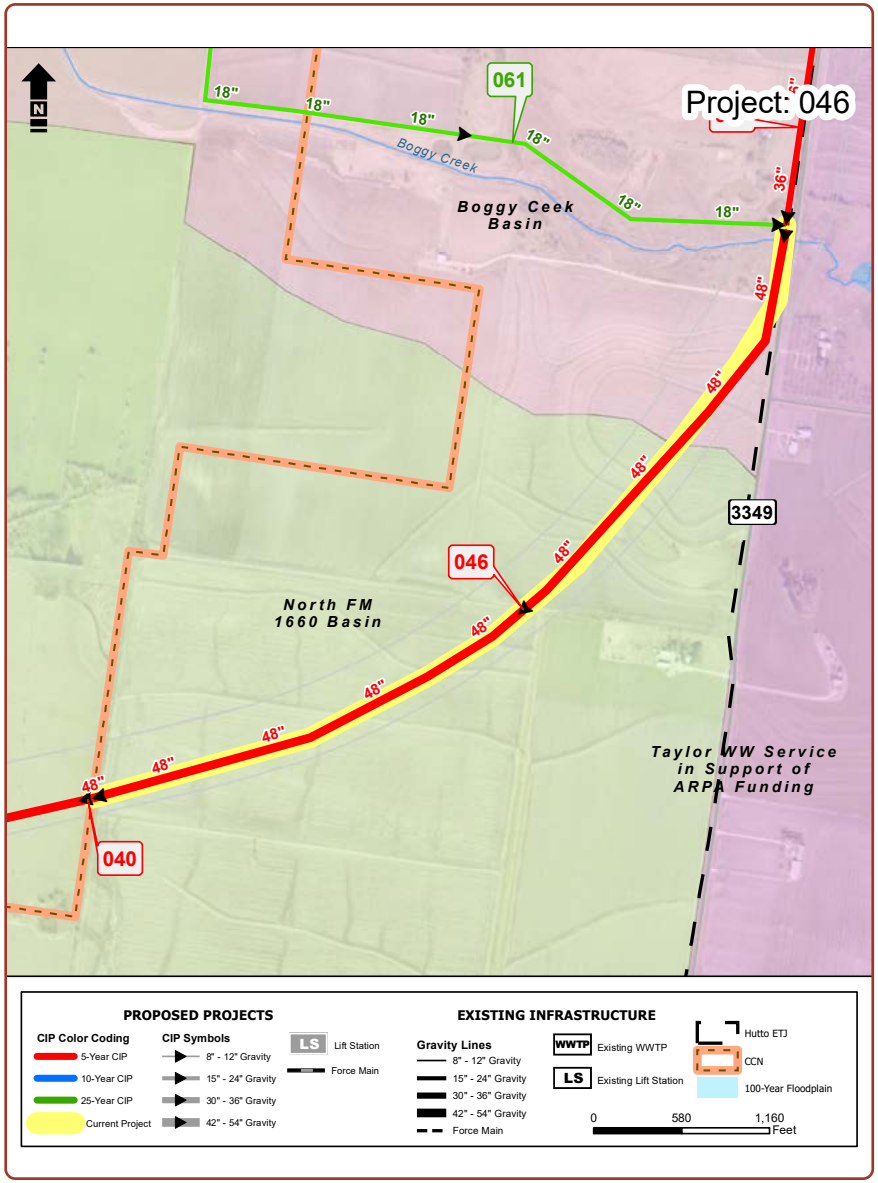
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	18	Months
Total Project Duration	30	Months

Megasite West /South Cottonwood Creek Interceptor Ph II

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	18” Gravity Sewer	LF	3,800	$ 396	$ 1,505,000
2	30’ Utility Easement	Acre	2.7	$ 261,360	$ 706,000
				Subtotal	$ 2,211,000
				Contingency (30%)	$ 664,000
				Design (20%)	$ 575,000
				Administration (3%)	$ 104,000
				OPCC	$ 3,544,000

046: SE Loop Interceptor Ph II (Deeper Section)



Install 6,700 LF 48” Gravity Sewer Main

Justification

This interceptor will accommodate flows the east and northeast of the City of Hutto, including the eastern portion of the Megasite development, RCR, and Taylor developments. Once this interceptor (including Project 047) is in service, the proposed SE Loop LS can be decommissioned.

Special Considerations

This interceptor is assumed to be within an easement along the future SE Loop. To Garver’s knowledge, easements for the SE Loop at this location have not yet been acquired. Even though a significant portion (~1,200 LF) of this line will be deeper than 20 ft, cost estimates indicate that an interceptor is more cost-effective than the expansion of the proposed SE Loop LS and construction of a force main south along SE Loop.

Potential Alternatives

Alignment is conceptual and can be modified as needed. The proposed SE Loop LS (Project 003LS) is a temporary alternative to this interceptor that would route flows to the Glenwood LS.

Sewershed	North FM 1660
Group: Megasite	Time Frame: 5 Years

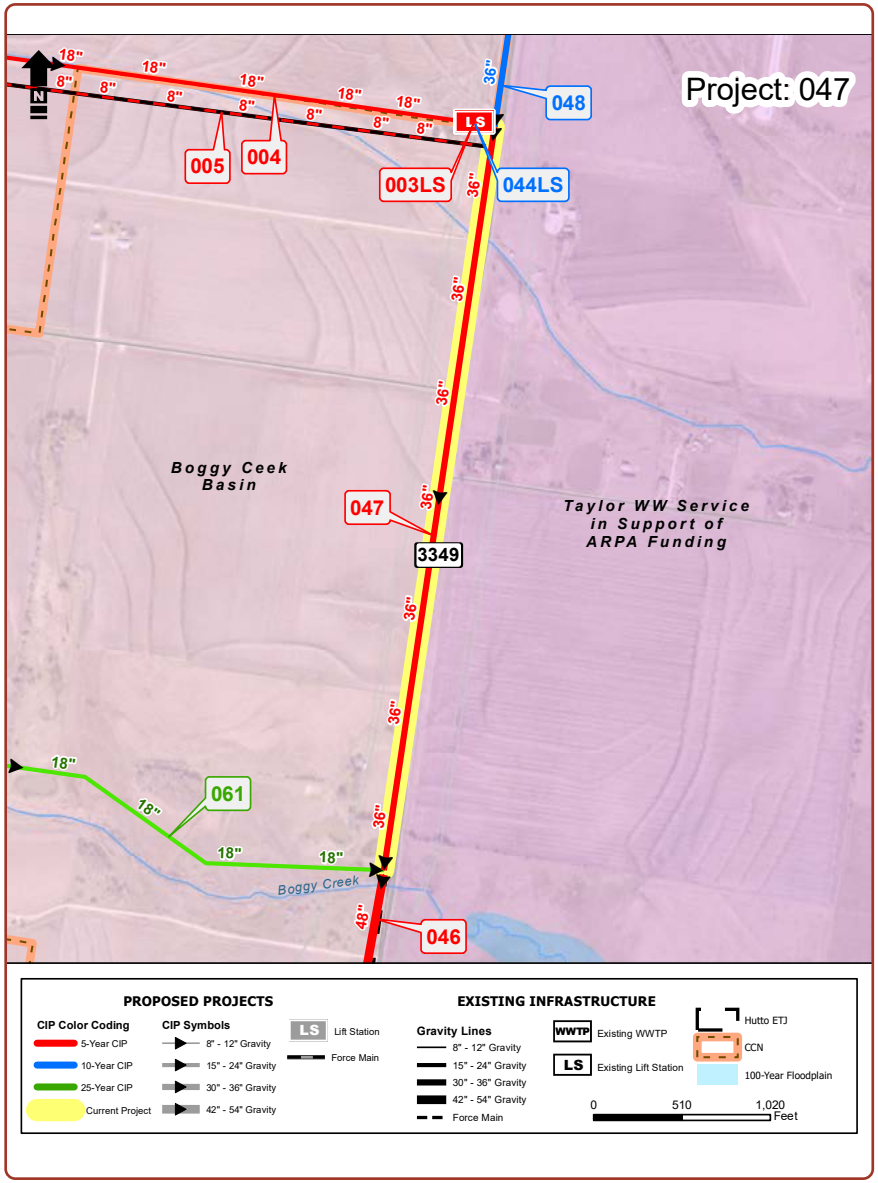
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	18	Months
Total Project Duration	30	Months

SE Loop Interceptor Ph II (Deeper Section)

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	48” Gravity Sewer	LF	5,000	$ 1,056	$ 5,280,000
2	30’ Utility Easement	Acre	3.5	$ 261,360	$ 915,000
3	48” Gravity Sewer	LF	1,300.0	$ 1,131	$ 1,471,000
4	60’ Utility Easement	Acre	1.8	$ 261,360	$ 471,000
				Subtotal	$ 8,137,000
				Contingency (30%)	$ 2,442,000
				Design (20%)	$ 2,116,000
				Administration (3%)	$ 381,000
				OPCC	$ 13,076,000

047: SE Loop Interceptor Ph II



Install 4,600 LF 36" Gravity Sewer Main at minimum 0.20% slope

Justification

This interceptor will accommodate flows from future developments to the east and northeast of the City of Hutto, including Megasite West, and RCR developments. Once this interceptor (including Project 046) is in service, the proposed SE Loop LS can be decommissioned.

Special Considerations

This interceptor is assumed to be within an easement along the future SE Loop. To Garver's knowledge, easements for the SE Loop at this location have not yet been acquired.

Potential Alternatives

The proposed SE Loop LS (Project 003LS) is a temporary alternative to this interceptor that would route flows to the Glenwood LS.

Sewershed	Boggy Creek
Group	Megasite
Time Frame	5 Years

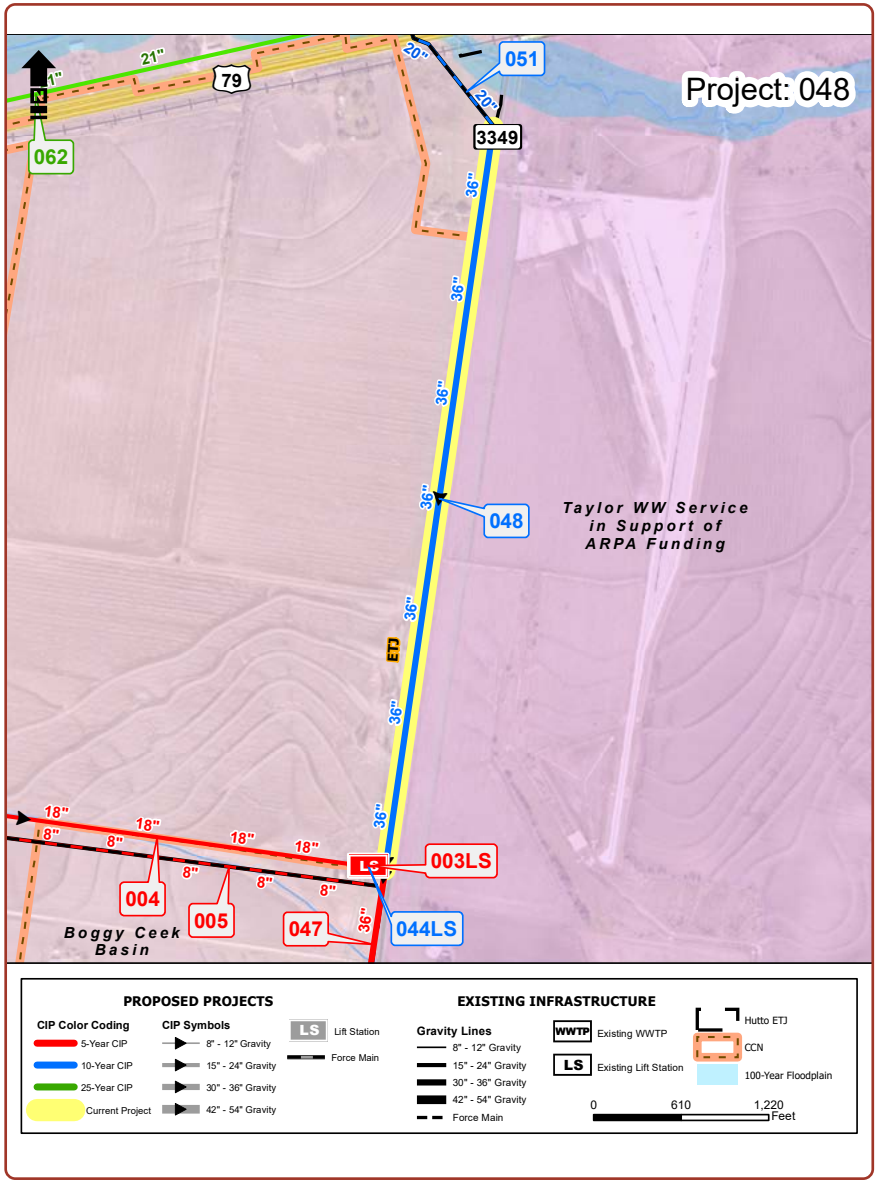
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	18	Months
Total Project Duration	30	Months

SE Loop Interceptor Ph II

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	36" Gravity Sewer	LF	4,600	$ 792	$ 3,644,000
2	40' Utility Easement	Acre	4.3	$ 261,360	$ 1,124,000
				Subtotal	$ 4,768,000
				Contingency (30%)	$ 1,431,000
				Design (20%)	$ 1,240,000
				Administration (3%)	$ 224,000
				OPCC	$ 7,663,000

048: Megasite East / North SE Loop Interceptor Ph II



Install 6,300 LF 36” Gravity Sewer Main at minimum 0.20% slope

Justification

Project will accommodate flows from future developments to the north of Hwy 79 (via interceptor in Project 062), and from the proposed Hwy 79 LS. Depending on the development of the RCR and northeastern portions of the Megasite, this interceptor can also accommodate flows from these developments.

Special Considerations

This interceptor is assumed to be within an easement along the future SE Loop. To Garver’s knowledge, easements for the SE Loop at this location have not yet been acquired.

Potential Alternatives

N/A

Sewershed	Boggy Creek
Group	Megasite
Time Frame	10 Years

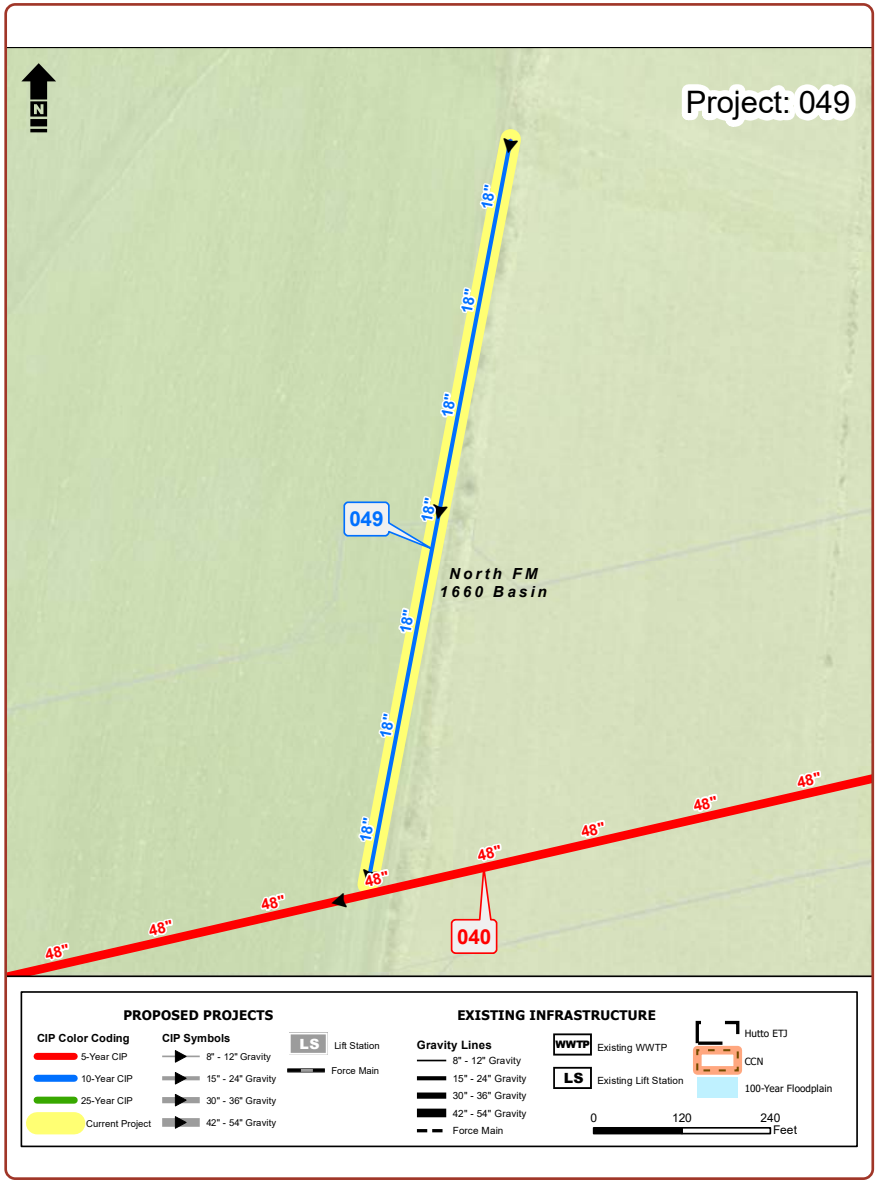
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	18	Months
Total Project Duration	30	Months

Megasite East / North SE Loop Interceptor Ph II

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	36” Gravity Sewer	LF	6,300	$ 792	$ 4,990,000
2	30’ Utility Easement	Acre	4.4	$ 261,360	$ 1,150,000
				Subtotal	$ 6,140,000
				Contingency (30%)	$ 1,842,000
				Design (20%)	$ 1,597,000
				Administration (3%)	$ 288,000
				OPCC	$ 9,867,000

049: Stromberg SE Loop Tributary



Install 1,100 LF 18" Gravity Sewer Main

Justification

Provides capacity for future development in the Stromberg tract and surrounding areas.

Special Considerations

Alignment is conceptual and may be modified depending on the Stromberg development plans. Project is dependent on the SE Loop projects 040, 039, and 038.

Potential Alternatives

N/A

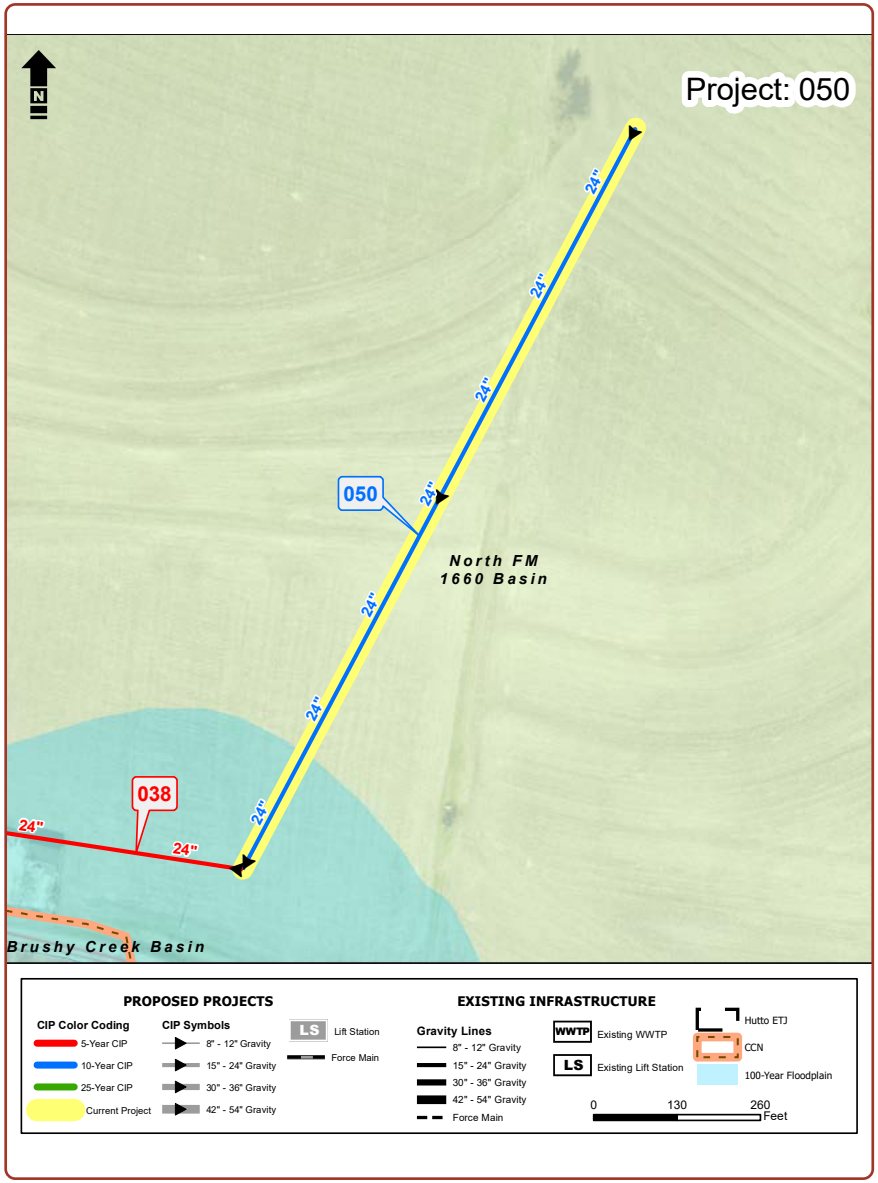
Sewershed	Group	Time Frame
North FM 1660	North FM 1660	10 Years

Project Implementation

Engineering/Design	6	Months
Bid/Construction	12	Months
Total Project Duration	18	Months

Stromberg SE Loop Tributary					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	18" Gravity Sewer	LF	1,100	$ 396	$ 436,000
2	30' Utility Easement	Acre	0.8	$ 261,360	$ 210,000
				Subtotal	$ 646,000
				Contingency (30%)	$ 194,000
				Design (20%)	$ 168,000
				Administration (3%)	$ 31,000
				OPCC	$ 1,039,000

050: Limmer MUD Interceptor



Install 1,400 LF 24" Gravity Sewer Main

Justification

Provides capacity for known future development.

Special Considerations

This interceptor flows to the proposed FM 1660 interceptor (Project 038) which flows against the prevailing ground slope. This Limmer MUD interceptor must be designed to maximize the area served by it, but the Limmer MUD developers might need to install a small on-site LS.

Potential Alternatives

Install a LS in the Limmer MUD tract to accommodate flows from this development and future developments to the east. Install a Force Main that discharge into the proposed FM 1660 interceptor (Project 038).

Sewershed	Group	Time Frame
North FM 1660	North FM 1660	10 Years

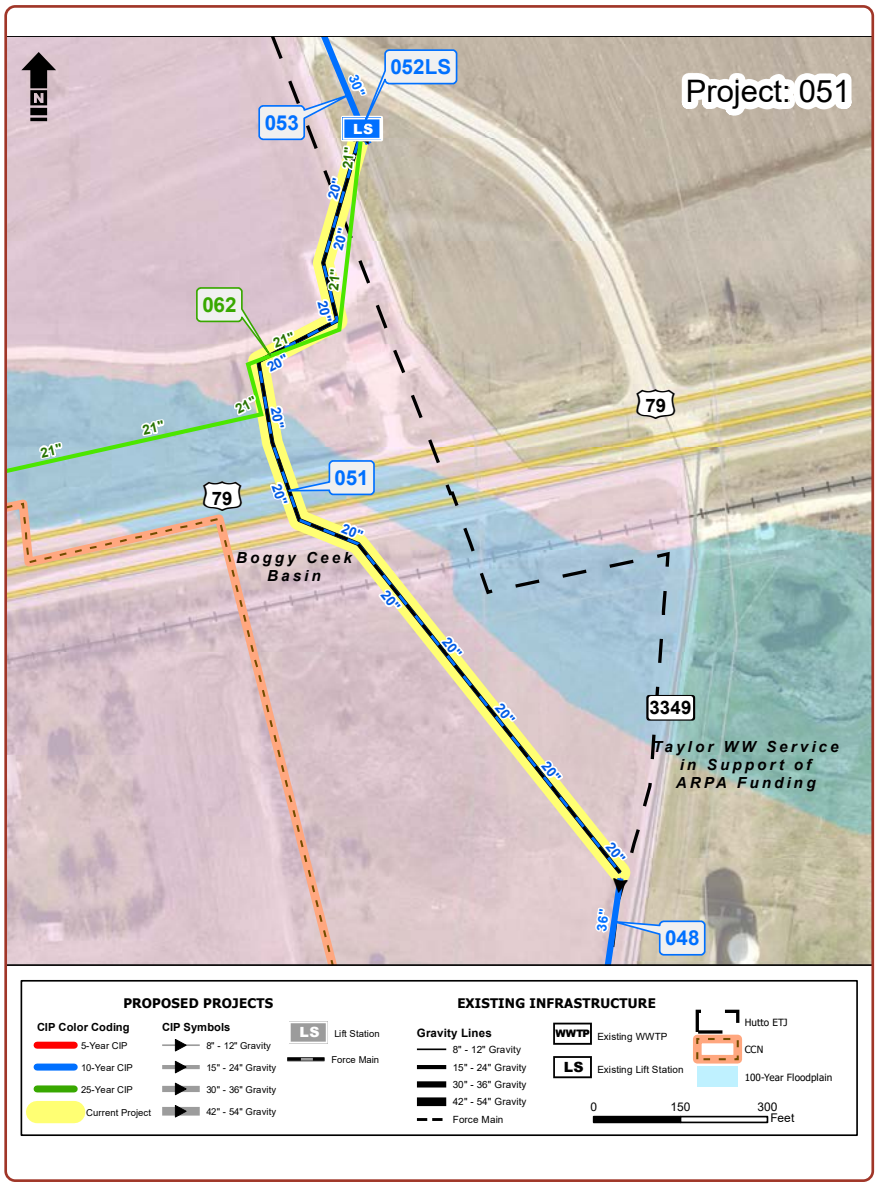
Project Implementation

Engineering/Design	12	Months
Bid/Construction	12	Months
Total Project Duration	24	Months

Limmer MUD Interceptor

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	24" Gravity Sewer	LF	1,400	$ 528	$ 740,000
2	30' Utility Easement	Acre	1.0	$ 261,360	$ 262,000
				Subtotal	$ 1,002,000
				Contingency (30%)	$ 301,000
				Design (20%)	$261,000
				Administration (3%)	$ 47,000
				OPCC	$ 1,611,000

051: Hwy 79 FM



Install 1,100 LF 20” Force Main

Justification

This force main will convey flows from the proposed Hwy 79 LS across Hwy 79. This force main will be used to avoid the construction of a significantly deep interceptor across Hwy 79.

Special Considerations

This force main crosses Hwy 79. During the design phase of this force main and Hwy 79 LS (Project 052LS), a more in-depth cost comparison needs to be performed to verify that a force main (instead of a deep interceptor crossing Hwy 79) is the best option.

Potential Alternatives

A deep interceptor could be installed in lieu of this force main. If an interceptor is chosen, then the SE Loop interceptor (Project 048) will need to be deeper than currently proposed.

Sewershed	Boggy Creek
Group	Time Frame
Northeast System	10 Years

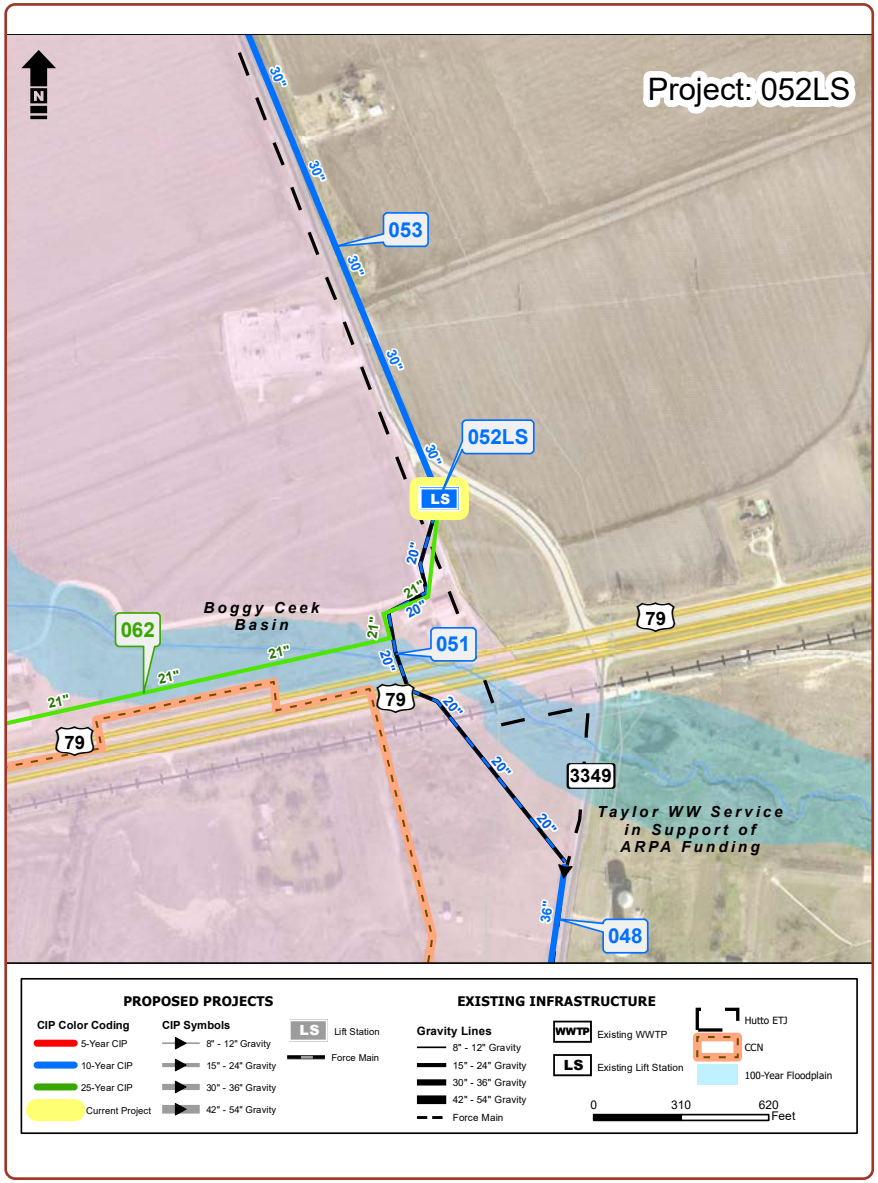
Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	12	Months
Total Project Duration	18	Months

Hwy 79 FM

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	20" Force Main	LF	2,200	$ 270	$ 594,000
2	30’ Utility Easement	Acre	1.6	$ 261,360	$ 419,000
				Subtotal	$ 1,013,000
				Contingency (30%)	$ 304,000
				Design (20%)	$ 264,000
				Administration (3%)	$ 48,000
				OPCC	$ 1,629,000

052LS: Hwy 79 LS



Install 8.3 MGD firm capacity Lift Station

Justification

This lift station pumps flows from the north of Hwy 79 into the proposed SE Loop interceptor across Hwy 79 via the proposed 20" force main (project 051).

Special Considerations

During the design phase of this Hwy 79 LS and Force Main (Project 051), a more in-depth cost comparison needs to be performed to verify that a Force Main (instead of a deep interceptor crossing Hwy 79) is the best option.

Potential Alternatives

A deep interceptor could be installed in lieu of this Force Main. If an interceptor is chosen, then the SE Loop interceptor (Project 048) will need to be deeper than currently proposed.

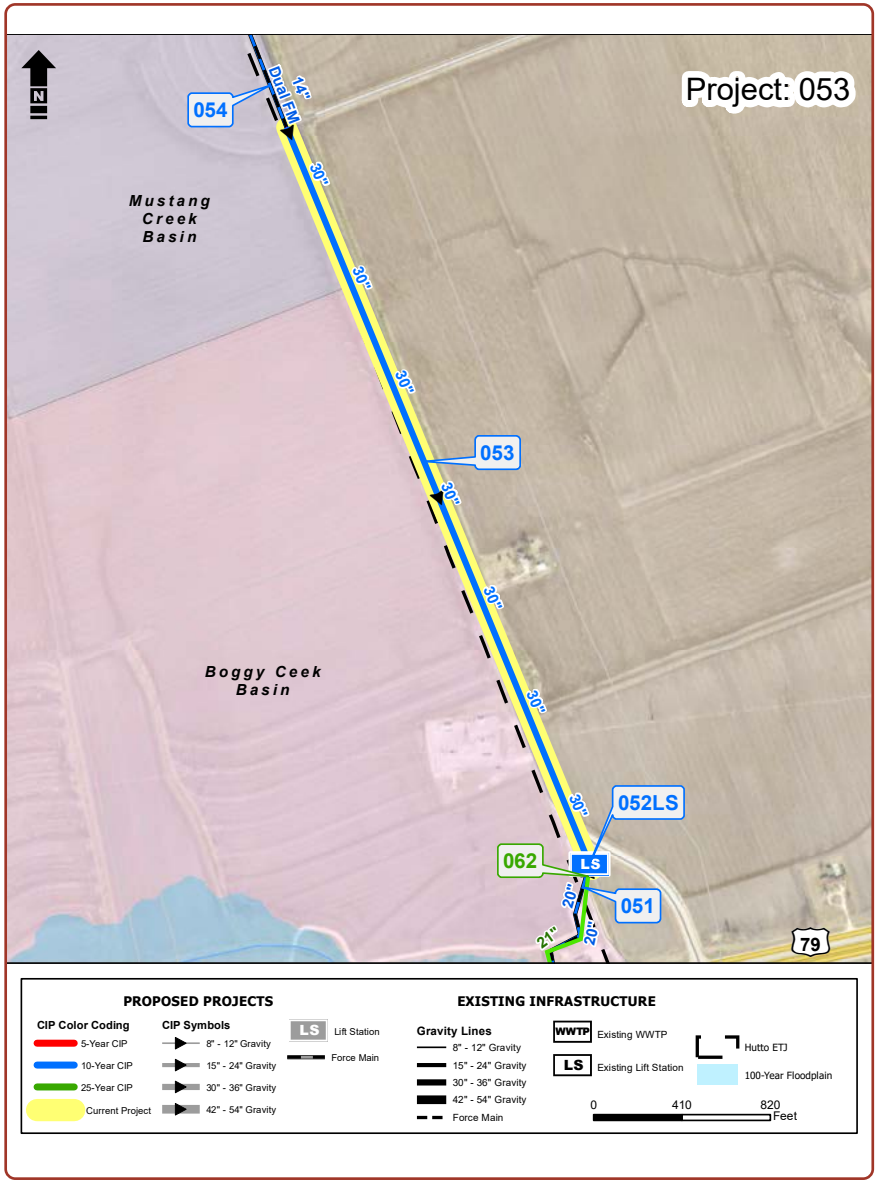
Sewershed	Boggy Creek
Group: Northeast System	Time Frame: 10 Years

Project Implementation

Engineering/Design	12	Months
Bid/Construction	18	Months
Total Project Duration	30	Months

Hwy 79 LS					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	MGD	8.3	$ 650,000	$ 5,395,000
				Subtotal	$ 5,395,000
				Contingency (30%)	$ 1,619,000
				Design (20%)	$ 1,403,000
				Administration (3%)	$ 253,000
				OPCC	$ 8,670,000

053: CR 101 Interceptor



Install 4,000 LF 30” Gravity Sewer Main at minimum 0.13% slope

Justification

Provides capacity for flows from the section of the Boggy Creek basin that is north of Hwy 79 and from the South Fork LS (Project 055LS).

Special Considerations

During the preliminary design of this project, sizing will need to be confirmed by assessing SERs received by the City in the section of the Boggy Creek basin that is north of Hwy 79.

Potential Alternatives

Extend the CR 101 Force Main south towards the Hwy 79 LS.

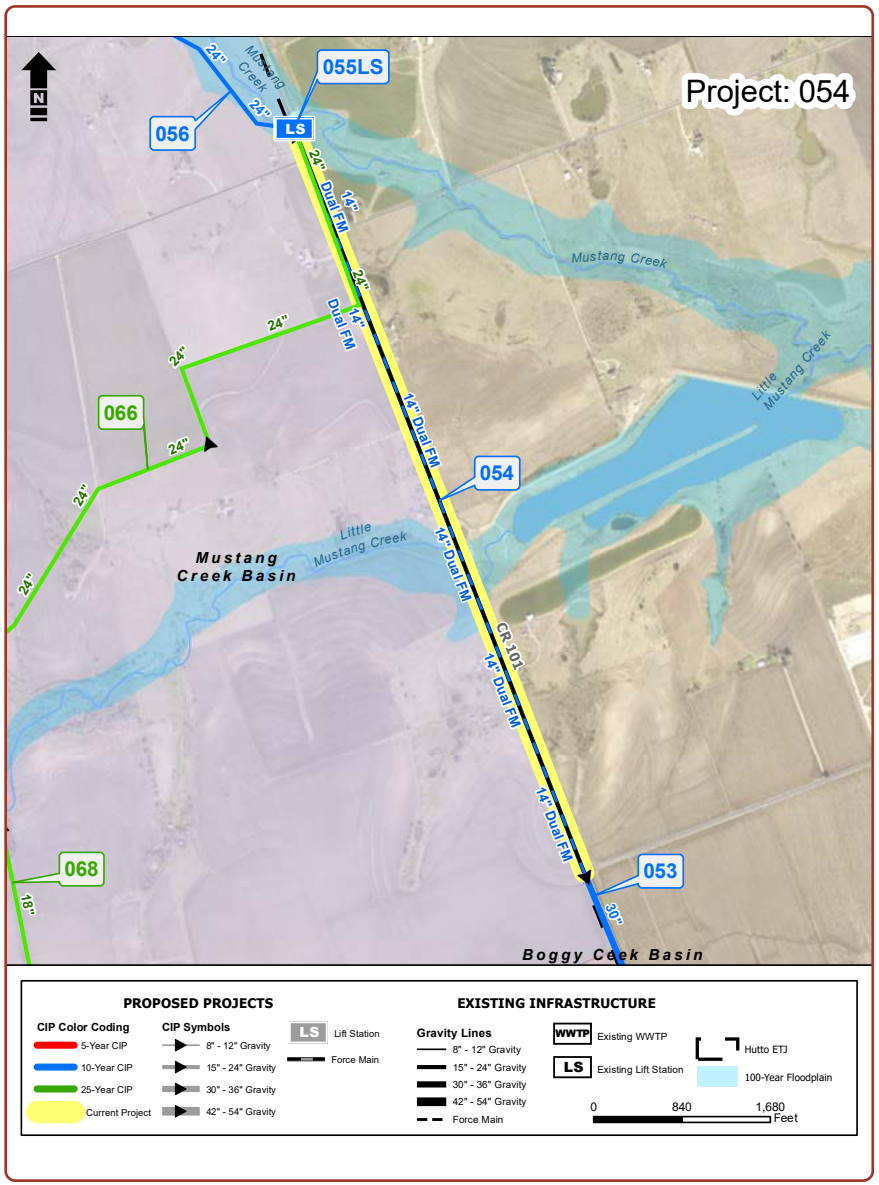
Sewershed	Mustang Creek
Group: Northeast System	Time Frame: 10 Years

Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	18	Months
Total Project Duration	30	Months

CR 101 Interceptor					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	30” Gravity Sewer	LF	4,000	$ 660	$ 2,640,000
2	30’ Utility Easement	Acre	2.8	$ 261,360	$ 732,000
				Subtotal	$ 3,372,000
				Contingency (30%)	$ 1,012,000
				Design (20%)	$ 877,000
				Administration (3%)	$ 158,000
				OPCC	$ 5,419,000

054: CR 101 FM



Install 8,000 LF 14" Dual Force Main

Justification

Conveys flows from the South Fork LS (Project 055LS).

Special Considerations

Garver proposes a dual force main to accommodate both phases of the proposed South Fork LS. One force main will be used when the South Fork LS firm capacity is 3.75 MGD, and both force mains will be used when its firm capacity is ultimately 7.5 MGD. Garver recommends installing both force mains simultaneously to reduce total installation costs.

Potential Alternatives

Instead of a 7.5 MGD Lift Station along Mustang Creek, two smaller lift stations can be installed: one along Mustang Creek (this South Fork LS location), and another one south along the Little Mustang Creek. The corresponding Force Mains would need to be sized appropriately and replace this CR 101 Force Main.

Sewershed	Mustang Creek
Group	Time Frame
Northeast System	10 Years

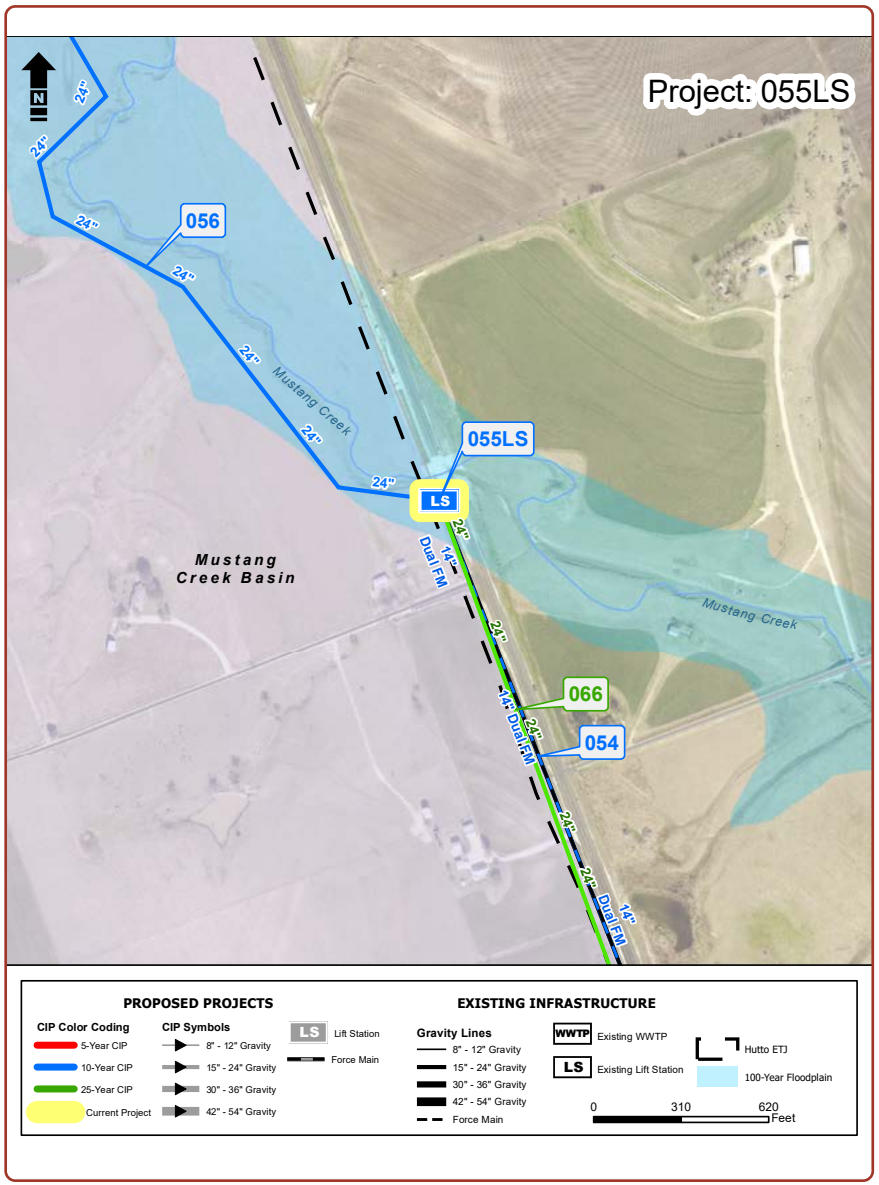
Project Implementation

Engineering/Design	12	Months
Bid/Construction	12	Months
Total Project Duration	24	Months

CR 101 FM

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	14" Dual FM	LF	16,000	$ 189	$ 3,024,000
2	30' Utility Easement	Acre	11.1	$ 261,360	$ 2,902,000
				Subtotal	$ 5,926,000
				Contingency (30%)	$ 1,778,000
				Design (20%)	$ 1,541,000
				Administration (3%)	$ 278,000
				OPCC	$ 9,523,000

055LS: South Fork LS



Install a 3.75 MGD (firm capacity) LS with an ultimate firm capacity of 7.5 MGD

Justification

This LS will serve areas that are currently undeveloped in the northeast of the City of Hutto and are assumed to reach full build out in several decades. Therefore, Garver proposes (Phase 1) a firm capacity of 3.75 MGD, and ultimately 7.5 MGD (phase 2).

Special Considerations

This proposed LS is conceptually shown in the 100-year floodplain, but the appropriate location will be determined during its design.

Potential Alternatives

Instead of a 7.5 MGD Lift Station along Mustang Creek, two smaller lift stations can be installed: one along Mustang Creek (this South Fork LS location), and another one south along the Little Mustang Creek.

Sewershed	Mustang Creek
Group	Time Frame
Northeast System	10 Years

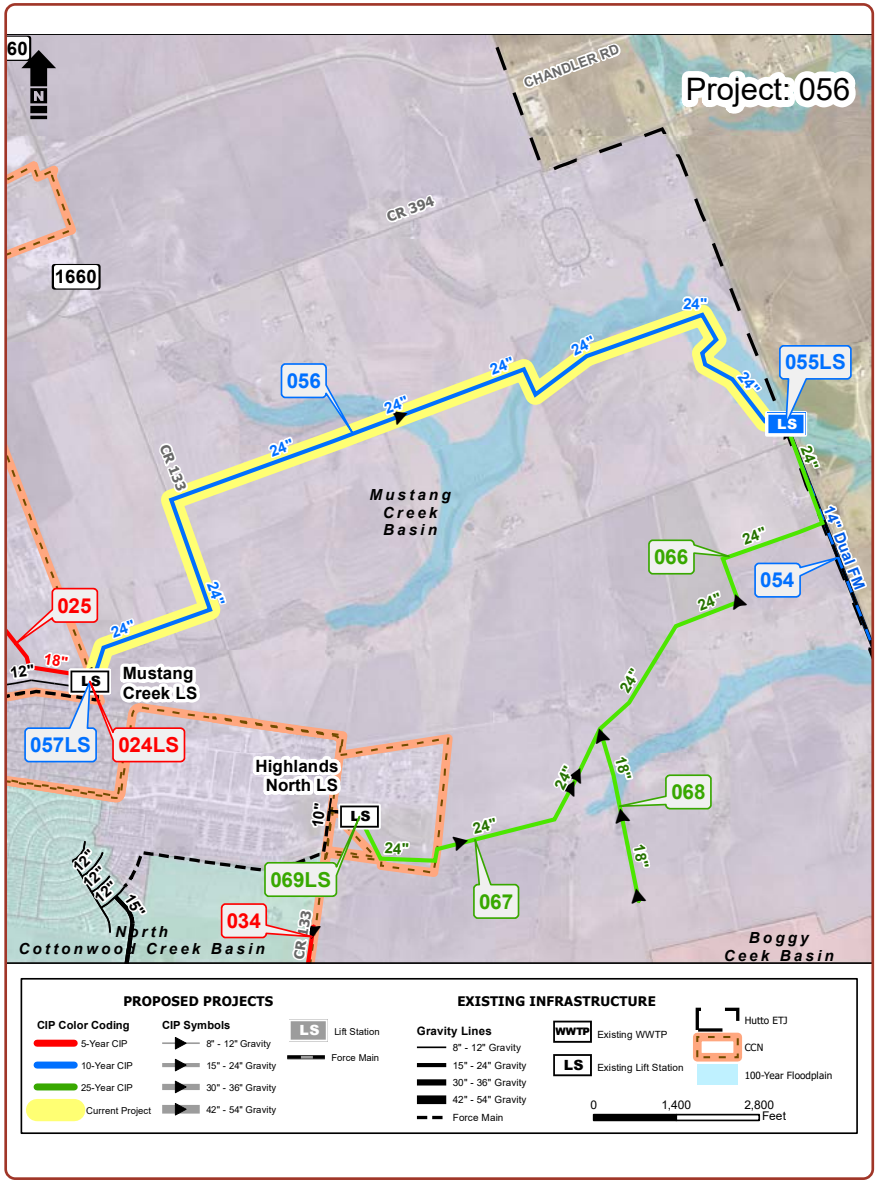
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	18	Months
Total Project Duration	30	Months

South Fork LS

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	MGD	7.5	$ 650,000	$ 4,875,000
				Subtotal	$ 4,875,000
				Contingency (30%)	$ 1,463,000
				Design (20%)	$ 1,268,000
				Administration (3%)	$ 229,000
				OPCC	$ 7,835,000

056: South Fork Mustang Creek Interceptor Ph II



Install 17,600 LF 24" Gravity Sewer Main at minimum 0.12% slope

Justification

This interceptor will serve future developments in the Mustang Creek Basin and will relieve the Mustang Creek LS.

Special Considerations

The upstream section of this interceptor will be deep (~40 ft) on approximately 3,600 LF. It will be between 20 and 40-ft deep on approximately 1,500 LF, and less than 20-ft deep on the remaining 12,500 LF of sewerline. During the design of this interceptor, alternatives should be assessed, including the expansion of the Mustang Creek LS and construction of a Force Main that discharges into the proposed South Fork Mustang Creek Ph II interceptor. Garver recommends constructing a less deep interceptor by following the South Fork Mustang Creek, but this would require the alignment to cross the Southfork MUD. The upstream elevations should be adequate to connect to all pipes flowing to the Mustang Creek LS.

Potential Alternatives

Alignment is preferred closer to the South Fork Mustang Creek. If such an alignment is feasible, then the interceptor would not be as deep. If such an alignment is not feasible, the Garver recommends assessing the possibility of expanding the Mustang Creek LS and construct a force main to the east.

Sewershed	Mustang Creek
Group	Northeast System
Time Frame	10 Years

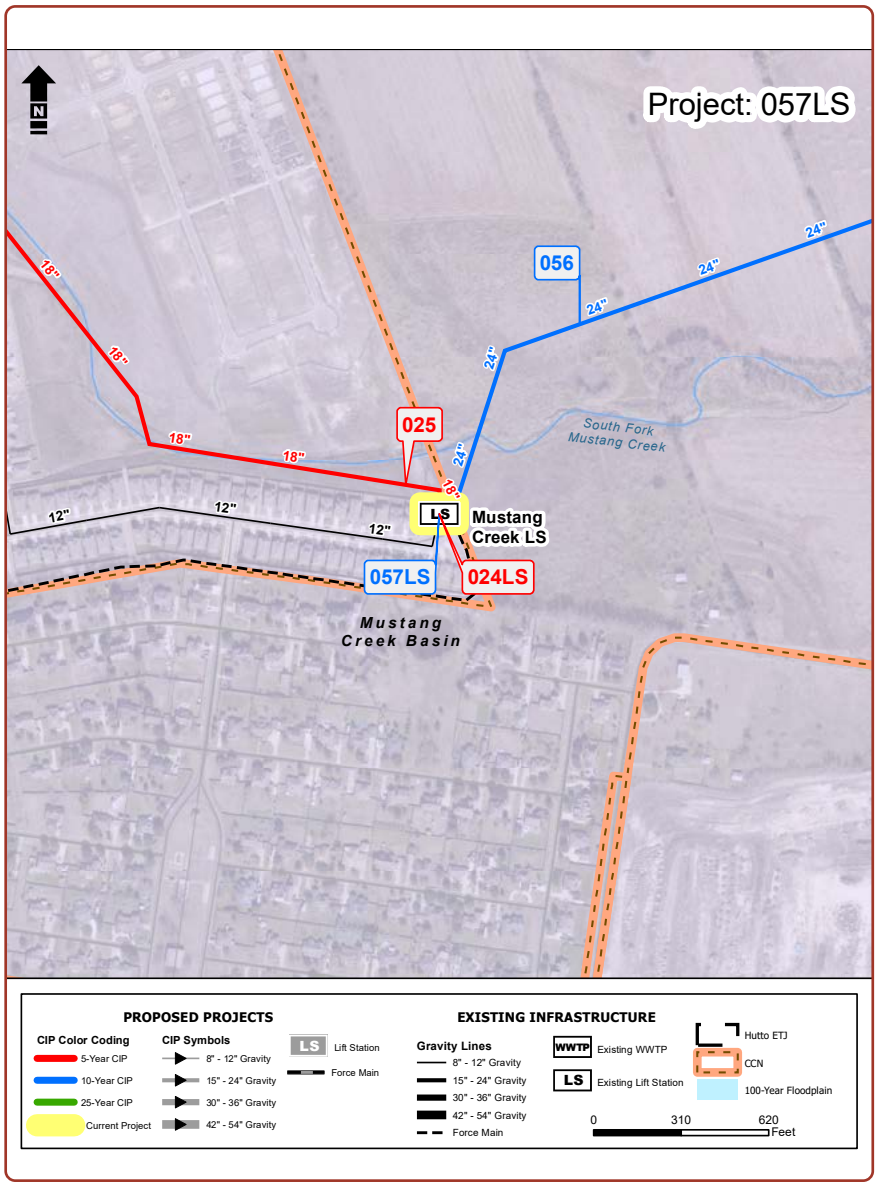
Project Implementation

Engineering/Design	18	Months
+		
Bid/Construction	24	Months
Total Project Duration	42	Months

South Fork Mustang Creek Interceptor Ph II

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	24" Gravity Sewer	LF	17,600	$ 528	$ 9,293,000
2	30' Utility Easement	Acre	12.2	$ 261,360	$ 3,189,000
				Subtotal	$ 12,482,000
				Contingency (30%)	$ 3,745,000
				Design (20%)	$ 3,246,000
				Administration (3%)	$ 585,000
				OPCC	$ 20,058,000

057LS: Mustang Creek LS Decommissioning



Decommission the existing Mustang Creek LS (750 gpm)

Justification

Once the South Fork Mustang Creek Interceptor (Project 056) is in service, the Mustang Creek LS can be decommissioned. This will be beneficial to the City since it will avoid operation, maintenance and energy costs.

Special Considerations

The gravity system flowing to the Mustang Creek LS will be connected to the South Fork Mustang Creek Interceptor.

Potential Alternatives

The Mustang Creek LS can be expanded and a force main can be constructed to flow east. This would replace the upstream portion of the South Fork Mustang Creek Interceptor Ph II (project 056). Prior to making this decision, Garver recommends a condition assessment of this LS.

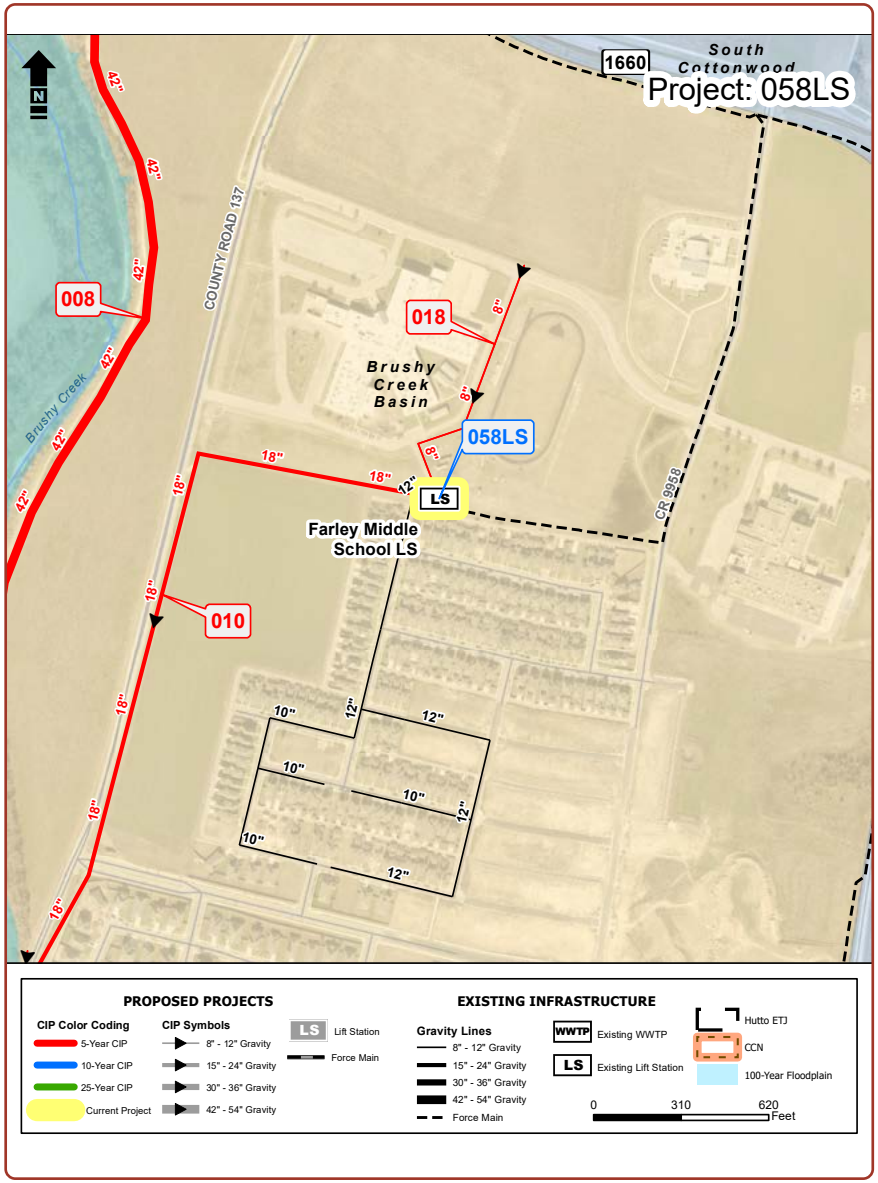
Sewershed	Mustang Creek
Group	Time Frame
Northeast System	10 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

Mustang Creek LS Decommissioning					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	gpm	750	$ 150	$ 113,000
				Subtotal	$ 113,000
				Contingency (30%)	$ 34,000
				Design (20%)	$ 30,000
				Administration (3%)	$ 6,000
				OPCC	$ 183,000

058LS: Farley Middle School LS Decommissioning



Decommission the existing Farley Middle School LS (280 gpm)

Justification

Once the Farley LS Relief gravity sewer (Project 010) is in service, the Farley Middle School LS can be decommissioned. This will be beneficial to the City since it will avoid operation, maintenance, and energy costs.

Special Considerations

This project is in the 10-year CIP list (instead of the 5-year CIP list) because there are no known condition issues at this LS to Garver's knowledge, and this project is not seen as urgent. However, Garver recommends decommissioning this LS as soon as Project 010 is in service.

Potential Alternatives

N/A

Sewershed	Group	Time Frame
Brushy Creek	Brushy Creek	10 Years

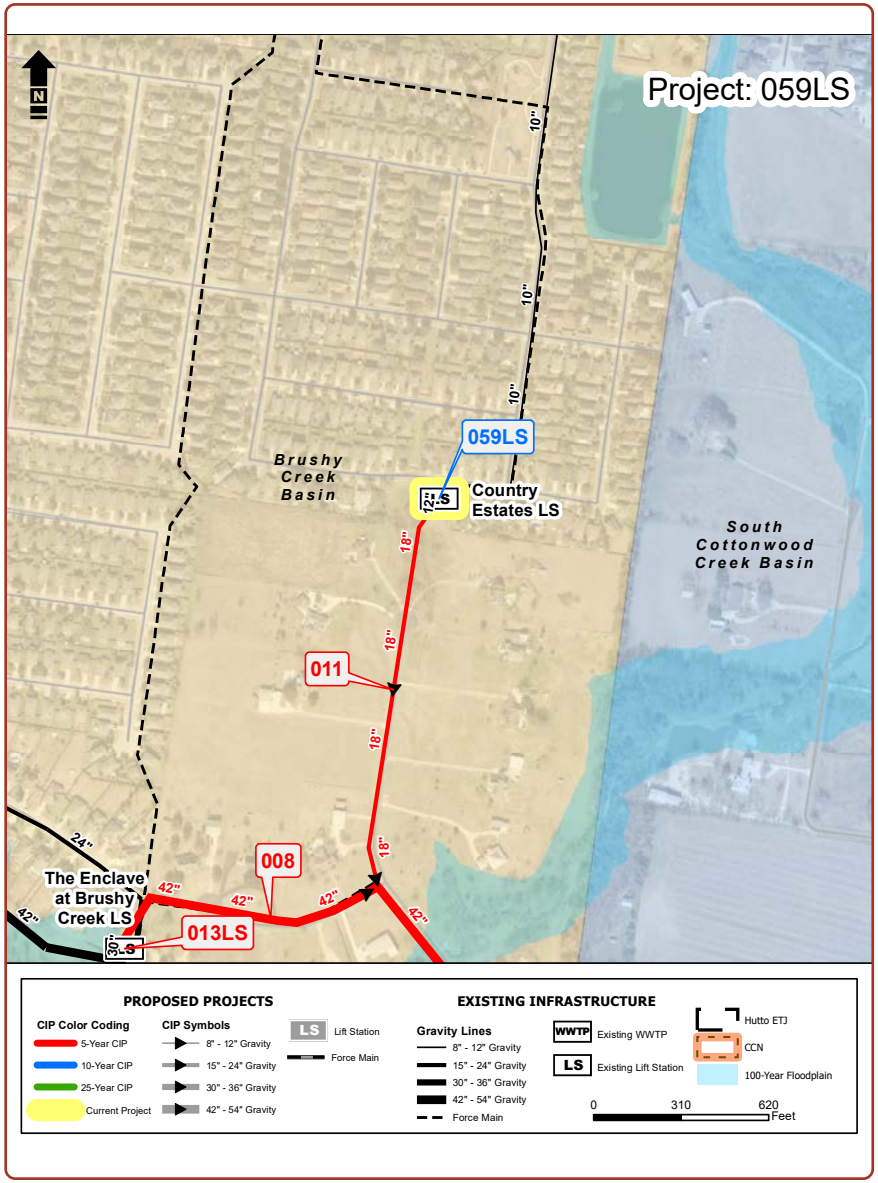
Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

Farley LS Decommissioning

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	gpm	280	$ 250	$ 70,000
				Subtotal	$ 70,000
				Contingency (30%)	$ 21,000
				Design (20%)	$ 19,000
				Administration (3%)	$ 4,000
				OPCC	$ 114,000

059LS: Country Estates LS Decommissioning



Decommission the County Estates LS (420 gpm)

Justification

Once the Brushy Creek Interceptor Phase V is in service (Project 011), the Country Estates LS can be decommissioned. This will be beneficial to the City since it will avoid operation, maintenance and energy costs.

Special Considerations

This project is in the 10-year CIP list (instead of the 5-year CIP list) because there are no known condition issues at this LS to Garver's knowledge, and this project is not seen as urgent. However, Garver recommends decommissioning this LS as soon as Project 011 is in service.

Potential Alternatives

N/A.

Sewershed	Brushy Creek
Group	Brushy Creek
Time Frame	10 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

Country Estates LS Decommissioning

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	gpm	420	$ 200	$ 84,000
				Subtotal	$ 84,000
				Contingency (30%)	$ 26,000
				Design (20%)	$ 22,000
				Administration (3%)	$ 4,000
				OPCC	$ 136,000

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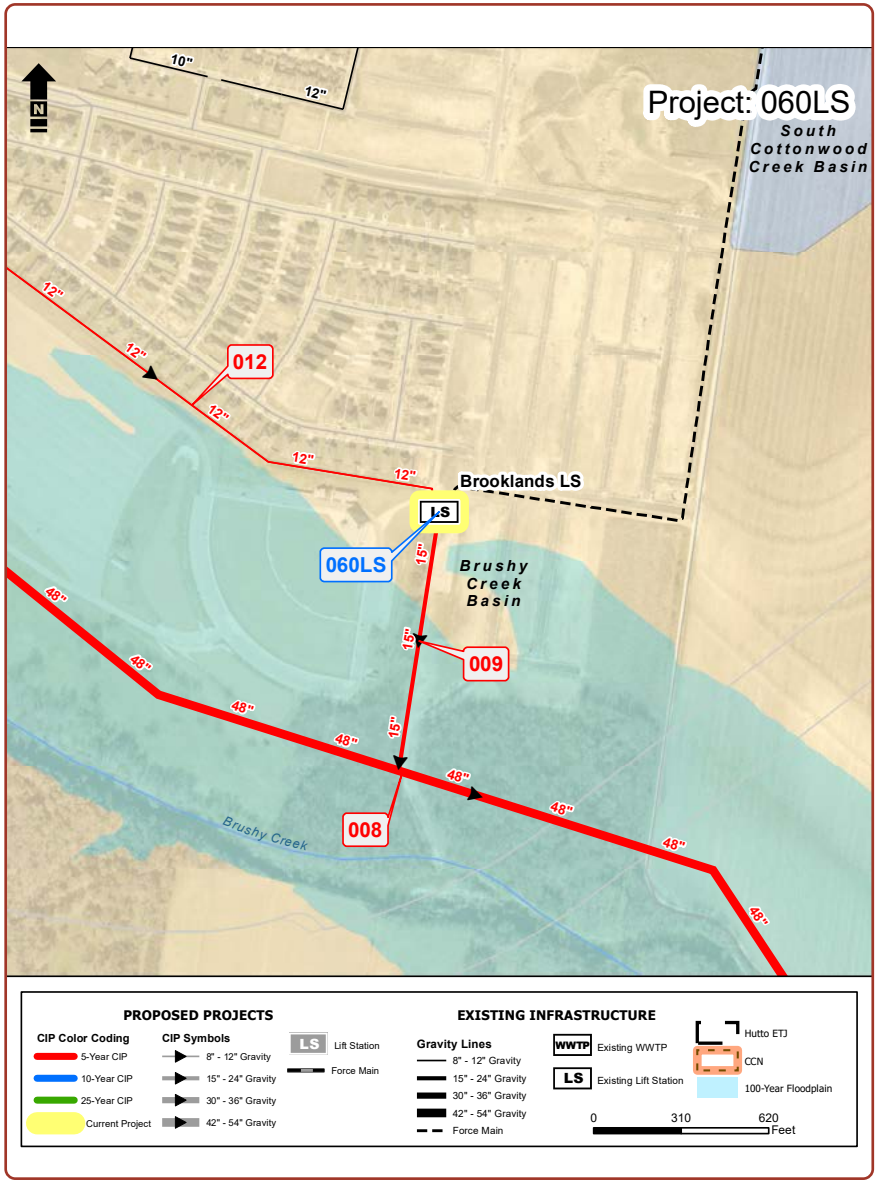
060LS: Brooklands LS Decommissioning



Decommission the Brooklands LS (350 gpm)

Justification

Once the Brooklands LS relief gravity sewer is in service (Project 09), the Country Estates LS can be decommissioned. This will be beneficial to the City since it will avoid operation, maintenance and energy costs.

Special Considerations

This project is in the 10-year CIP list (instead of the 5-year CIP list) because there are no known condition issues at this LS to Garver's knowledge, and this project is not seen as urgent. However, Garver recommends decommissioning this LS as soon as Project 008 is in service.

Potential Alternatives

The Brooklands LS can be temporarily kept online if needed. Prior to making this decision, Garver recommends a condition assessment of this LS.

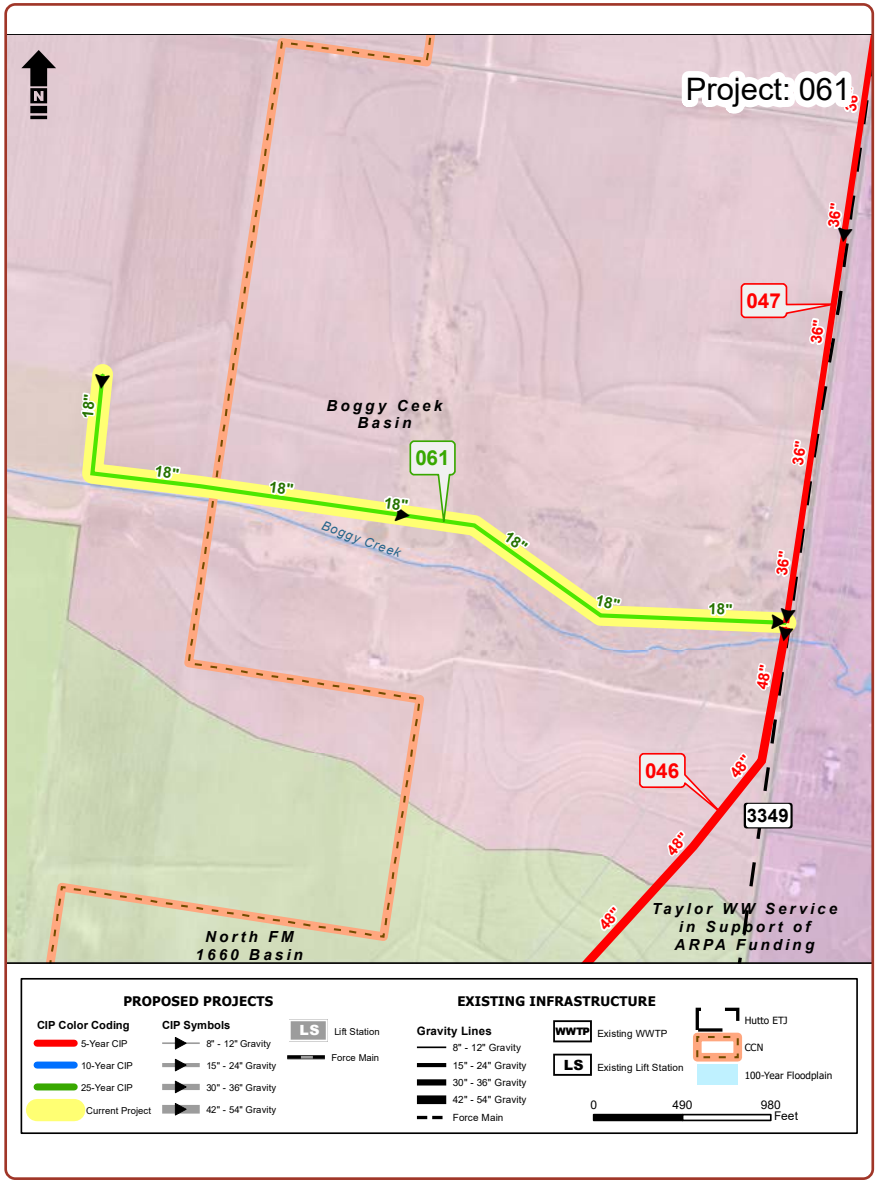
Sewershed	Group	Time Frame
Brushy Creek	Brushy Creek	10 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

Brooklands LS Decommissioning					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	gpm	350	$ 225	$ 79,000
				Subtotal	$ 79,000
				Contingency (30%)	$ 24,000
				Design (20%)	$ 21,000
				Administration (3%)	$ 4,000
				OPCC	$ 128,000

061: Boggy Creek Interceptor



Install 4,900 LF 18" Gravity Sewer Main

Justification

Provides capacity for future development in the lower Boggy Creek basin.

Special Considerations

Timing and sizing of this project depends upon future SER applications in the Boggy Creek basin. Garver expects that most of the costs of this project will be paid for by future developers.

Potential Alternatives

Alignment is conceptual and can be modified as needed, depending on future SER applications in the area.

Sewershed	Group	Time Frame
Boggy Creek	South Future	25 Years

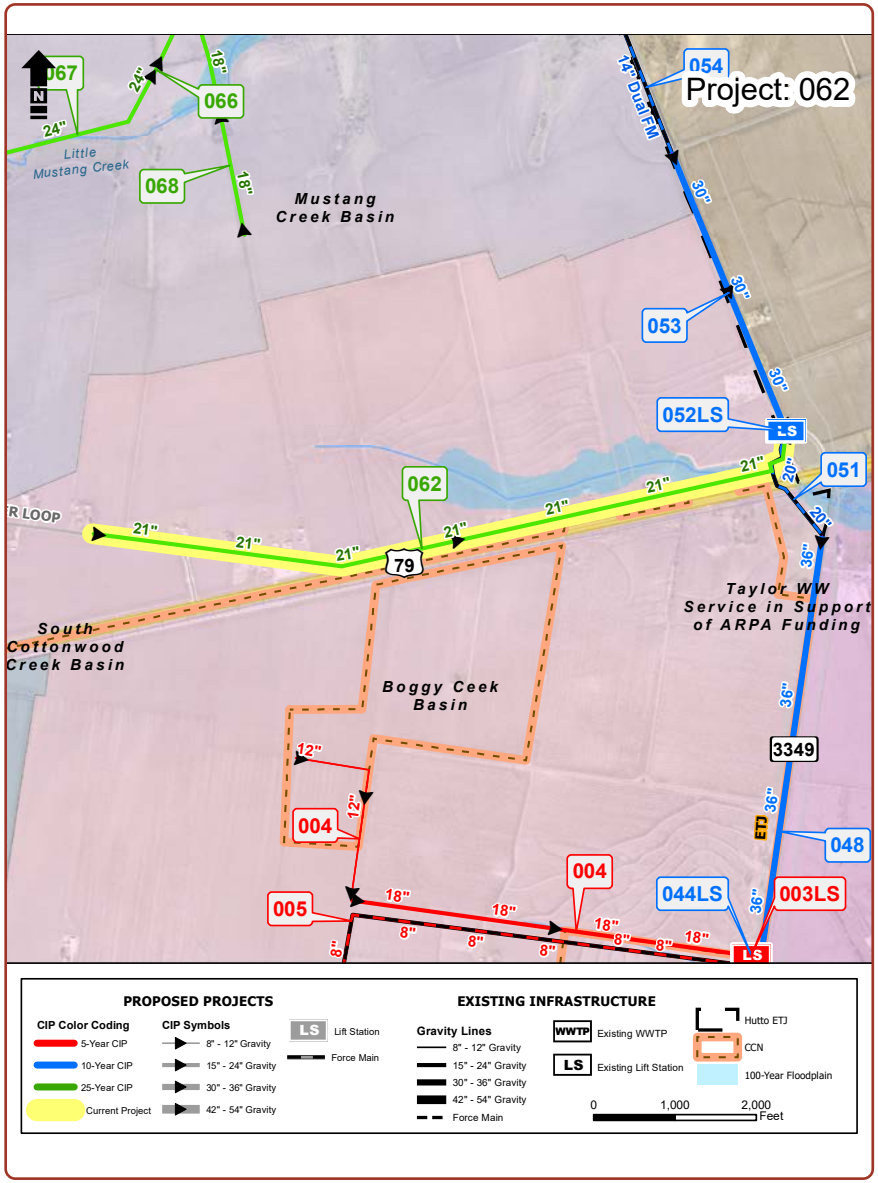
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	12	Months
Total Project Duration	24	Months

Boggy Creek Interceptor

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	18" Gravity Sewer	LF	4,900	$ 396	$ 1,941,000
2	30' Utility Easement	Acre	3.4	$ 261,360	$ 889,000
				Subtotal	$ 2,830,000
				Contingency (30%)	$ 849,000
				Design (20%)	$ 736,000
				Administration (3%)	$ 133,000
				OPCC	$ 4,548,000

062: CR 136 / Hwy 79 LS Tributary



Install 9,600 LF 21” Gravity Sewer Main

Justification

Provides capacity for future development in the upper Boggy Creek basin.

Special Considerations

Timing and sizing of this project depends upon future SER applications in the Boggy Creek basin. Garver expects that most of the costs of this project will be paid for by future developers.

Potential Alternatives

Alignment is conceptual and can be modified as needed, depending on future SER applications in the area.

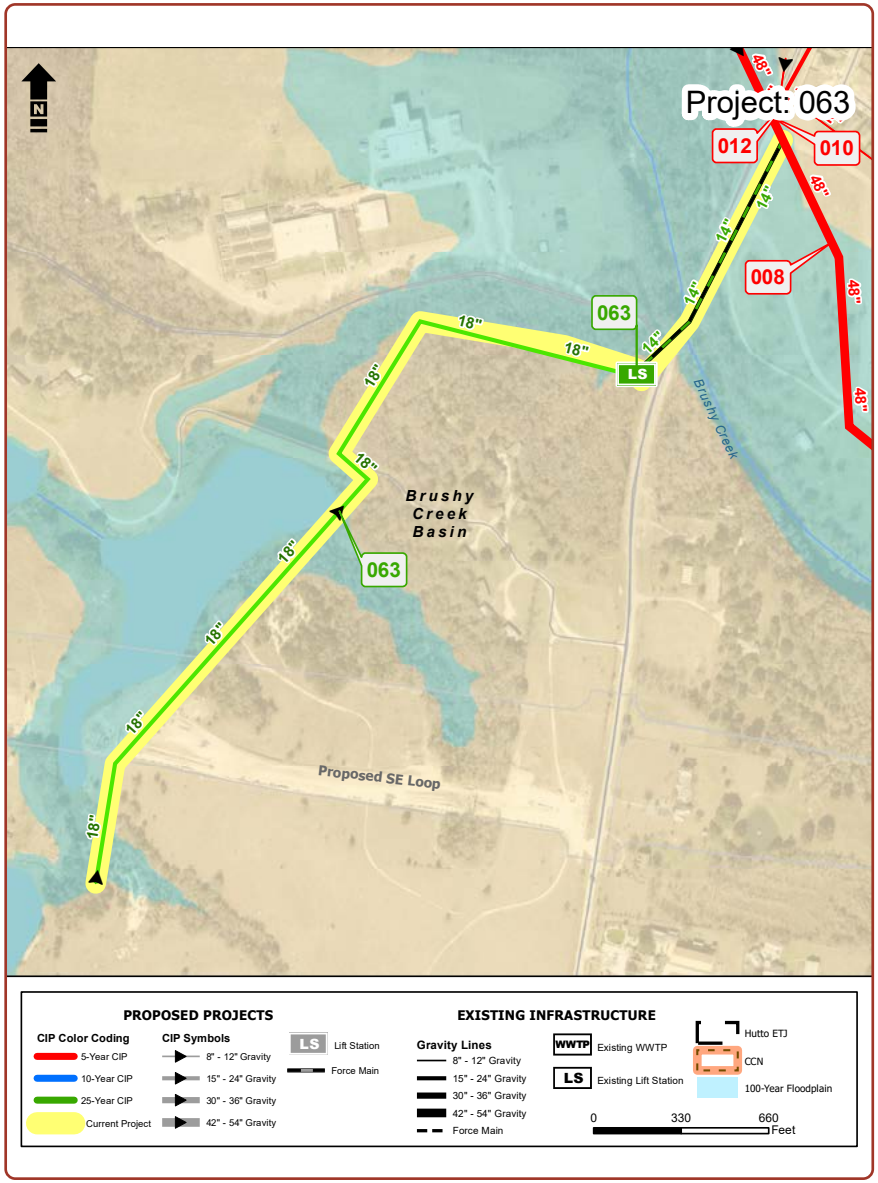
Sewershed	Boggy Creek
Group	Time Frame
South Future	25 Years

Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	18	Months
Total Project Duration	30	Months

CR 136 / Hwy 79 LS Tributary					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	21" Gravity Sewer	LF	9,600	$ 462	$ 4,436,000
2	30’ Utility Easement	Acre	6.7	$ 261,360	$ 1,752,000
				Subtotal	$ 6,188,000
				Contingency (30%)	$ 1,857,000
				Design (20%)	$ 1,609,000
				Administration (3%)	$ 290,000
				OPCC	$ 9,944,000

063: Jaecks Hill Brushy Creek Interceptor Tributary



Install 3,200 LF 18” Gravity Sewer Main; 3.9 MGD Lift Station; 14” Force Main

Justification

Provides capacity for future development in the Brushy Creek basin south of the creek.

Special Considerations

The invert elevation of the Brushy Creek interceptor at the tie-in location will require either inverted siphons in the Jaecks Hill Brushy Creek Tributary Interceptor or a force main to cross the Brushy Creek. Timing and sizing of this project depends upon future SER applications in area. Garver expects that most of the costs of this project will be paid for by future developers.

Potential Alternatives

If inverted siphons are deemed feasible during preliminary design, then they can be chosen instead of the proposed lift station and force main can be constructed.

Sewershed	Brushy Creek
Group	Time Frame
South Future	25 Years

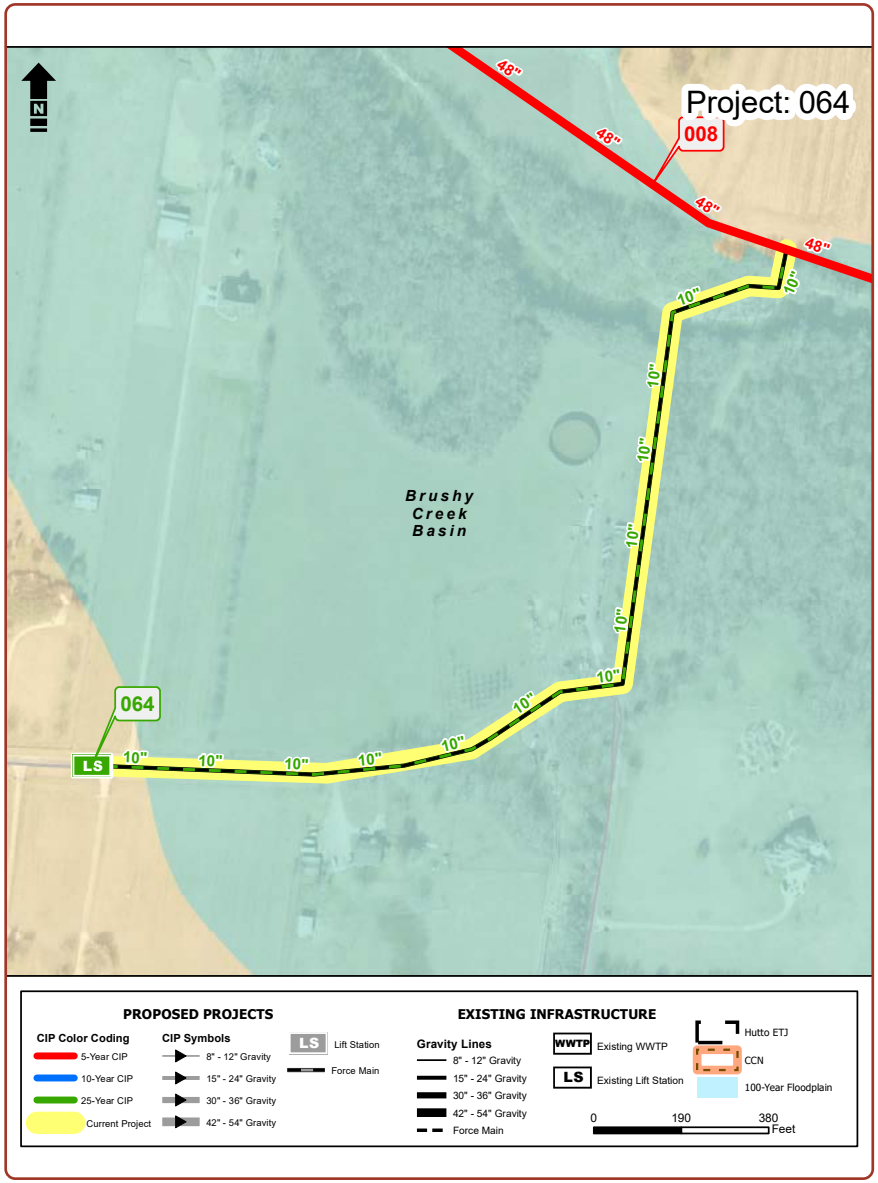
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	12	Months
Total Project Duration	24	Months

Jaecks Hill Brushy Creek Interceptor Tributary

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	18” Gravity Sewer	LF	3,200	$ 396	$ 1,862,000
2	30’ Utility Easement	Acre	3.3	$ 261,360	$ 863,000
3	LS	MGD	3.9	$ 650,000	$ 2,535,000
4	14” Force Main	LF	1,300	$ 189	$ 245,700
				Subtotal	$ 4,650,700
				Contingency (30%)	$ 1,396,000
				Design (20%)	$ 1,210,000
				Administration (3%)	$ 218,000
				OPCC	$ 7,474,700

064: Shiloh Brushy Creek Interceptor Tributary



Install 2,400 LF 10” Force Main; 1.7 MGD LS

Justification

Provides capacity for future development in the Brushy Creek basin south of the creek.

Special Considerations

The invert elevation of the Brushy Creek interceptor at the tie-in location will require either inverted siphons in the Shiloh Brushy Creek Tributary Interceptor or a force main to cross the Brushy Creek. The alignment shown in this report is located within the 100-year floodplain but is conceptual can be modified as needed. Timing and sizing of this project depends upon future SER applications in area. Garver expects that most of the costs of this project will be paid for by future developers.This project might not be needed if its drainage area doesn’t redevelop to use the City’s sewer system. Existing developments use sceptic systems.

Potential Alternatives

If inverted siphons are deemed feasible during preliminary design, then they can be chosen instead of the proposed lift station and force main can be constructed.

Sewershed	Brushy Creek
Group	Time Frame
South Future	25 Years

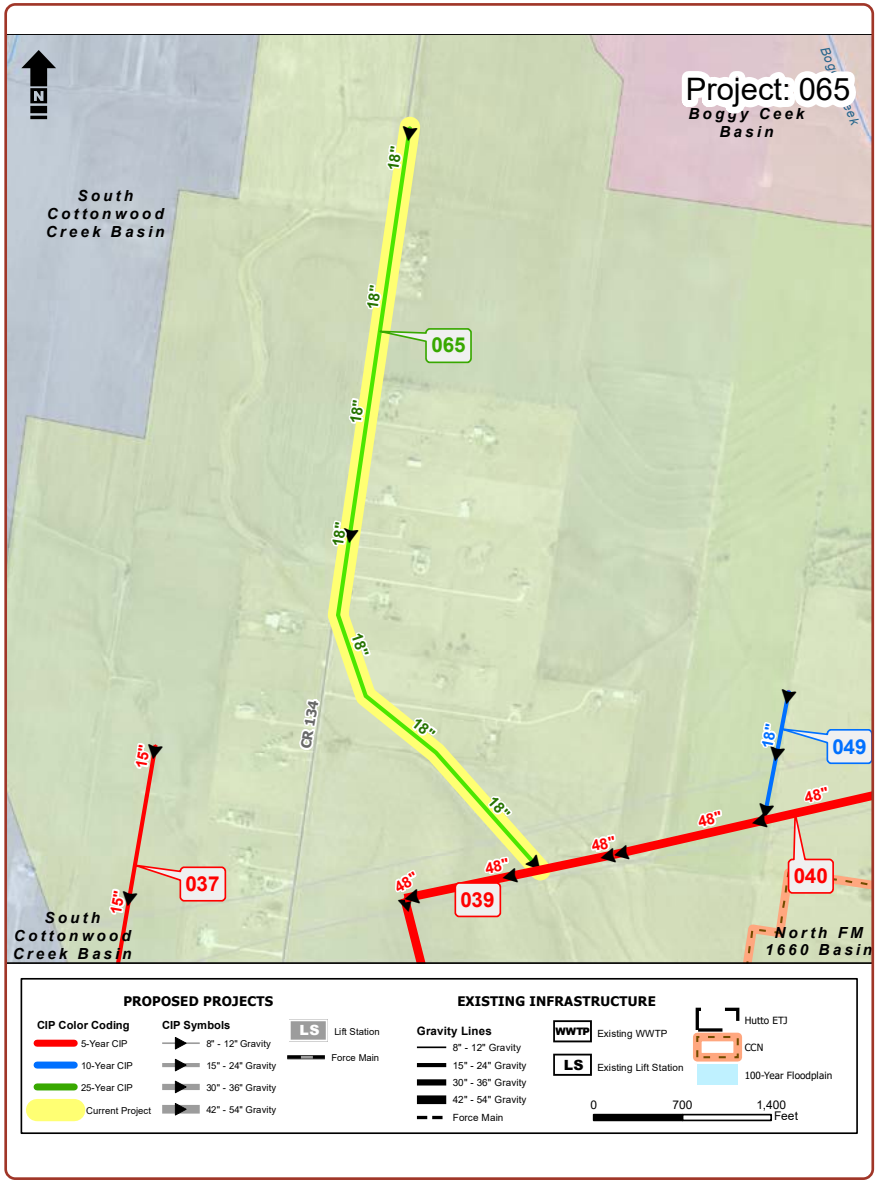
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	12	Months
Total Project Duration	24	Months

Shiloh Brushy Creek Interceptor Tributary

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	10” Force Main	LF	2,400	$ 220	$ 528,000
2	LS	MGD	1.5	$ 650,000	$ 975,000
3	30’ Utility Easement	Acre	1.7	$ 261,360	$ 445,000
				Subtotal	$ 1,948,000
				Contingency (30%)	$ 585,000
				Design (20%)	$ 507,000
				Administration (3%)	$ 92,000
				OPCC	$ 3,132,000

065: SE Loop Tributary



Install 6,900 LF 18" Gravity Sewer Main

Justification

Provides capacity for future development in the upper North FM 1660 basin.

Special Considerations

Timing and sizing of this project depends upon future SER applications in the North FM 1660 basin. Garver expects that most of the costs of this project will be paid for by future developers.

Potential Alternatives

Alignment is conceptual and can be modified as needed, depending on future SER applications in the area.

Sewershed	North FM 1660
Group	South Future
Time Frame	25 Years

Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	18	Months
Total Project Duration	30	Months

SE Loop Tributary

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	18" Gravity Sewer	LF	6,900	$ 396	$ 2,733,000
2	15' Utility Easement	Acre	2.4	$ 261,360	$ 628,000
				Subtotal	$ 3,361,000
				Contingency (30%)	$ 1,009,000
				Design (20%)	$ 874,000
				Administration (3%)	$ 158,000
				OPCC	$ 5,402,000

066: Little Mustang Creek Interceptor Ph I

Install 9,200 LF 24" Gravity Sewer Main at minimum 0.10% slope

Justification

Provides capacity for future development in the southern portion of the Mustang Creek basin. This interceptor will ultimately accommodate flows from the Highlands North area and will allow the decommission of the Highlands North LS once Phase II is in service (Project 067).

Special Considerations

Timing and sizing of this project depends upon future SER applications in the area. Garver expects that most of the costs of this project will be paid for by future developers. Invert elevations need to be adequate to relieve the Mustang Creek LS.

Potential Alternatives

Alignment is conceptual and can be modified as needed, depending on future SER applications in the area.

Sewershed	Group	Time Frame
Mustang Creek	Mustang Creek	25 Years

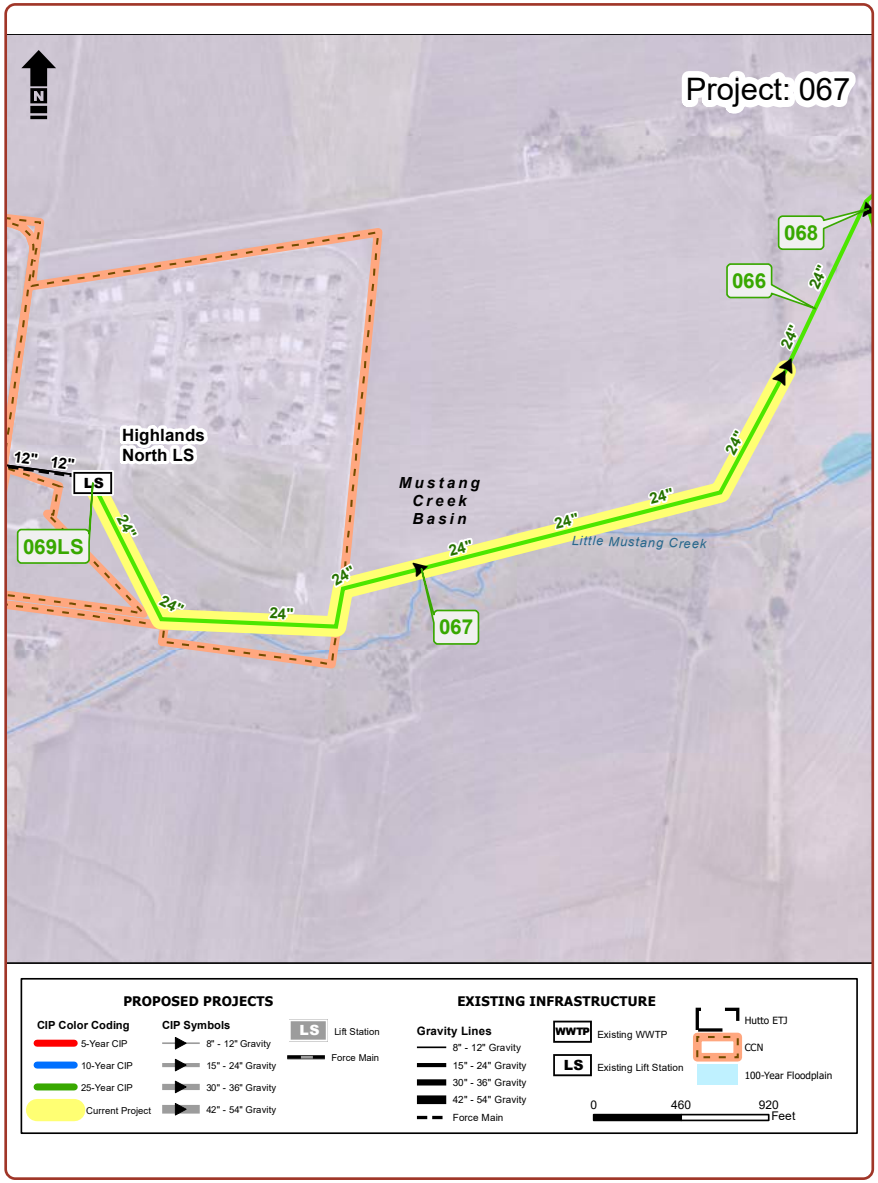
Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	18	Months
Total Project Duration	30	Months

Little Mustang Creek Interceptor Ph I

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	24" Gravity Sewer	LF	9,200	$ 528	$ 4,858,000
2	30' Utility Easement	Acre	6.4	$ 261,360	$ 1,673,000
				Subtotal	$ 6,531,000
				Contingency (30%)	$ 1,960,000
				Design (20%)	$ 1,699,000
				Administration (3%)	$ 306,000
				OPCC	$ 10,496,000

067: Little Mustang Creek Interceptor Ph II



Install 5,000 LF 24" Gravity Sewer Main

Justification

Provides capacity for future development in the southern portion of Mustang Creek basin. This interceptor will ultimately accommodate flows from the Highlands North area and will allow the decommission of the Highlands North LS.

Special Considerations

Timing and sizing of this project depends upon future SER applications in the area. Garver expects that most of the costs of this project will be paid for by future developers. Invert elevations need to be adequate to relieve the Mustang Creek LS.

Potential Alternatives

Alignment is conceptual and can be modified as needed, depending on future SER applications in the area.

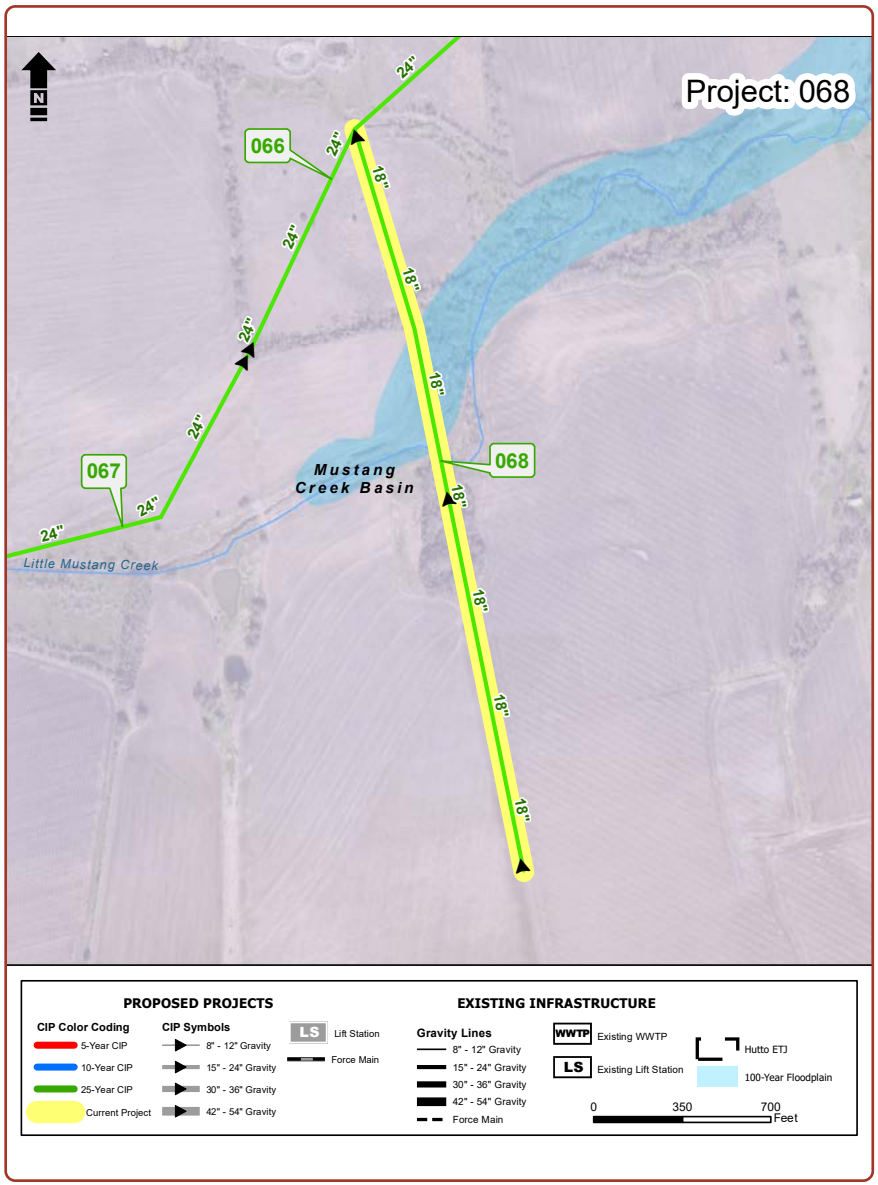
Sewershed	Mustang Creek
Group	Mustang Creek
Time Frame	25 Years

Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	18	Months
Total Project Duration	30	Months

Little Mustang Creek Interceptor Ph II					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	24" Gravity Sewer	LF	5,000	$ 528	$ 2,640,000
2	30' Utility Easement	Acre	3.5	$ 261,360	$ 915,000
				Subtotal	$ 3,555,000
				Contingency (30%)	$ 1,067,000
				Design (20%)	$ 925,000
				Administration (3%)	$ 167,000
				OPCC	$ 5,714,000

068: Little Mustang Creek Tributary



Install 3,200 LF 18" Gravity Sewer Main

Justification

Provides capacity for known future development in the Mustang Creek basin and across the Little Mustang Creek.

Special Considerations

Timing and sizing of this project depends upon future SER applications in the area. Garver expects that most of the costs of this project will be paid for by future developers.

Potential Alternatives

Alignment is conceptual and can be modified as needed, depending on future SER applications in the area.

Sewershed	Mustang Creek
Group	Time Frame
Mustang Creek	25 Years

Project Implementation

Engineering/Design	12	Months
+		
Bid/Construction	12	Months
Total Project Duration	24	Months

Little Mustang Creek Tributary					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	18" Gravity Sewer	LF	3,200	$ 396	$ 1,268,000
2	30' Utility Easement	Acre	2.3	$ 261,360	$ 602,000
				Subtotal	$ 1,870,000
				Contingency (30%)	$ 561,000
				Design (20%)	$ 487,000
				Administration (3%)	$ 88,000
				OPCC	$ 3,006,000

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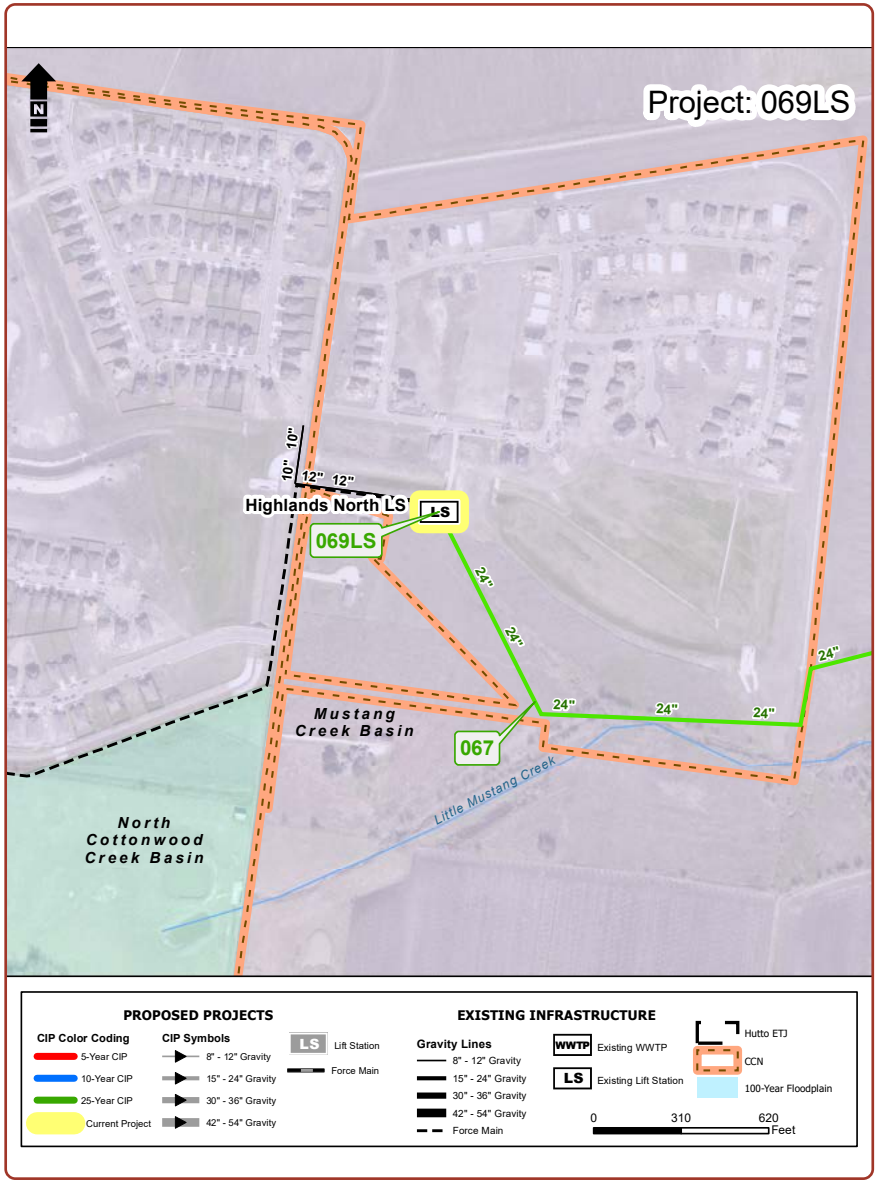
069LS: Highlands North LS Decommissioning



Decommission the Highlands North LS (550 gpm)

Justification

Once the Little Mustang Creek interceptor is in service (Project 67), the Highlands North LS can be decommissioned. This will be beneficial to the City since it will avoid operation, maintenance and energy costs.

Special Considerations

The upstream gravity system will be connected to the Little Mustang Creek interceptor.

Potential Alternatives

N/A

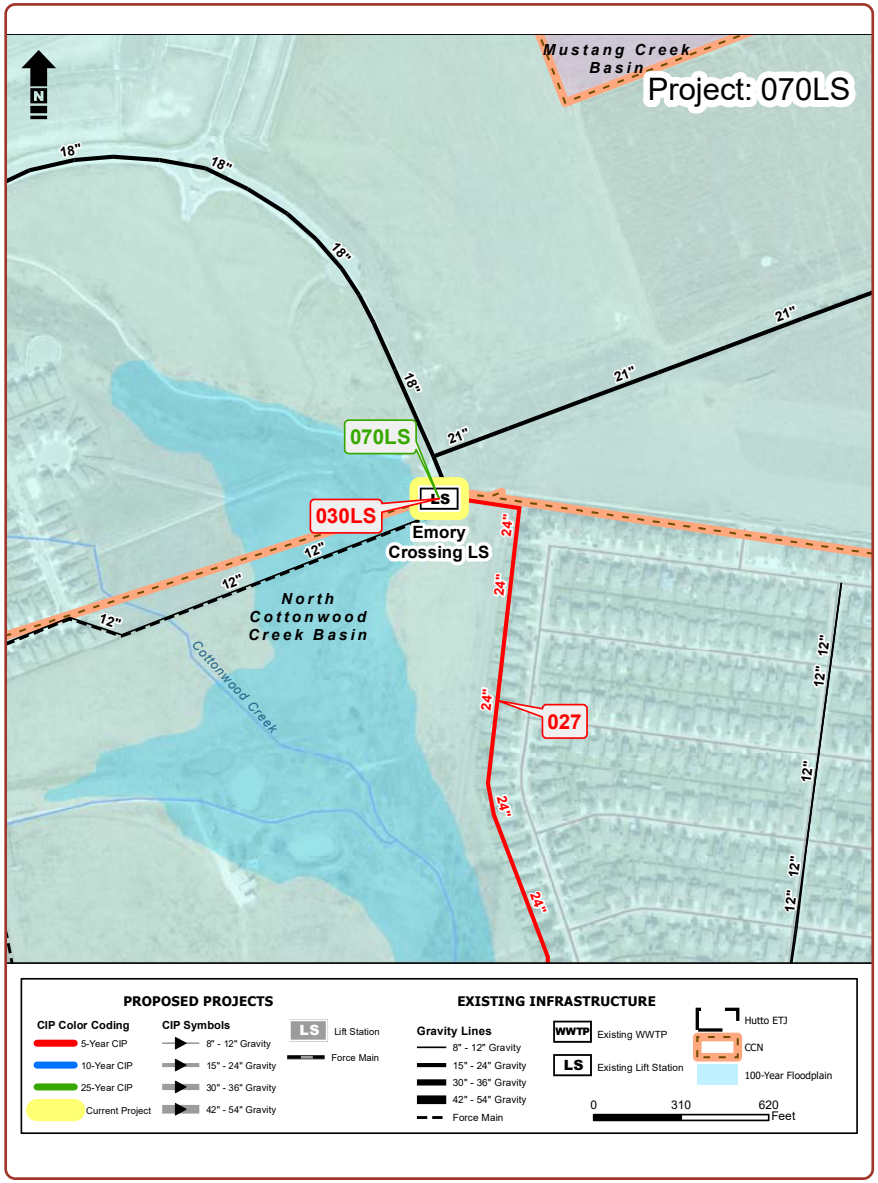
Sewershed	Mustang Creek
Group	Time Frame
Mustang Creek	25 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

Highlands North LS Decommissioning					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	gpm	550	$ 175	$ 97,000
				Subtotal	$ 97,000
				Contingency (30%)	$ 30,000
				Design (20%)	$ 26,000
				Administration (3%)	$ 5,000
				OPCC	$ 158,000

070LS: Emory Crossing LS Decommissioning



Decommission the Emory Crossing LS (2,100 gpm)

Justification

Once the Cottonwood Creek Interceptor Ph II is in service (Project 027), the Country Estates LS can be decommissioned. This will be beneficial to the City since it will avoid operation, maintenance and energy costs.

Special Considerations

This project is in the 25-year CIP list because: 1) there are no known condition issues at this LS to Garver's knowledge, and 2) the upstream portion of the Cottonwood Creek Interceptor Ph II is not required in the 5-year timeframe (and thus, the City might elect to install this portion after the 5- or 10-year timeframe). However, Garver recommends decommissioning this LS as soon as Project 027 is in service.

Potential Alternatives

N/A

Sewershed	North Cottonwood Creek
Group: North Cottonwood	Time Frame: 25 Years

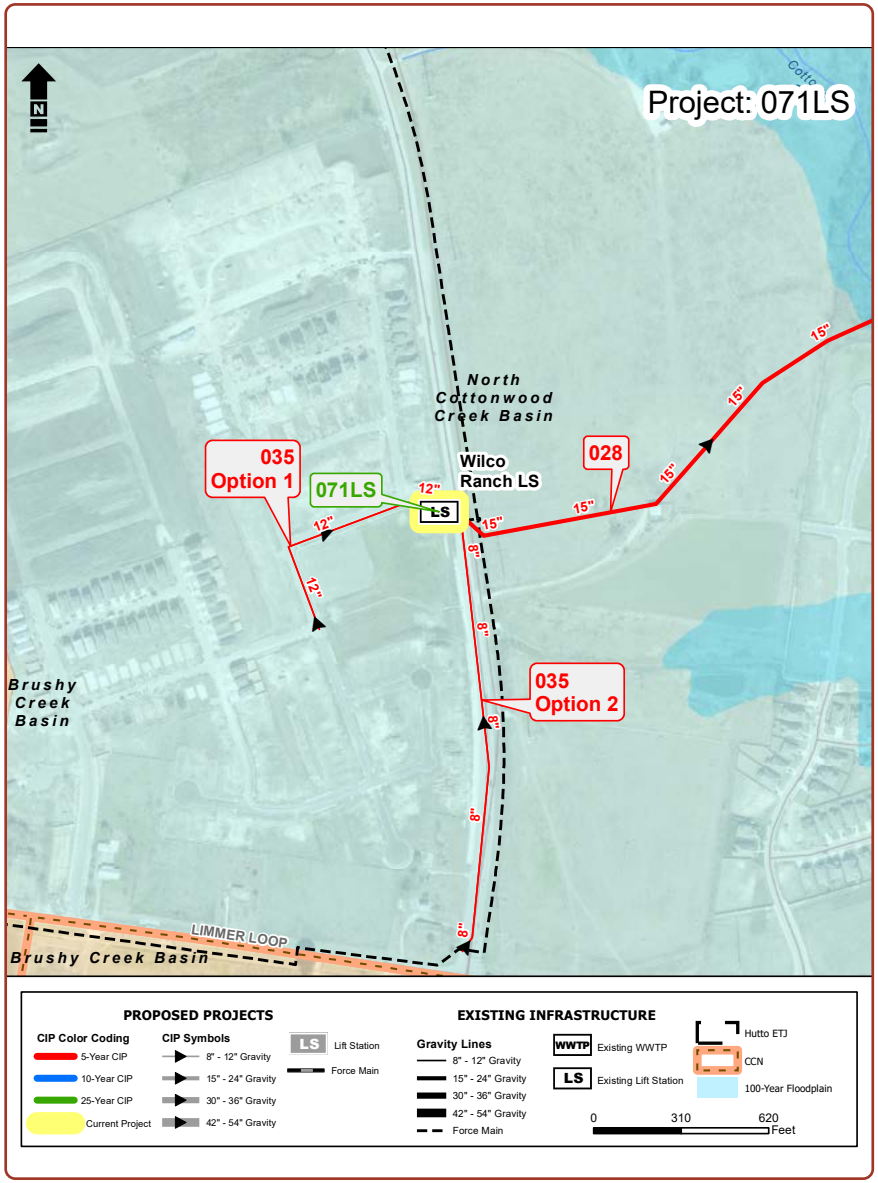
Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

Emory Crossing LS Decommissioning

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	gpm	2,100	$ 75	$ 158,000
				Subtotal	$ 158,000
				Contingency (30%)	$ 48,000
				Design (20%)	$ 42,000
				Administration (3%)	$ 8,000
				OPCC	$ 256,000

071LS: Wilco Ranch LS Decommissioning



Decommission the Wilco Ranch LS (850 gpm)

Justification

Once the Wilco Ranch Relief gravity sewer main is in service (Project 028), the Country Estates LS can be decommissioned. This will be beneficial to the City since it will avoid operation, maintenance and energy costs.

Special Considerations

This project is in the 25-year CIP list because: 1) there are no known condition issues at this LS to Garver's knowledge, and 2) Project 028 is not required in the 5-year timeframe. Garver recommends including Project 028 in the 5-year timeframe to take advantage of the construction of SER #22 CR 119. Garver also recommends decommissioning this LS as soon as Project 028 is in service.

Potential Alternatives

N/A

Sewershed	Group	Time Frame
North Cottonwood Creek	North Cottonwood	25 Years

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	6	Months
Total Project Duration	12	Months

Wilco Ranch LS Decommissioning

Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	LS	gpm	850	$ 125	$ 107,000
				Subtotal	$ 107,000
				Contingency (30%)	$ 33,000
				Design (20%)	$ 28,000
				Administration (3%)	$ 6,000
				OPCC	$ 174,000

Appendix E, Page 71

TP01: South WWTP Capacity Rerate Study

Apply to TCEQ to re-rate the existing SBRs at the South WWTP from 2.0 MGD to a flow rate to be determined. Current estimated re-rate is 2.5 MGD

Justification

Expanding the existing South WWTP via a re-rate helps provide additional time for design and construction of a plant expansion (Project TP04).

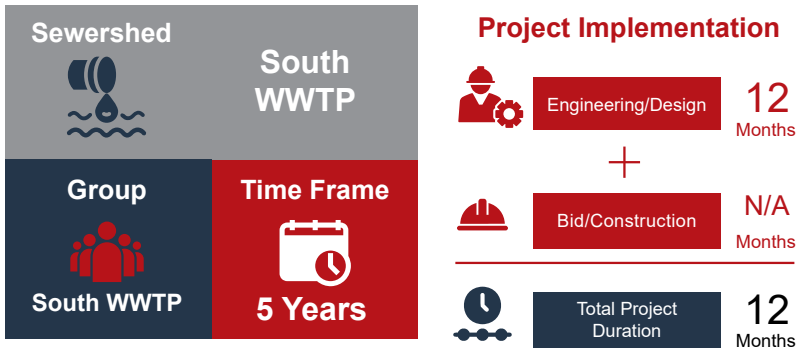
Special Considerations

The re-rate will be based upon plant flows and loadings. Discussion with TCEQ will be required.

Potential Alternatives

N/A

South WWTP Capacity Rerate Study					
Item No.	Item Description	Unit	Quantity	$/Unit	Total
1	Capacity Rerate Study	LS	1.0	$ 45,000	$ 45,000
				Subtotal	$ 45,000
				Contingency (30%)	$ -
				Design (20%)	$ -
				Administration (3%)	$ -
				OPCC	$ 45,000



TP01: South WWTP Capacity Rerate Study

KEYNOTE CIP PROJECT NUMBER

01	PLANT DRAIN STATION	05	AERATION BLOWERS	10	EFFLUENT PARTIAL FLUME
02	HEADWORKS/SCREENING	06	POST EQUALIZATION BASIN	11	ASHT (JET MIX)
03	SEQUENCING BATCH REACTORS	07	EFFLUENT PUMP STATION	12	BELT FILTER BUILDING
04	BIOFILTER ODOR CONTROL	08	UV TREATMENT SYSTEM	13	MAINTENANCE BUILDING
		09	POST AERATION BASIN	14	OPERATIONS AND LAB
				15	ELECTRIC GENERATOR

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REGISTRATION NO. F-5713

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REV	DATE	DESCRIPTION	BY

CITY OF HUTTO
HUTTO, TEXAS

WASTEWATER SYSTEM MASTER PLAN

SOUTH PLANT CONCEPTUAL SITE PLAN

JOB NO.: 22W07065
DATE: 05/12/2022
DESIGNED BY: REB
DRAWN BY: REB
CHECKED BY: HMS

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY

DRAWING NUMBER
10-P601

SHEET NUMBER 01

TP02: South WWTP UV System Upgrade

Install a temporary UV system at the South WWTP in place of the existing microwave system.

Justification
The existing microwave UV system at the South WWTP is functioning poorly and is having difficulty providing adequate disinfection.

Special Considerations
Installation within a quick timeframe is critical. System will be sized in accordance with the re-rate being completed under project TP01.

Potential Alternatives
To be determined as a component of design.

Sewershed	Time Frame
South WWTP	5 Years
Group	
South WWTP	

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	12	Months
Total Project Duration	18	Months

South WWTP UV System Upgrade					
Item No.	**Item Description**	**Unit**	**Quantity**	**$/Unit**	**Total**
1	UV System Upgrade	LS	1.0	$ 1,250,000	$ 1,250,000
				Subtotal	$ 1,250,000
				Contingency (30%)	$ -
				Design (20%)	$ -
				Administration (3%)	$ -
				OPCC	$ 1,250,000

TP02: South WWTP UV System Upgrade

KEYNOTE CIP PROJECT NUMBER

- 01 PLANT DRAIN STATION
- 02 HEADWORKS/SCREENING
- 03 SEQUENCING BATCH REACTORS
- 04 BIOFILTER ODOR CONTROL
- 05 AERATION BLOWERS
- 06 POST EQUALIZATION BASIN
- 07 EFFLUENT PUMP STATION
- 08 UV TREATMENT SYSTEM
- 09 POST AERATION BASIN
- 10 EFFLUENT PARTIAL FLUME
- 11 ASHT (JET MIX)
- 12 BELT FILTER BUILDING
- 13 MAINTENANCE BUILDING
- 14 OPERATIONS AND LAB
- 15 ELECTRIC GENERATOR

0.0 ft. 50.0 ft. 100.0 ft. 200.0 ft.

LEGEND

- PHASE 1 - 6 MGD
- 100 – YR FLOODPLAIN
- OTHER CIP IMPROVEMENTS
- PROPERTY LINE
- 150-FT BUFFER ZONE

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REV	DATE	DESCRIPTION	BY

CITY OF HUTTO

CITY OF HUTTO
HUTTO, TEXAS

WASTEWATER SYSTEM MASTER PLAN

SOUTH PLANT CONCEPTUAL SITE PLAN

JOB NO.: 22W07065
DATE: 05/12/2022
DESIGNED BY: REB
DRAWN BY: REB
CHECKED BY: HMS

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALE ACCORDINGLY

DRAWING NUMBER
10-P601

SHEET NUMBER 01

GARVER

TP03: South WWTP Influent Lift Station: Phase I

24 MGD South WWTP Influent Lift Station and 22” Dual FM

Justification
The existing WWTP does not have an influent lift station. The new lift station will accommodate flow from two new gravity interceptors that are currently in design that will discharge at the plant.

Special Considerations
Lift station must accommodate the Glenwood Interceptor (Project 001) and the Brushy Creek Interceptor (Project 007). Lift Station will be sized for future expansion to 32.0 MGD.

Potential Alternatives
Refer to the South WWTP Influent Lift Station Tech Memo submitted on August 30, 2022.

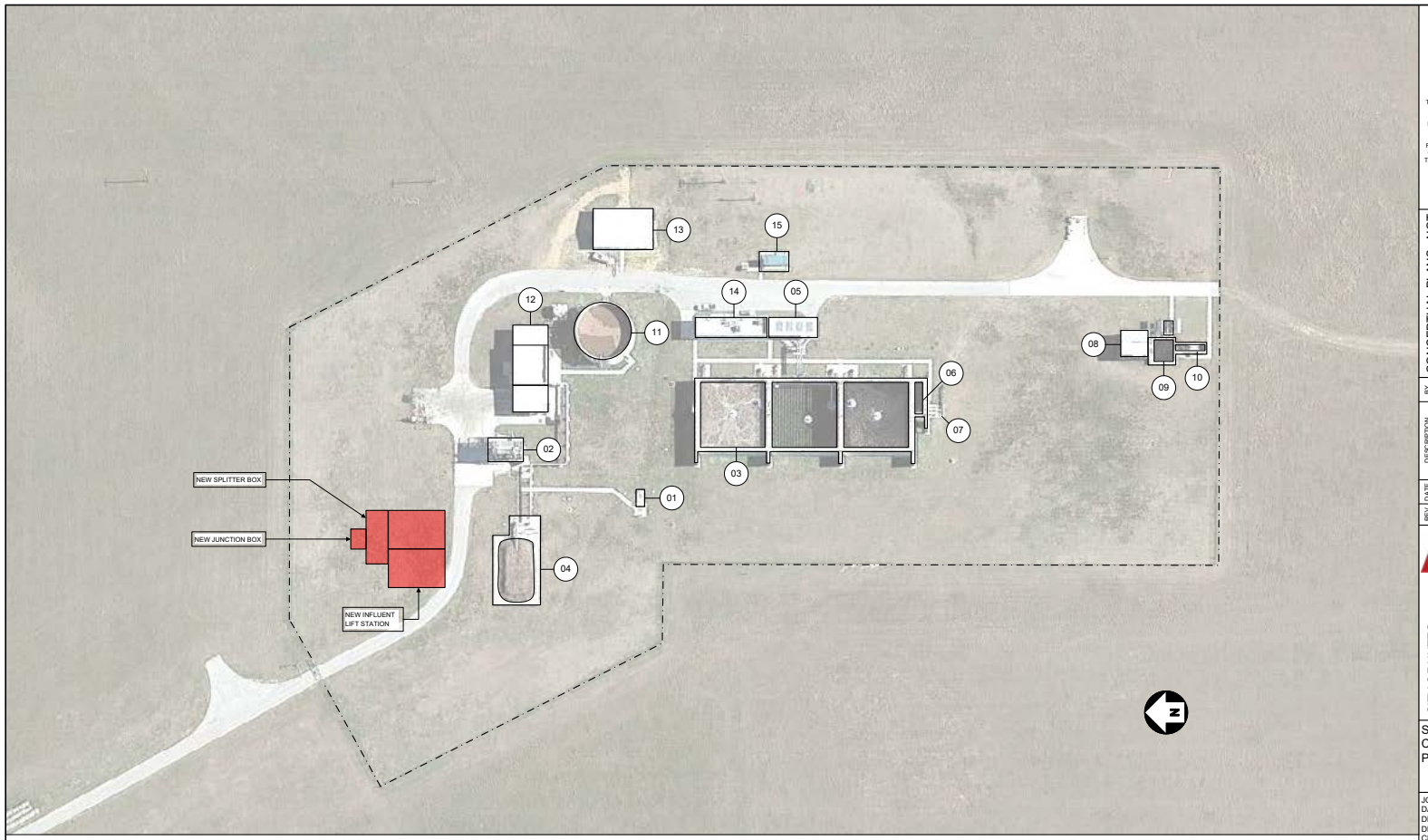
Sewershed	Time Frame
South WWTP	5 Years
Group	
South WWTP	

Project Implementation

Engineering/Design	6	Months
+		
Bid/Construction	12	Months
Total Project Duration	18	Months

South WWTP Influent Lift Station: Phase I					
Item No.	**Item Description**	**Unit**	**Quantity**	**$/Unit**	**Total**
1	South WWTP Influent Lift Station: Phase I	LS	1	$ 18,631,000	$ 18,631,000
2	22” Dual FM	LF	210	$ 297	$ 63,000
				Subtotal	$ 18,694,000
				Contingency (30%)	Included
				Design (10%)	$ 1,870,000
				Administration (3%)	$ 617,000
				OPCC	$ 21,181,000

TP03: South WWTP Influent Lift Station: Phase I



KEYNOTE CIP PROJECT NUMBER

01 PLANT DRAIN STATION	05 AERATION BLOWERS	10 EFFLUENT PARTIAL FLUME	15 ELECTRIC GENERATOR
02 HEADWORKS/SCREENING	06 POST EQUALIZATION BASIN	11 ASHT (JET MIX)	
03 SEQUENCING BATCH REACTORS	07 EFFLUENT PUMP STATION	12 BELT FILTER BUILDING	
04 BIOFILTER ODOR CONTROL	08 UV TREATMENT SYSTEM	13 MAINTENANCE BUILDING	
	09 POST AERATION BASIN	14 OPERATIONS AND LAB	

LEGEND

- PHASE 1 - 6 MGD
- 100 – YR FLOODPLAIN
- OTHER CIP IMPROVEMENTS
- PROPERTY LINE
- 150-FT BUFFER ZONE

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REV	DATE	DESCRIPTION	BY

CITY OF HUTTO
HUTTO, TEXAS

WASTEWATER SYSTEM MASTER PLAN

SOUTH PLANT CONCEPTUAL SITE PLAN

JOB NO.: 22W07065
DATE: 05/12/2022
DESIGNED BY: REB
DRAWN BY: REB
CHECKED BY: HMS

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DRAWING NUMBER
10-P601

SHEET NUMBER 01

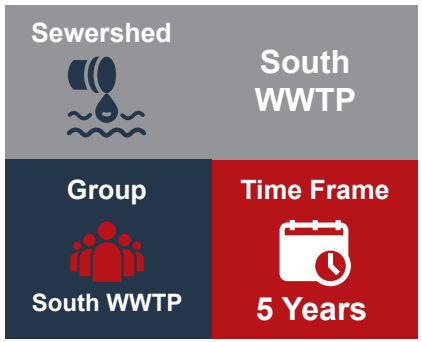
TP04: South WWTP Phase I Expansion

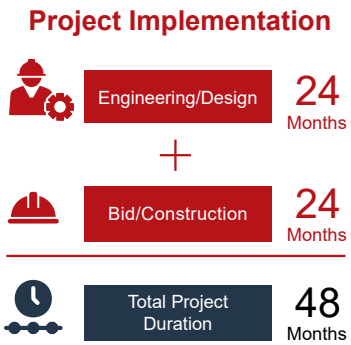
South WWTP Phase I Expansion from 2.0 MGD to 6.0 MGD

Justification
Project provides capacity for future growth.

Special Considerations
The City has the option to construct two 2.0 MGD treatment trains and keep the existing SBR system online, or construct two 3.0 MGD treatment trains and re-purpose the SBR basins for sludge holding.

Potential Alternatives
Alternatives for individual treatment components are described in Section 6.0 of the WWMP and will be further evaluated in the design phase.





South WWTP Phase I Expansion		
Item No.	**Item Description**	**Total**
1	Demolition and Erosion Control	$ 333,000
2	Grading and Paving	$ 9,000,000
3	Yard Piping	$ 16,497,000
4	Site Electrical	$ 10,154,000
5	Landscaping and Irrigation	$ 1,204,000
6	Civil Yard Structures	$ 417,000
7	Headworks and Grit Removal	$ 12,361,000
8	Odor Control	$ 2,704,000
9	Aeration Basins	$ 18,347,000
10	MLSS Splitter Box	$ 2,233,000
11	Secondary Clarifiers	$ 10,998,000
12	RAS/WAS Pump Station	$ 3,123,000
13	Blower Building	$ 8,197,000
14	Filters	$ 10,515,000
15	UV Disinfection	$ 8,888,000
16	Non-Potable Water System	$ 1,147,000
17	Aerated Sludge Holding	$ 3,191,000
18	Dewatering Building	$ 2,821,000
	Subtotal	$ 122,130,000
	Contingency (30%)	Included
	Design (10%)	$ 12,213,000
	Administration (3%)	$ 4,031,000
	OPCC	$ 138,374,000

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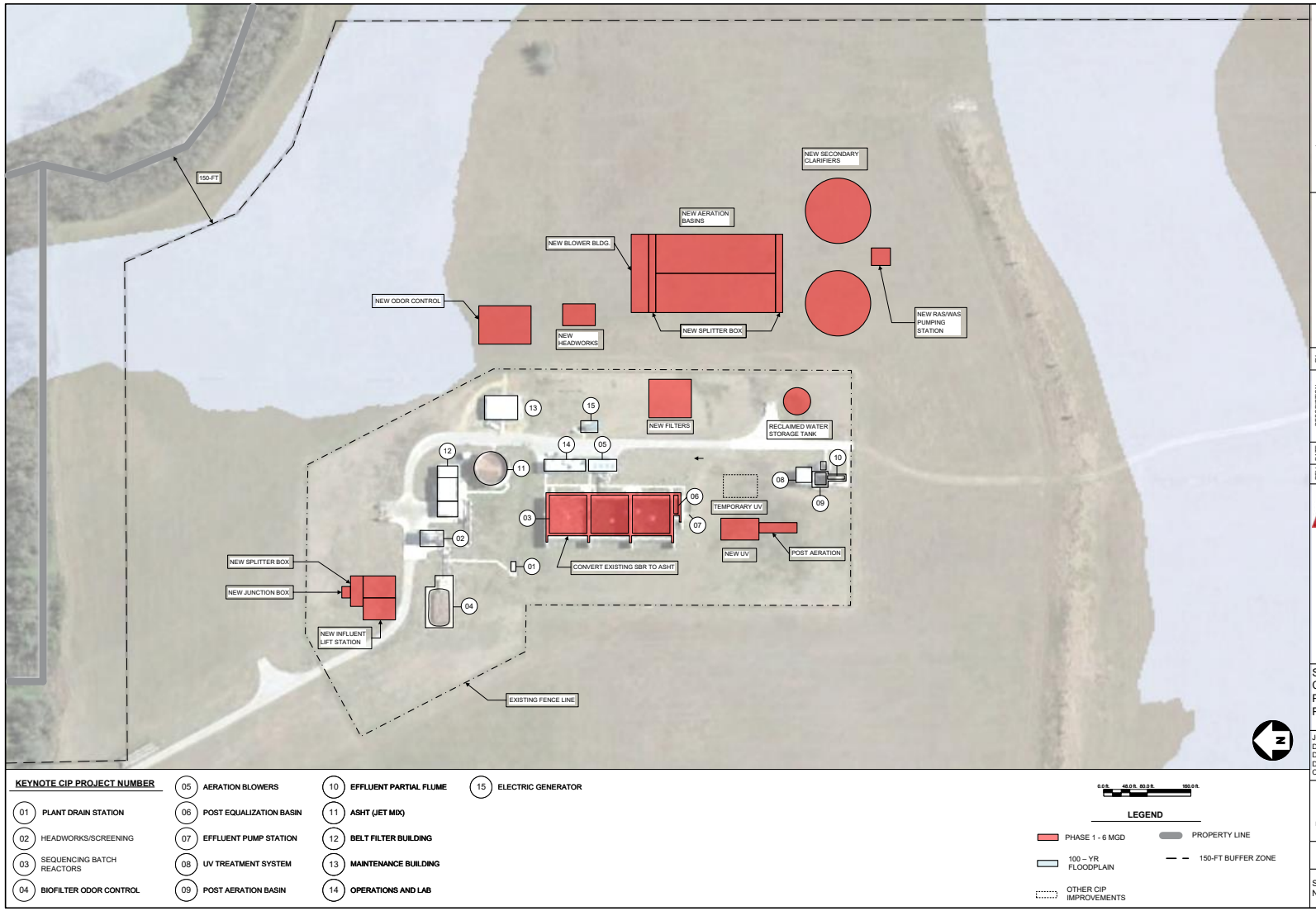
TP04: South WWTP Phase I Expansion



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REV	DATE	DESCRIPTION	BY

CITY OF HUTTO
HUTTO, TEXAS
WASTEWATER SYSTEM MASTER PLAN

SOUTH PLANT CONCEPTUAL SITE PLAN – 3 MGD PHASE 1

JOB NO.: 22W07065
DATE: 05/12/2022
DESIGNED BY: REB
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CHECKED BY: HMS

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SHEET NUMBER 01

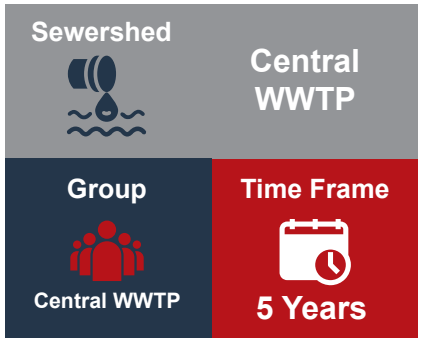
TP05: Central WWTP Phase I Expansion

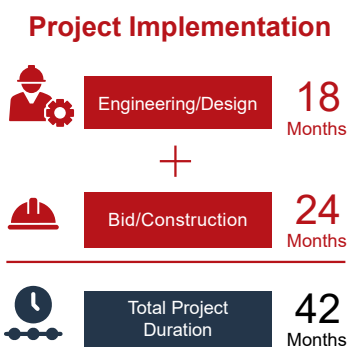
Central WWTP Phase I Expansion from 0.99 MGD to 1.7 MGD

Justification
Project provides capacity for future growth.

Special Considerations
It is proposed to modify the treatment process at the Central WWTP to include a membrane bioreactor (MBR) system. The inclusion of membranes allows the existing aeration basins to be used for expansion to 1.7 MGD. A new lift station capable of transferring flow between the Central WWTP and the South WWTP is being constructed. The cost of the lift station is included in the cost for this project (TP05).

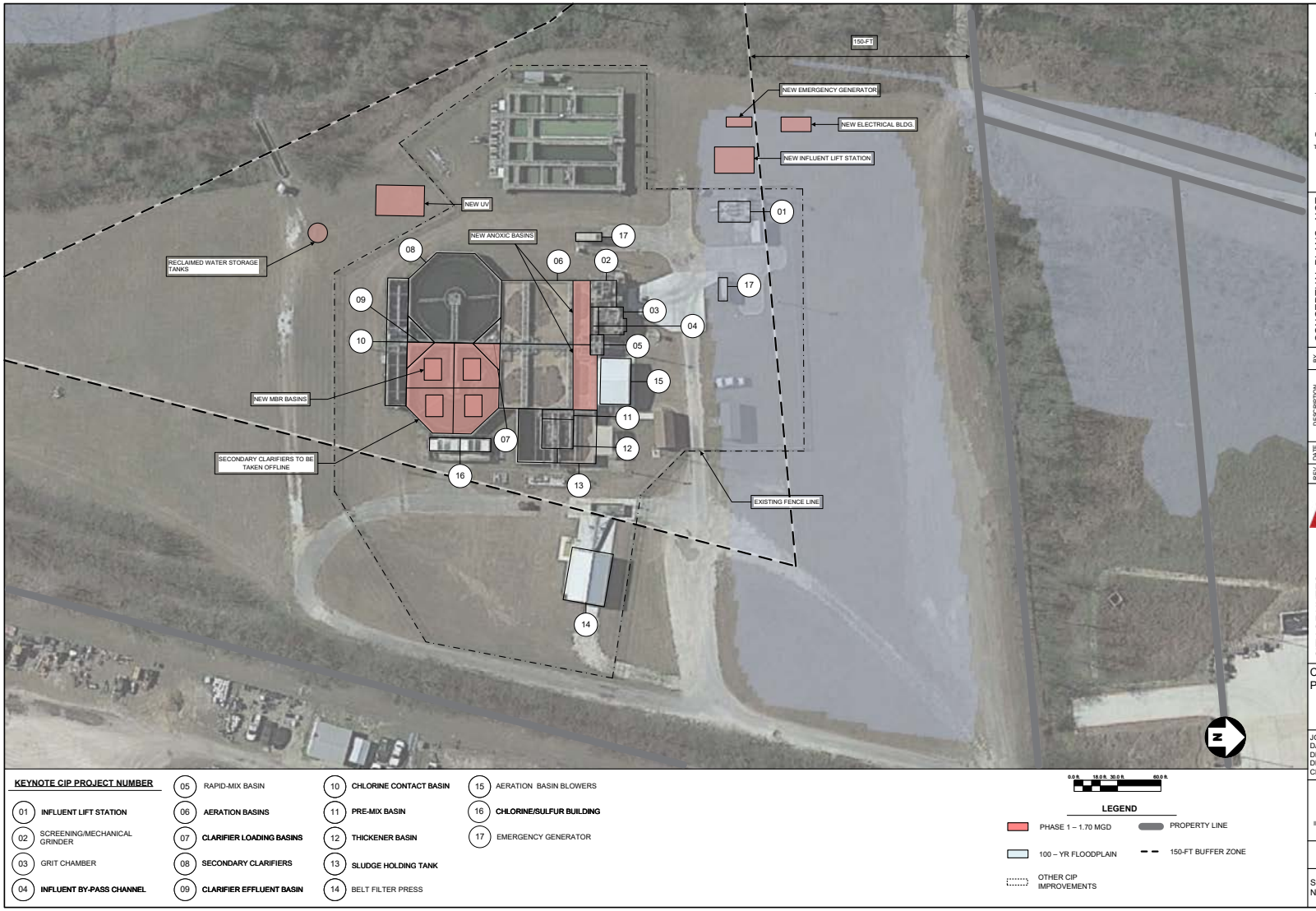
Potential Alternatives
Alternatives for individual treatment components are described in Section 6.0 of the WWMP and will be further evaluated in the design phase.





Central WWTP Phase I Expansion		
Item No.	**Item Description**	**Total**
1	Site Civil	$ 390,000
2	Headworks	$ 888,000
3	Influent Lift Station	$ 5,325,000
4	Aeration Basins	$ 1,827,000
5	MBR	$ 7,894,000
6	RAS/WAS Pump Station	$ 316,000
7	Blower Building	$ 294,000
8	Disinfection and Chemical Building	$ 2,285,000
9	Aerated Sludge Holding Tank	$ 1,537,000
10	Plant Electrical and I&C	$ 864,000
	Subtotal	$ 21,620,000
	Contingency (30%)	Included
	Design (10%)	$ 2,162,000
	Administration (3%)	$ 714,000
	OPCC	$ 24,496,000

TP05: Central WWTP Phase I Expansion



KEYNOTE CIP PROJECT NUMBER

01	INFLUENT LIFT STATION	05	RAPID-MIX BASIN	10	CHLORINE CONTACT BASIN
02	SCREENING/MECHANICAL GRINDER	06	AERATION BASINS	11	PRE-MIX BASIN
03	GRIT CHAMBER	07	CLARIFIER LOADING BASINS	12	THICKENER BASIN
04	INFLUENT BY-PASS CHANNEL	08	SECONDARY CLARIFIERS	13	SLUDGE HOLDING TANK
		09	CLARIFIER EFFLUENT BASIN	14	BELT FILTER PRESS

15	AERATION BASIN BLOWERS
16	CHLORINE/SULFUR BUILDING
17	EMERGENCY GENERATOR

0.0 ft 10.0 ft 30.0 ft 60.0 ft

LEGEND

- PHASE 1 – 1.70 MGD
- PROPERTY LINE
- 100 – YR FLOODPLAIN
- 150-FT BUFFER ZONE
- OTHER CIP IMPROVEMENTS

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REV	DATE	DESCRIPTION	BY

CITY OF HUTTO
HUTTO, TEXAS

WASTEWATER SYSTEM MASTER PLAN

CENTRAL PLANT PHASE 1 PLAN

JOB NO.: 22W07065
DATE: 05/12/2022
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10-P601

SHEET NUMBER 01

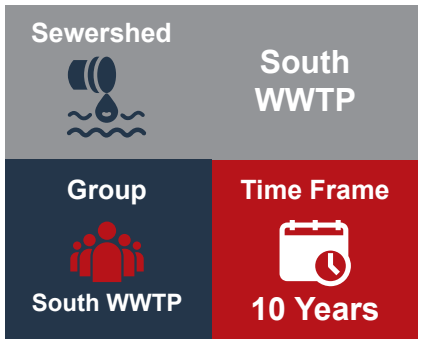
TP06: South WWTP Phase II Expansion

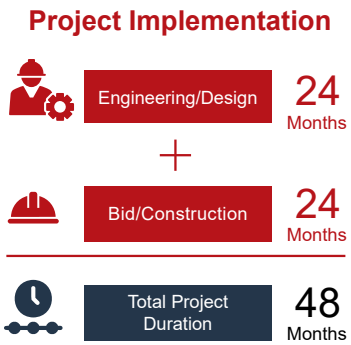
South WWTP Phase II Expansion from 6.0 MGD to 12.0 MGD

Justification
South WWTP Phase II Expansion from 6.0 MGD to 12.0 MGD

Special Considerations
An interim 8.0 MGD or 9.0 MGD phase may be added prior to the 12.0 MGD phase depending if 2.0 MGD or 3.0 MGD trains are used.

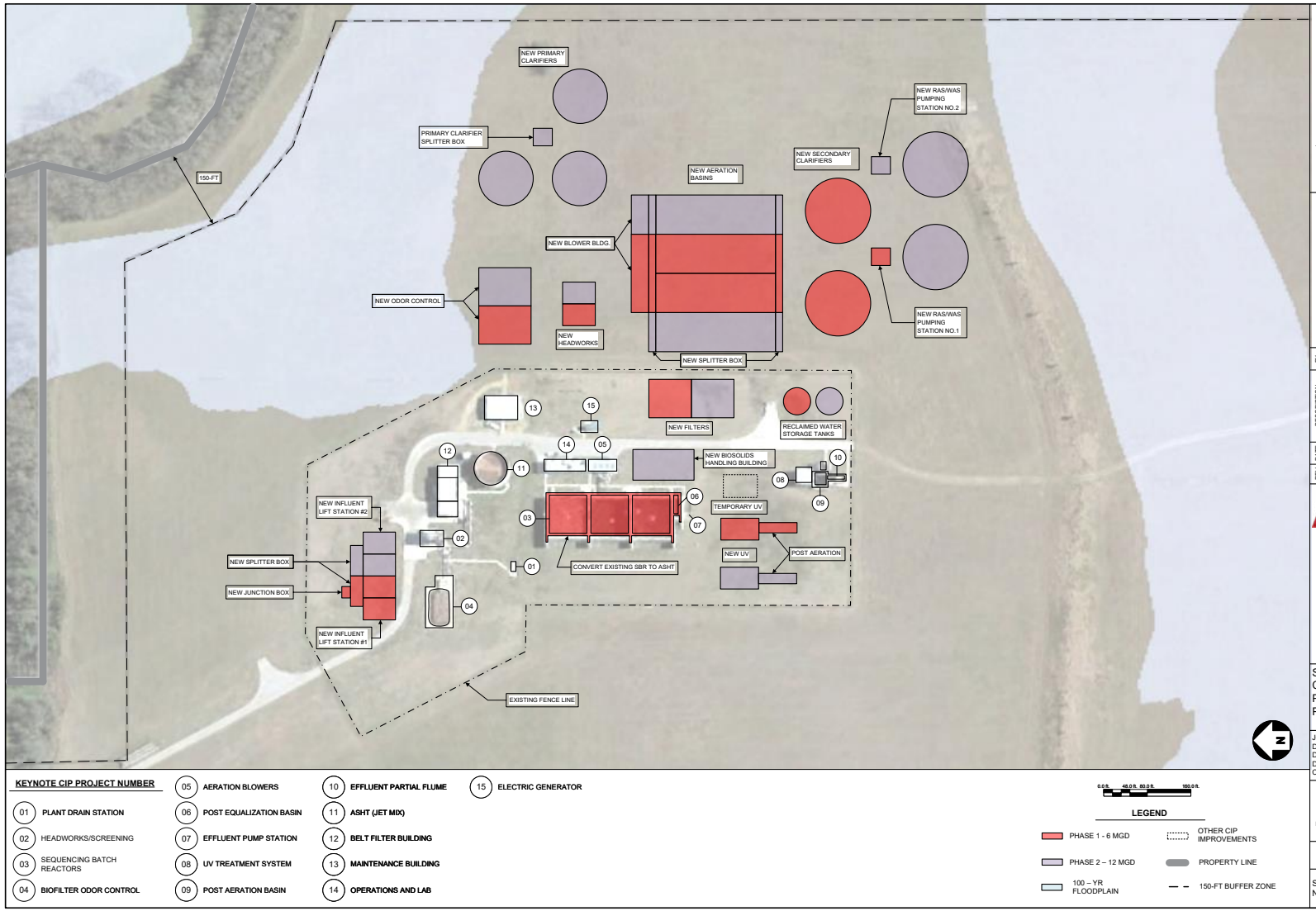
Potential Alternatives
Alternatives for individual treatment components are described in the WWMP and will be further evaluated in the design phase.





South WWTP Phase II Expansion		
Item No.	**Item Description**	**Total**
1	Demolition and Erosion Control	$ 333,000
2	Grading and Paving	$ 9,000,000
3	Yard Piping	$ 15,646,000
4	Site Electrical	$ 10,154,000
5	Landscaping and Irrigation	$ 1,204,000
6	Civil Yard Structures	$ 417,000
7	Influent Lift Station	$ 18,631,000
8	Headworks and Grit Removal	$ 12,361,000
9	Odor Control	$ 672,000
10	Aeration Basins	$ 18,347,000
11	Primary Clarifiers	$ 12,209,000
12	Primary Clarifier Splitter Box	$ 2,233,000
13	Secondary Clarifiers	$ 10,998,000
14	RAS/WAS Pump Station	$ 3,123,000
15	Blower Building	$ 8,197,000
16	Filters	$ 10,515,000
17	UV Disinfection & Post Aeration	$ 8,888,000
18	Non-Potable Water System	$ 1,147,000
19	Bioloids Handling Building	$ 10,750,000
20	Dewatering Building	$ 2,821,000
	Subtotal	$ 157,646,000
	Contingency (30%)	Included
	Design (10%)	$ 15,765,000
	Administration (3%)	$ 5,203,000
	OPCC	$ 178,614,000

TP06: South WWTP Phase II Expansion



KEYNOTE CIP PROJECT NUMBER

01 PLANT DRAIN STATION	05 AERATION BLOWERS	10 EFFLUENT PARTIAL FLUME
02 HEADWORKS/SCREENING	06 POST EQUALIZATION BASIN	11 ASHT (JET MIX)
03 SEQUENCING BATCH REACTORS	07 EFFLUENT PUMP STATION	12 BELT FILTER BUILDING
04 BIOFILTER ODOR CONTROL	08 UV TREATMENT SYSTEM	13 MAINTENANCE BUILDING
	09 POST AERATION BASIN	14 OPERATIONS AND LAB
		15 ELECTRIC GENERATOR

LEGEND

- PHASE 1 - 6 MGD
- PHASE 2 – 12 MGD
- 100 – YR FLOODPLAIN
- OTHER CIP IMPROVEMENTS
- PROPERTY LINE
- 150-FT BUFFER ZONE

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REV	DATE	DESCRIPTION	BY

CITY OF HUTTO
HUTTO, TEXAS
WASTEWATER SYSTEM MASTER PLAN

SOUTH PLANT CONCEPTUAL SITE PLAN – 3 MGD PHASE 2

JOB NO.: 22W07065
DATE: 05/12/2022
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SHEET NUMBER 01

TP07: South WWTP Phase III Expansion

South WWTP Phase II Expansion from 12.0 MGD to 15.5 MGD

Justification
Project provides capacity for future growth.

Special Considerations
None.

Potential Alternatives
Alternatives for individual treatment components are described in Section 6.0 of the WWMP and will be further evaluated in the design phase.

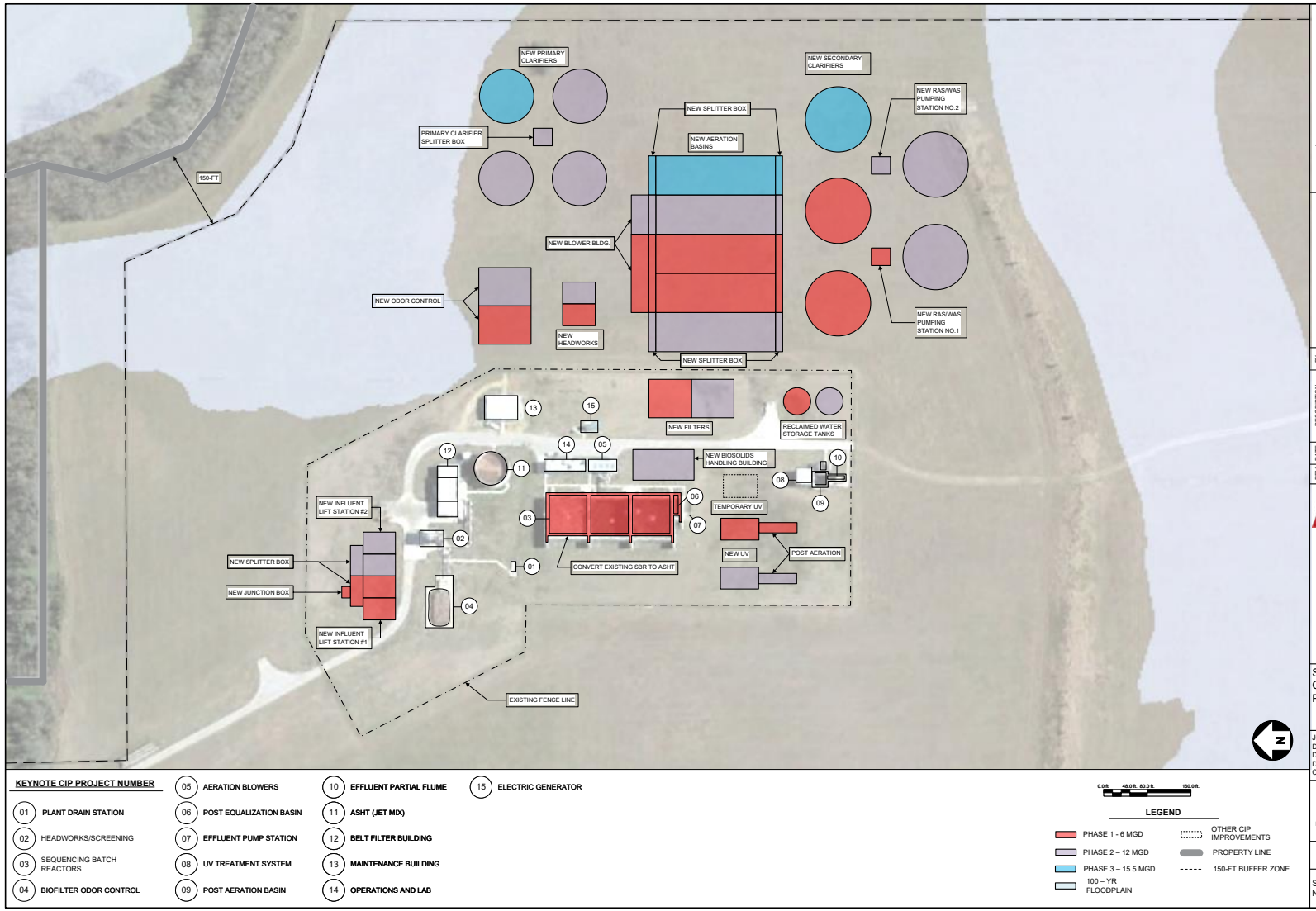
Sewershed	South WWTP
Group	Time Frame
South WWTP	25 Years

Project Implementation

Engineering/Design	24	Months
+		
Bid/Construction	24	Months
Total Project Duration	48	Months

South WWTP Phase III Expansion		
Item No.	**Item Description**	**Total**
1	Demolition and Erosion Control	$ 333,000
2	Grading and Paving	$ 9,000,000
3	Yard Piping	$ 15,646,000
4	Site Electrical	$ 10,154,000
5	Landscaping and Irrigation	$ 1,204,000
6	Civil Yard Structures	$ 417,000
7	Influent Lift Station	$ 1,350,000
8	Aeration Basins	$ 10,384,000
9	Primary Clarifiers	$ 6,549,000
10	Secondary Clarifiers	$ 10,998,000
11	RAS/WAS Pump Station	$ 395,000
Subtotal		$ 66,430,000
Contingency (30%)		Included
Design (10%)		$ 6,643,000
Administration (3%)		$ 2,193,000
OPCC		$ 75,266,000

TP07: South WWTP Phase III Expansion



TP08: Central WWTP Phase II Expansion

Central WWTP Phase I Expansion from 1.7 MGD to 3.25 MGD

Justification
Project provides capacity for future growth.

Special Considerations
The existing abandoned 0.2 MGD treatment facility will be re-purposed for the aeration basins for the 3.25 MGD expansion.

Potential Alternatives
Alternatives for individual treatment components are described in the WWMP and will be further evaluated in the design phase.

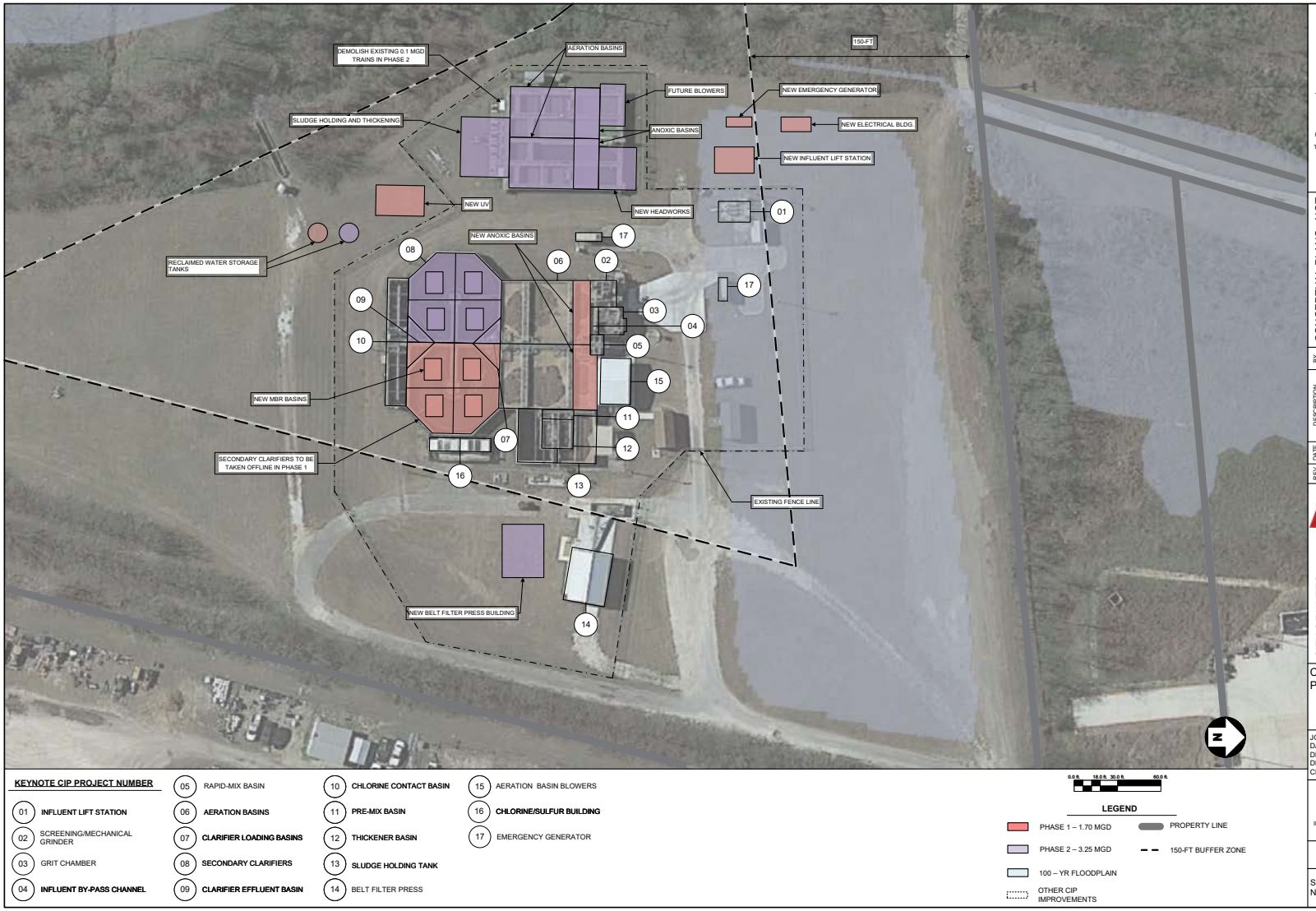
Sewershed	Central WWTP
Group	Time Frame
Central WWTP	25 Years

Project Implementation

Engineering/Design	24	Months
+		
Bid/Construction	24	Months
Total Project Duration	48	Months

Central WWTP Phase II Expansion		
Item No.	**Item Description**	**Total**
1	Site Civil	$ 779,000
2	Headworks	$ 1,584,000
3	Influent Lift Station	$ 357,000
4	Aeration Basins	$ 5,121,000
5	MBR	$ 7,894,000
6	RAS/WAS Pump Station	$ 1,917,000
7	Blower Building	$ 2,005,000
8	Disinfection and Chemical Building	$ 2,574,000
9	Aerated Sludge Holding Tank	$ 1,407,000
10	Dewatering Building	$ 3,313,000
11	Plant Electrical and I&C	$ 864,000
	Subtotal	$ 27,815,000
	Contingency (30%)	Included
	Design (10%)	$ 2,782,000
	Administration (3%)	$ 918,000
	OPCC	$ 31,515,000

TP08: Central WWTP Phase II Expansion



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REV	DATE	DESCRIPTION	BY

CITY OF HUTTO
HUTTO, TEXAS

WASTEWATER SYSTEM MASTER PLAN

CENTRAL PLANT PHASING PLAN

JOB NO.: 22W07065
DATE: 05/12/2022
DESIGNED BY: REB
DRAWN BY: REB
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DRAWING NUMBER
10-P601

SHEET NUMBER 01

APPENDIX F

Wastewater System GIS Updates

Modeled Facility Name	Record Drawing	Record Drawing Sheet	Upstream MH_ID	Downstream MH_ID	Upstream Invert Elevation	Downstream Invert Elevation	Pipe Size
EmergencyWWImpv1	City of Hutto FM 1660 Emergency Wastewater Improvements	4	EmergencyWWImpvWWM1	WWM12	642.9	642.03	12 Inches
CovertWWL1	City of Hutto Covert Offsite Water and Wastewater Improvements	3	WWM1005	WWM1090	633.83	633	12 Inches
CovertWWL1a	City of Hutto Covert Offsite Water and Wastewater Improvements	4	WWM499	WWM1005	634.92	633.93	12 Inches
CovertWWL2	City of Hutto Covert Offsite Water and Wastewater Improvements	4	CovertMH3	WWM499	635.85	635.02	12 Inches
CovertWWL3	City of Hutto Covert Offsite Water and Wastewater Improvements	5	CovertMH4	CovertMH3	637.75	635.9	12 Inches
CovertWWL4	City of Hutto Covert Offsite Water and Wastewater Improvements	6	CovertMH5	CovertMH4	639.4	638.13	12 Inches
CovertWWL5	City of Hutto Covert Offsite Water and Wastewater Improvements	7	CovertMH6	CovertMH5	641.15	639.5	12 Inches
CovertWWL6	City of Hutto Covert Offsite Water and Wastewater Improvements	8	CovertMH7	CovertMH6	642.9	641.58	12 Inches
CovertWWL7	City of Hutto Covert Offsite Water and Wastewater Improvements	0	CovertMH8	CovertMH7	644.65	642.9	12 Inches
CovertWWL8	City of Hutto Covert Offsite Water and Wastewater Improvements	0	CovertMH9	CovertMH8	646.4	644.75	12 Inches
CovertWWL9	City of Hutto Covert Offsite Water and Wastewater Improvements	0	CovertMH10	CovertMH9	647.82	646.5	12 Inches
CovertWWL10	City of Hutto Covert Offsite Water and Wastewater Improvements	0	CovertMH11	CovertMH10	649.57	647.92	12 Inches
CovertWWL11	City of Hutto Covert Offsite Water and Wastewater Improvements	0	CovertMH12	CovertMH11	651.32	649.67	12 Inches
CovertWWL12	City of Hutto Covert Offsite Water and Wastewater Improvements	0	CovertMH13	CovertMH12	652.93	651.42	12 Inches
HuttoParkeSec2WWL1	Huttoparke Section 2	23	JWWM2	HuttoParkeSec2WWMH2	658.23	656.71	12 Inches
HuttoParkeSec2WWL2	Huttoparke Section 2	23	HuttoParkeSec2WWMH2	JWWM3	656.61	655.57	12 Inches
HuttoparkeWWL1	Huttoparke	5	WWM1010	WWM986	645.23	644.78	18 Inches
WestHuttoWWL1	West Hutto WW Main	4	WWM42	WestHuttoWWM1	643.75	641	12 Inches

Modeled Facility Name	Record Drawing	Record Drawing Sheet	Upstream MH_ID	Downstream MH_ID	Upstream Invert Elevation	Downstream Invert Elevation	Pipe Size
WestHuttoWWL2	West Hutto WW Main	3	WestHuttoWWM1	WestHuttoWWM2	640.9	636.9	12 Inches
WestHuttoWWL3	West Hutto WW Main	3	WestHuttoWWM2	WWM44	636.8	634.6	12 Inches
GlenwoodOffsiteWWL1	Glenwood Offsite Wastewater Improvements	5	WWM233	WWM232	606.12	605.46	12 Inches
ParkBrushtPh1WWL1	Park Brushy Crk Ph1 AS-BUILT	15	WWM191	WWM197	619.42	618.22	12 Inches
CrossCreekPh1_WWL1	Cross Creek-Phase 1-Record Drawings_20191018	122	WWM1485	WWM1484	597.81	597.22	18 Inches
EmoryCrsgEffluent_WWL	None	0	WWM1786	Emory Crossing LS	662.6756	661.7	21 Inches
WWL953	Brushy Creek Interceptor Phase II-A	15	WWM631	WWM629	656.58	653.08	24 Inches
HuttoHeightsWWL1	1999-04-13-Hutto Heights WW Imp Combined	4	WWM951	WWM435	616.92	615.56	12 Inches
Riverwalk_Ph1_WWL1	RIVERWALK_PHASE_1_SECTION_1	35	WWM164	WWM208	600.43	598.61	12 Inches
EnclaveFMLSWWL1	Enclave Force Main + Lift Station	5	WWM46	WWM47	598.79	598.26	18 Inches
LakesideEstWWL1	Lakeside Estates Interceptor	0	WWM2053	WWM2052	612.49	610.81	15 Inches
CarolMeadowsWWL1	None	0	JWWM205	WWM1316	667.95	667.51	15 Inches
WWL1163Updated	None	0	WWM493	WWM15	640.7219	640.65	18 Inches
WWL1614Updated	Brushy Creek Interceptor Phase I & II-B	8	WWM647	WWM1521	600.51	598.1	42 Inches

In addition to the gravity lines listed above, the following GIS corrections are recommended for the system's force main:

- The Creekside force main seems to be 6-inch force mains (rather than 4-inch, as shown in GIS).

APPENDIX G

Proposed Wastewater CIP Map

PROPOSED WASTEWATER SYSTEM CAPITAL IMPROVEMENT PLAN

CITY OF HUTTO

PROPOSED WASTEWATER SYSTEM CAPITAL IMPROVEMENT PLAN

PROPOSED PROJECTS

Gravity Lines	Force Main CIP	List Station CIP
5-Year CIP	5-Year CIP	5-Year CIP
10-Year CIP	10-Year CIP	10-Year CIP
25-Year CIP	25-Year CIP	25-Year CIP

No Expected Developer Cost Participation

EXISTING INFRASTRUCTURE

- Existing Gravity Lines
- Existing Force Main
- Existing WWTP
- Existing Lift Station

WASTEWATER BASINS

- Lift Station Subbasin
- South WWTP Drainage Basin
- Central WWTP Drainage Basin
- Taylor WW Service Area in Support of ARPA funding

BASE LAYERS

- Toll Road
- US Highway
- State Hwy
- FM Road
- Collector/Connector
- Hutto ETJ
- CCN
- Rivers (25-5k)
- 100-Year Floodplain
- Waterbody
- Local Parks

N

0 1,500 3,000

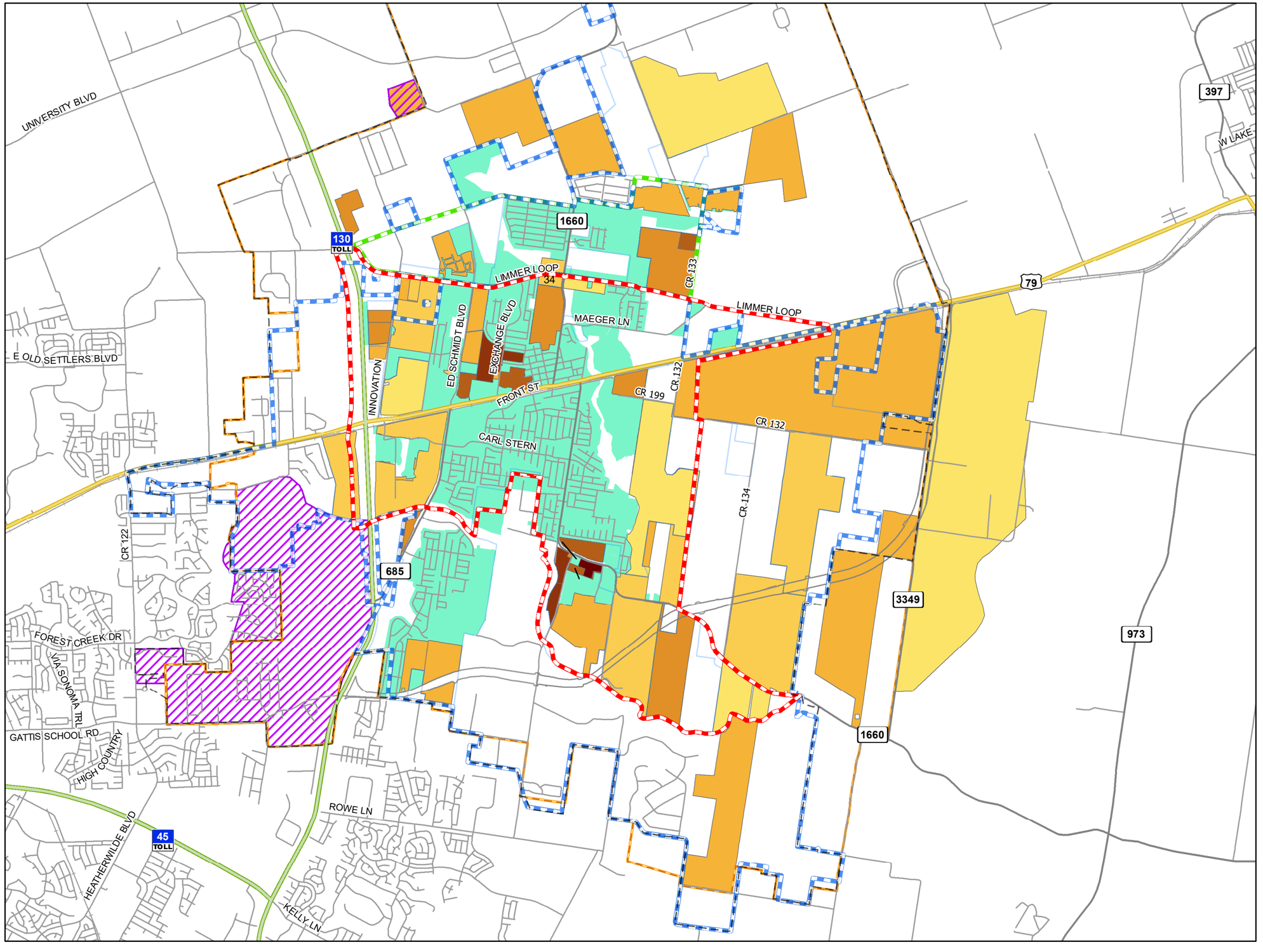
Feet

GARVER

APPENDIX H

5-year, 10-year, and 25-year Future LUE Densities Maps

Appendix H: 5-year Projected LUE Densities



CITY OF HUTTO

5-YEAR HORIZON LUE PROJECTIONS

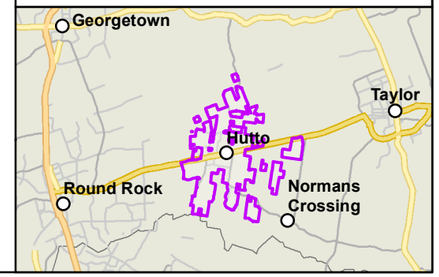
- Wastewater Service Area
- Hutto ETJ
- Hutto WW CCN
- Hutto Water CCN
- Jonah WW CCN

5-year Horizon Density (LUE/acre)

- 0
- 0 -1
- 1 - 2
- 2 - 4
- 4 - 6
- 6 - 10
- 10 - 15
- >15
- Areas Will not Be Served
- Existing Developments

N

0 0.25 0.5 Miles



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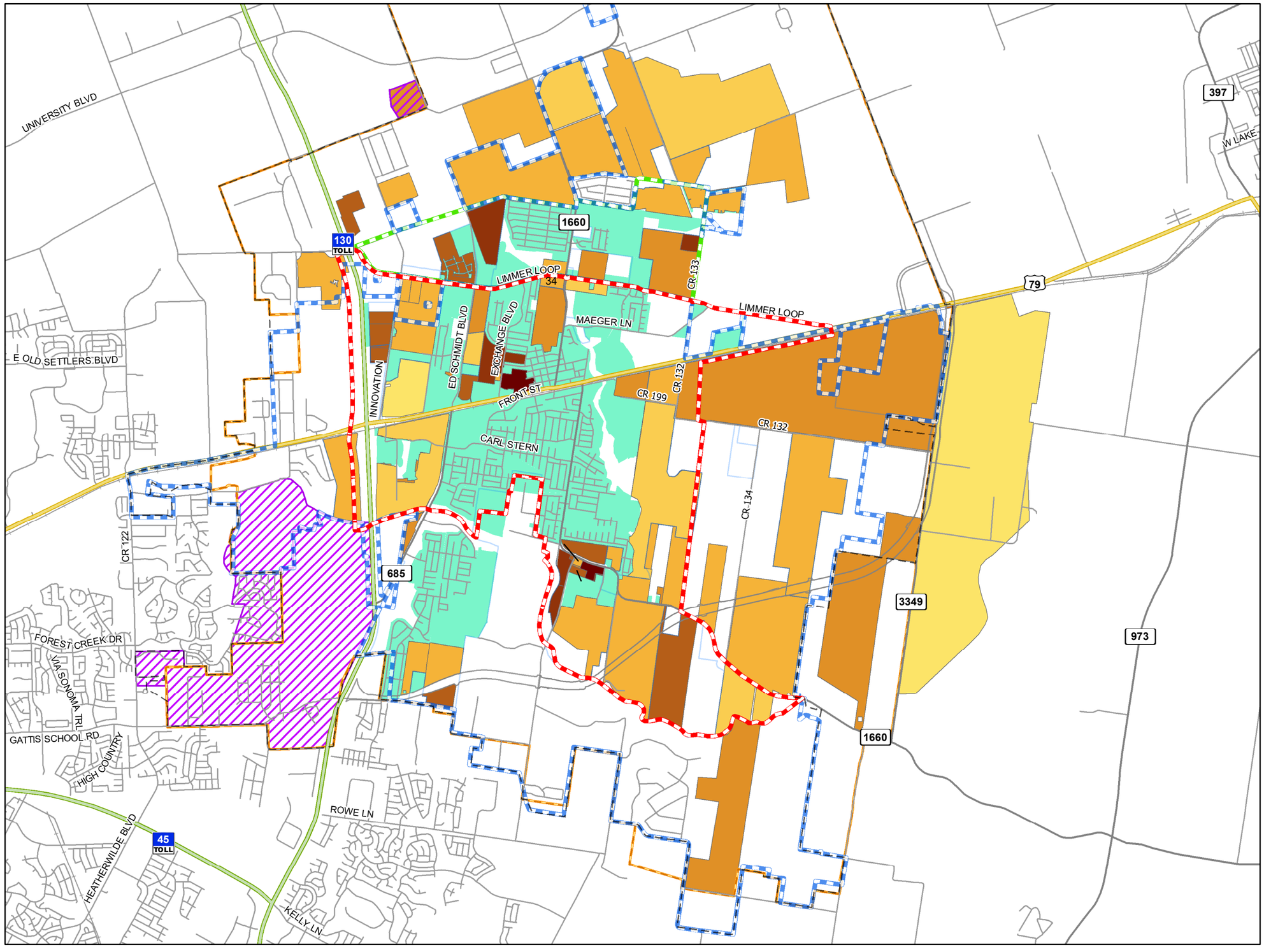
Appendix H: 10-year Projected LUE Densities



CITY OF HUTTO

10-YEAR HORIZON LUE PROJECTIONS

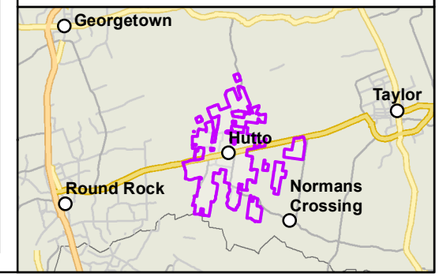
- Wastewater Service Area
- Hutto ETJ
- Hutto WW CCN
- Hutto Water CCN
- Jonah WW CCN

10-year Horizon Density (LUE/acre)

- 0
- 0 -1
- 1 - 2
- 2 - 4
- 4 - 6
- 6 - 10
- 10 - 15
- >15
- Areas Will not Be Served
- Existing Developments

N

0 0.25 0.5 Miles



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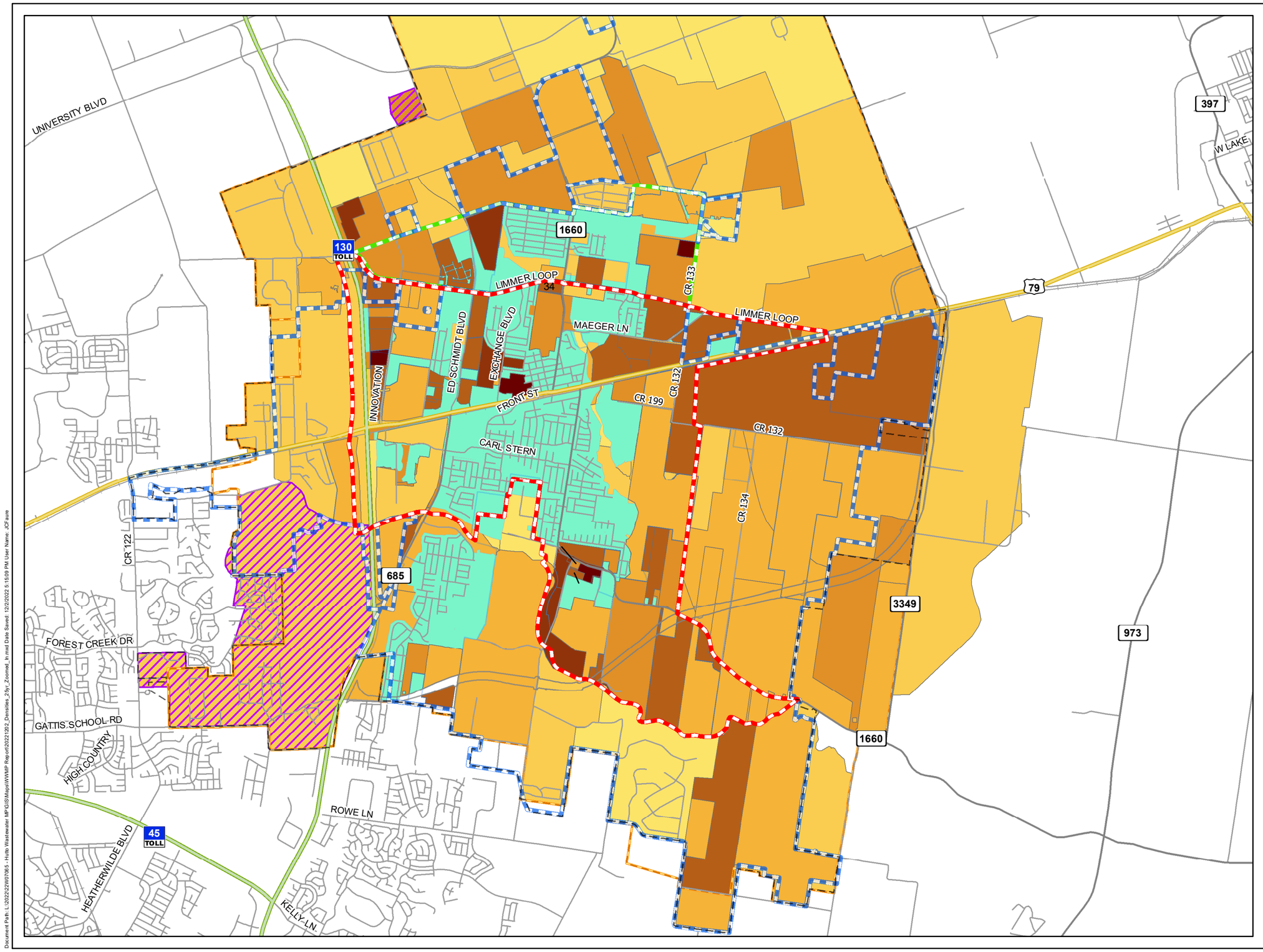


CITY OF HUTTO

25-YEAR HORIZON LUE PROJECTIONS

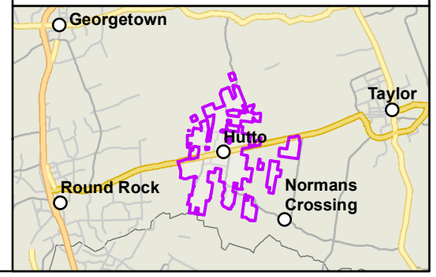
- Wastewater Service Area
- Hutto ETJ
- Hutto WW CCN
- Hutto Water CCN
- Jonah WW CCN

25-year Horizon Density (LUE/acre)

- 0
- 0 -1
- 1 - 2
- 2 - 4
- 4 - 6
- 6 - 10
- 10 - 15
- >15
- Areas Will not Be Served
- Existing Developments

N

0 0.25 0.5 Miles



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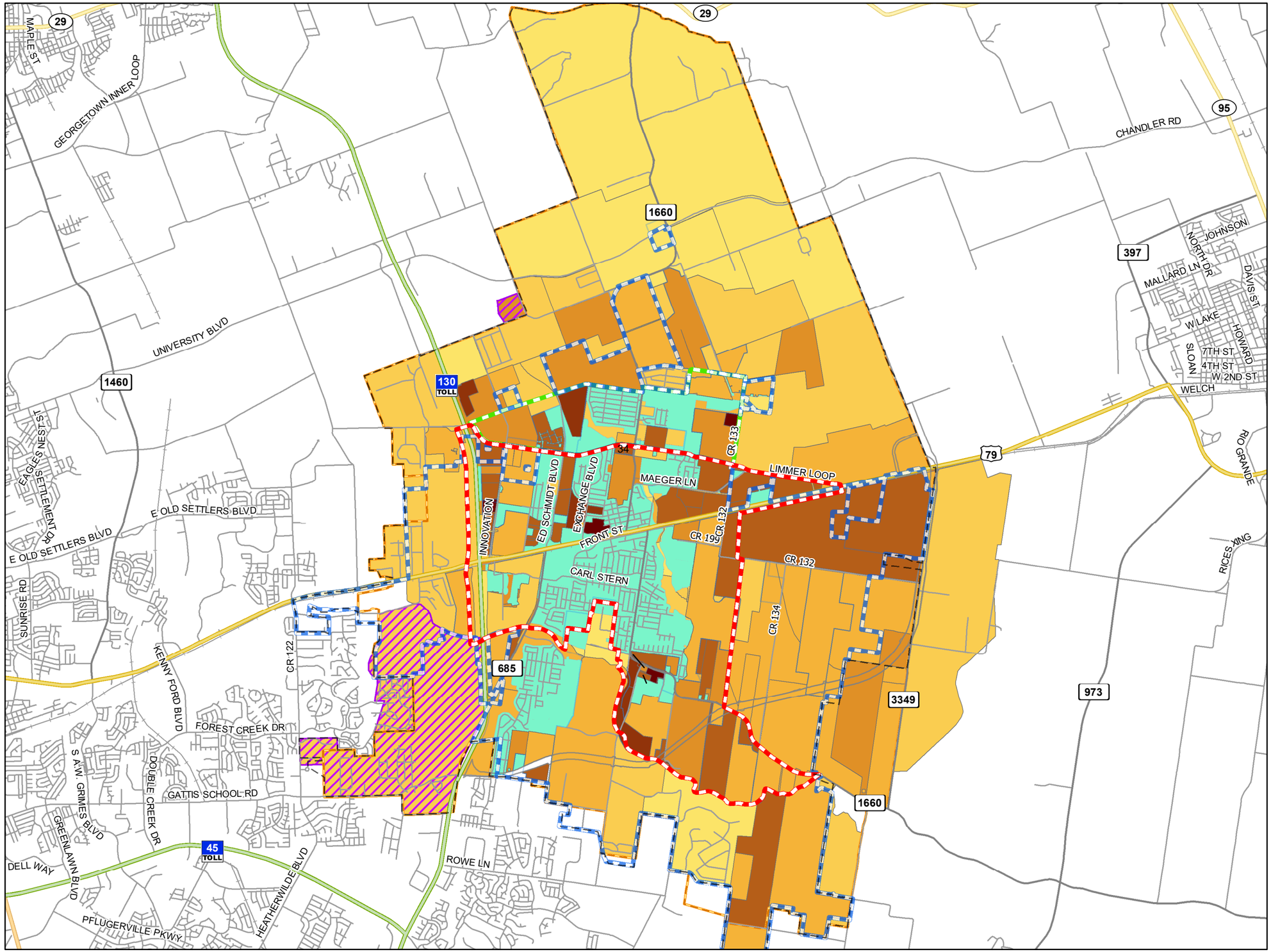
Appendix H: Full Extent of the 25-year Projected LUE Densities Map



CITY OF HUTTO

25-YEAR HORIZON LUE PROJECTIONS

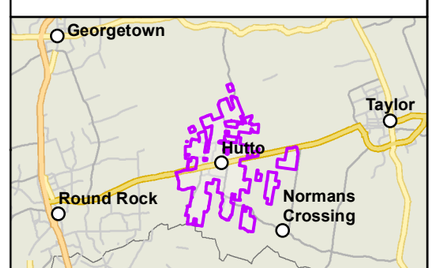
- Wastewater Service Area
- Hutto ETJ
- Hutto WW CCN
- Hutto Water CCN
- Jonah WW CCN

25-year Horizon Density (LUE/acre)

- 0
- 0 -1
- 1 - 2
- 2 - 4
- 4 - 6
- 6 - 10
- 10 - 15
- >15
- Areas Will not Be Served
- Existing Developments

N

0 0.25 0.5 Miles



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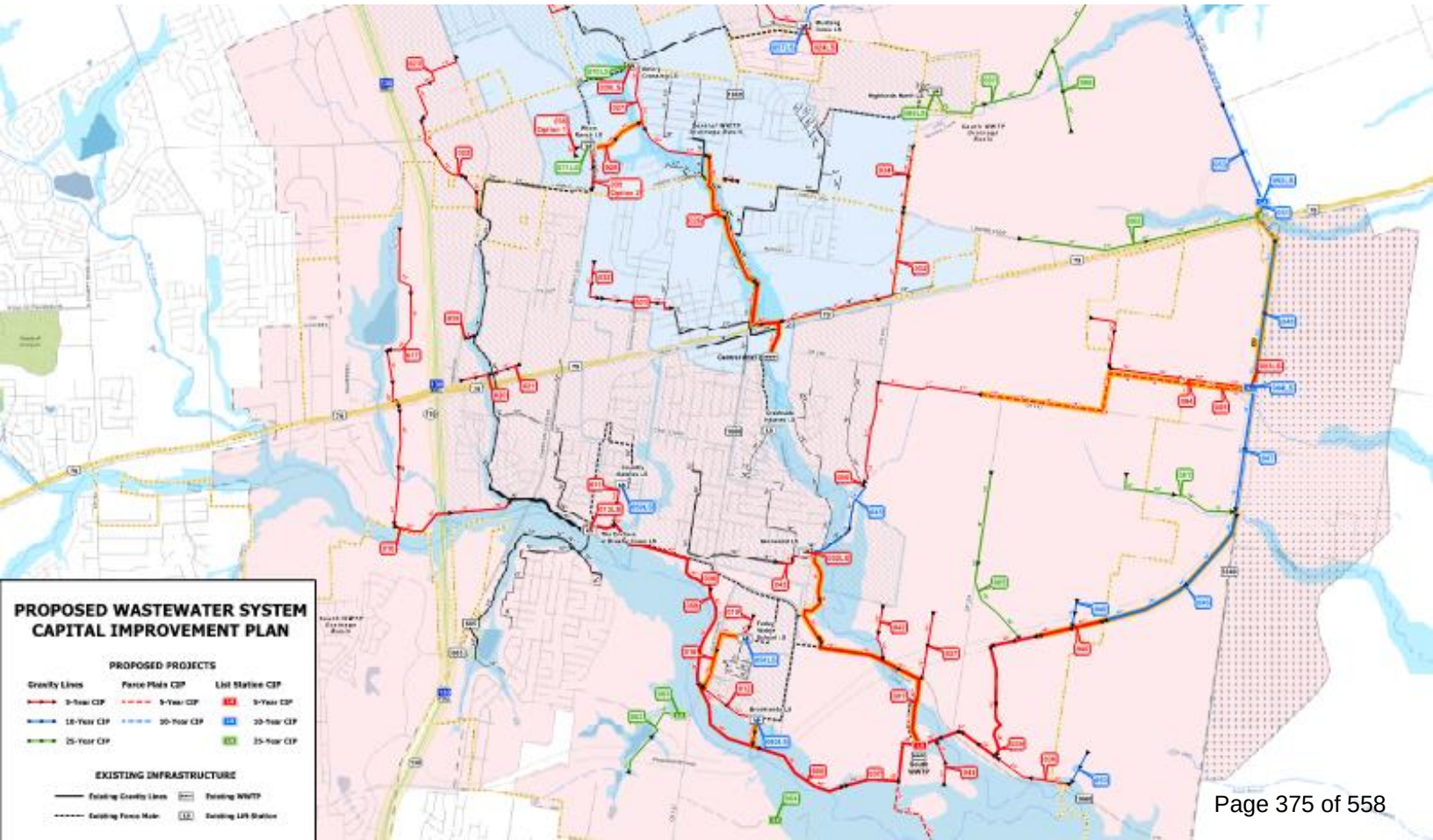

AGENDA ITEM REPORT
11.2.

To:	City Council
Subject:	Presentation, discussion and possible action to accept the Water Master Plan prepared by Freese and Nichols, Resolution No. R-2022-110 (FN) (Wade Benton)
Meeting:	Thursday, December 15, 2022
Department:	Engineering /
Staff Contact:	Wade Benton

BACKGROUND INFORMATION:

Freese and Nichols Task Order 2022-04 was executed February 24, 2022 to prepare a Draft and Final Water Master Plan Report. A capital improvement plan (CIP) was presented to Council on July 15, 2022. A work session was held on September 15, 2022 where FN presented a Water Master Plan Update for the City of Hutto.

The previous water master plan update was completed in 2016. The latest master plan update addresses the City's on-going high growth rate. The scope of work included:

1. Growth and water demand projections for 5-year, 10-year and 25-year conditions
2. Water model build and calibration
3. Hydraulic analysis and water system evaluation
4. Development of a water system capital improvement plan

SUMMARY OF REQUEST:

Staff recommends acceptance of the Water Master Plan.

STAFF REVIEW:

FISCAL NOTES:

RESOLUTION NO. R-2022-110

A RESOLUTION OF THE CITY OF HUTTO, TEXAS, APPROVING THE WATER MASTER PLAN; PROVIDING PROPER NOTICE & MEETING, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2017 the City Council for the City of Hutto, Texas ("City"), approved funding for water and wastewater master development; and

WHEREAS, the previous water master plan update was completed in 2016; and

WHEREAS, on February 24, 2022, the City executed Task Order 2022-04 with Freese and Nichols, Inc., to prepare a Draft and Final Water Master Plan Report; and

WHEREAS, a capital improvement plan was presented to the City Council on July 15, 2022; and

WHEREAS, on September 15, 2022, during a council work session, the Water Master Plan update was presented to the City Council; and

WHEREAS, the City Council desires to authorize the latest update to the City's Water Master Plan, attached as Exhibit A, to address the City's on-going high growth rate and to adequately plan, prepare, and provide for the health, safety, and well-being of the City's citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

Section 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

Section 2: That the Hutto City Council hereby approves Water Master Plan, attached as Exhibit A, a copy of same being attached hereto and incorporated herein for all purposes.

Section 3: The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 4. This Resolution shall take effect immediately upon its passage.

RESOLVED this ___ day of _____, 2022.

_____
Mike Snyder, Mayor

ATTEST:

_____
Angela Lewis, City Secretary

Exhibit A

Water Master Plan (2022)

CITY OF HUTTO

WATER MASTER PLAN UPDATE

2022

PREPARED BY:

Freese and Nichols, Inc.
10431 Morado Circle, Suite 300
Austin, Texas 78759
512-617-3100

WATER MASTER PLAN UPDATE

Prepared for:

City of Hutto

FREESE AND NICHOLS, INC.
TEXAS REGISTERED
ENGINEERING FIRM
F-2144

CITY OF HUTTO
500 West Live Oak Street
Hutto, TX 78634

FREESE AND NICHOLS, INC.
10431 Morado Circle, Suite 300
Austin, Texas 78759
(512) 617-3100

FNI Project Number: HTO22233

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Appendix B: Modeled Pumping and Tank Levels
Appendix C: Project Cost Estimates

EXECUTIVE SUMMARY

In February 2022, the City of Hutto (City) contracted with Freese & Nichols, Inc. (FNI) to perform an update to the City's Water Master Plan. The goals of this study were to evaluate the capacity of the existing water distribution system and to recommend a Capital Improvements Plan (CIP). The recommended improvements will serve as a basis for the design, construction, and financing of facilities required to meet the City's water capacity needs as the system develops.

As part of this study, the hydraulic model of the water distribution system was rebuilt using the latest geographic information system (GIS) data from the city, and calibrated to real-world flow, level, and pressure data collected from the City's Supervisory Control and Data Acquisition (SCADA) system and during temporary pressure testing. Collaborating with the City, FNI developed growth projections to estimate population in terms of living unit equivalents (LUE) for the planning years 2022, 2027 (5-year), 2032 (10-year), and 2047 (25-year). The projections include both residential and non-residential LUEs, but do not include redevelopment in any areas that have existing development. Historical water demand was analyzed and used to inform water demand projections for future conditions corresponding to the LUE projections. A capital improvements plan (CIP) was developed for the water system to serve projected growth through 2047. The hydraulic model of the water systems, along with pumping, conveyance, and storage planning criteria developed in collaboration with City staff, were employed to determine the capacity and timing of proposed improvements. **Figure ES-1** shows the recommended system improvements to serve projected growth through 2047 for the water distribution system.

Planning level cost estimates were developed for the recommended improvements. **Table ES-1** summarizes the estimated project costs by phase for the water system improvements. Detailed and itemized descriptions of all water CIP projects and associated costs are shown in **Appendix C**.

Northwest
4.32 MGD Pump Station
1.00 MG Ground Storage
1.00 MG Elevated Storage
New FCV to Deliver Jonah Supply to GST

Jonah SUD
Wholesale Delivery Point

Convert Area to 890 Pressure Plane

Limmer
New 2.0 MG EST

Frame Switch
Expand PS Firm Capacity to 20.0 MGD
New 3.0 MG GST #2
New 3.0 MG GST #3
Decommission Existing GST #1
Decommission Existing EST

Carl Stern
New 2.0 MG EST
Decommission Existing EST
PS & GST to remain as emergency interconnect

Cottonwood
New 2.0 MG EST

TAYLOR

ROUND ROCK

PFLUGERVILLE

0 1,250 2,500
SCALE IN FEET

PRESSURE PLANE
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

FIGURE ES-1
CITY OF HUTTO
WATER SYSTEM CAPITAL IMPROVEMENT PLAN

LEGEND

- Road
- Railroad
- Lake
- Stream
- Parcel
- City Limits
- ETJ
- County

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line
- Fireflow Improvement Water Line

Under Design / Construction Improvements
- Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line

CITY OF HUTTO

FREESE AND NICHOLS

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Updated: Friday, December 9, 2022 1:00 PM
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Table ES-1: Water CIP Project Cost Summary

Project Number	Project Name	Cost
2022 - 2027		
1	Frame Switch Discharge Water Lines	$ 21,595,400
2	Jonah SUD Wholesale Interconnect	$ 5,946,100
3	Frame Switch PS Expansion	$ 33,993,600
4	Pressure Plane Conversion	$ 77,200
5	County Road 132 South Water Line	$ 18,835,000
6	FM 1660 Water Line Phase 1	$ 3,181,500
7	Cottonwood EST	$ 11,247,600
	2022-2027 Hutto CIP Total	$ 94,876,400
8D	Megasite Water Lines	$ 15,364,400
9D	Alliance Boulevard Water Line	$ 2,145,100
10D	Emory Farms Avenue Water Line	$ 964,100
11D	FM 1660 South Water Lines	$ 12,995,900
12D	County Road 137 Water Line South	$ 1,504,100
	2022-2027 Developer Driven CIP Total	$ 32,973,600
	2022-2027 TOTAL	**$ 127,850,000**
2028 - 2032		
13	Carl Stern Water Line Replacement	$ 13,966,400
14	New Carl Stern Elevated Storage Tank	$ 11,649,300
15	Frame Switch GST #3	$ 8,516,100
	2028-2032 TOTAL	**$ 34,131,800**
2033 - 2047		
16	Highway 79 Western Water Line Crossing	$ 2,041,600
17	County Road 132 Water Line North	$ 4,679,100
18	Limmer EST	$ 12,452,700
	2033-2047 Hutto CIP Total	$ 19,173,400
19D	801' PP Northern Water Lines	$ 12,507,400
20D	890' PP Eastern Boundary Water Line	$ 1,504,100
	2033-2047 Developer Driven CIP Total	$ 14,011,500
	2033-2047 TOTAL	**$ 33,184,900**
	Hutto CIP Total	$ 148,181,600
	Developer Driven CIP Total	$ 46,985,100
	CIP TOTAL	**$ 195,166,700**

Note: cost estimates include 30% for contingency, 20% for engineering and survey, and 3% for administrative costs.

1.0 INTRODUCTION

In February 2022, the City of Hutto (City) contracted with Freese & Nichols, Inc. (FNI) to perform an update to the City's Water Master Plan. The goals of this study were to evaluate the capacity of the existing water distribution system and to recommend a Capital Improvement Plan (CIP). The recommended improvements will serve as a basis for the design, construction, and financing of facilities required to meet the City's water capacity needs as the system develops.

1.1 SCOPE OF WORK

The scope of work for the Water Master Plan Update consisted of the major tasks detailed below.

- **Growth and Water Demand Projections:** developed growth projections for 5-, 10-, and 25-year planning periods based on planned development. Growth projections were allocated spatially using known densities for approved and requested developments and future land use information from the City. Water demand projections were developed using historical demand data from the City.
- **Hydraulic Model Build & Calibration:** temporary pressure testing was conducted at 12 locations throughout the City's water distribution system. Pressure was recorded from March 28, 2022 to April 8, 2022. The latest Geographic Information System (GIS) data of the City's water distribution system was used to build a new hydraulic model in Innovyze's InfoWater Pro® software. The new model was calibrated to Supervisory Control and Data Acquisition (SCADA) records and data collected during temporary pressure testing on April 1, 2022.
- **Hydraulic Analyses and System Evaluation:** the water system was evaluated under existing and projected future conditions. The system was evaluated against state minimum requirements and planning criteria developed by FNI. FNI utilized the calibrated hydraulic model and planning criteria to determine the sizing, location, and timing of recommended system improvements.
- **CIP Development:** recommended system improvements were phased into 5-, 10-, and 25-year CIPs. Planning level cost estimates in 2022 dollars were developed for the recommended improvements.

1.2 ACRONYMS

Table 1 presents a list of acronyms that appear throughout the report.

Table 1-1: Acronyms

Acronym	Definition
AACE	American Association of Cost Engineers
ACR	Alternative Capacity Requirement
AD	Average Day
ADS	ADS Environmental Services
CCN	Certificate of Convenience and Necessity
CIP	Capital Improvement Plan
EPS	Extended Period Simulation
EST	Elevated Storage Tank
FCV	Flow Control Valve
FNI	Freese and Nichols, Inc.
fps	feet per second
gpcd	gallons per connection per day
gpm	gallons per minute
GIS	Geographic Information System
GST	Ground Storage Tank
HGL	Hydraulic Grade Line
HoT	Heart of Texas
LF	Linear Feet
LiDAR	Light Detection and Ranging
MD	Maximum Day
MD:PH	Maximum Day to Peak Hour
MG	Million Gallons
mgd	million gallons per day
PH	Peak Hour
PP	Pressure Plane
PRV	Pressure Reducing Valve
PS	Pump Station
psi	pounds per square inch
SCADA	Supervisory Control and Data Acquisition
TAC	Texas Administrative Code
TCEQ	Texas Commission on Environmental Quality
WSC	Water Supply Corporation

1.3 KEY DEFINITIONS

The following is a list of key definitions utilized in the report.

- Average Day Demand – the total annual water use divided by the number of days in the year.
- Diurnal pattern – a typical pattern of water demand that occurs every 24 hours, usually dependent on the demographics of the area.
- Firm Pumping Capacity – the pumping capacity of a pump station with the largest pump offline and all other pumps running.
- Living Unit Equivalent – a unit of population roughly equal to a single-family household.
- Maximum Day Demand – the maximum quantity of water used system-wide on any one day of the year.
- Peak Hour Demand – the peak rate at which water is required during any one hour of the year.
- Peaking Factor – the ratio calculated by dividing maximum day demand by average day demand or peak hour demand by maximum day demand, which provides a measure of how much demands can deviate from the average.
- Pressure Plane – a portion of the water distribution system that is hydraulically connected and operates at the same head.
- Hydraulic Grade Line (HGL) – Energy of water flow expressed in feet above mean sea level (i.e., head). Under pressure conditions the HGL is what the water surface elevation would be if unconfined.

2.0 GROWTH PROJECTIONS

Population data is an important element in the analysis of a water system. Water demands depend on the residential population and commercial development served by the system and determine the sizing and location of system infrastructure. A thorough analysis of historical and projected service populations provides the basis for projecting future water demands.

2.1 WATER SERVICE AREA

The water service area is equivalent to the City's Water Certificate of Convenience and Necessity (CCN) and contains much of the area within the Hutto City Limits. The service area is roughly bounded to the west by State Highway 130, to the north by Limmer Loop, to the east by FM 3349 and Cottonwood Creek, and to the south by Brushy Creek. The northernmost and southernmost portions of the area within the Hutto City Limits are served by other utilities. **Figure 2-1** illustrates the water service area in blue, along with the surrounding CCNs in the area. A portion of the City's CCN was recently transferred from Jonah Special Utility District (SUD).

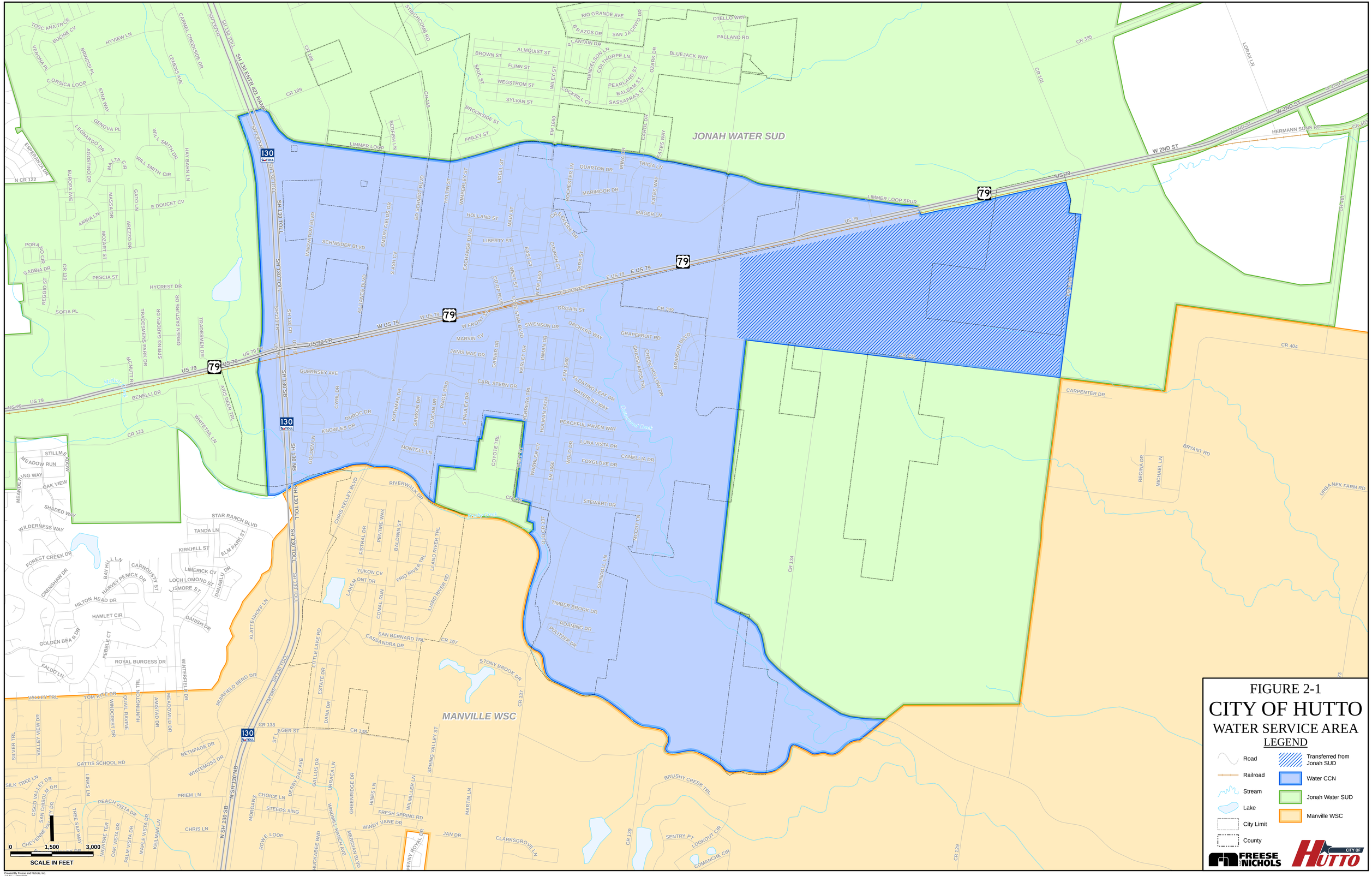

FIGURE 2-1
CITY OF HUTTO
WATER SERVICE AREA
LEGEND

- Road
- Railroad
- Stream
- Lake
- City Limit
- County
- Transferred from Jonah SUD
- Water CCN
- Jonah Water SUD
- Manville WSC

FREESE NICHOLS

CITY OF HUTTO

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2.2 GROWTH PROJECTIONS

Growth projections were developed through collaboration between FNI and the City. The unit of growth used for this study is a living unit equivalent (LUE). Growth projections were calculated for the planning years 2027, 2032, and 2047.

The city has a large number of upcoming developments that have been approved by the City, many potential developments that have been submitted through the City's Service Extension Request (SER) process, as well as a large-scale development in the eastern part of the water service area known as the Megasite. Most of these planned developments have known LUE counts and proposed development schedules, which were incorporated into the growth projections for this study. Additional "in-fill" development is expected to occur within the 25-year planning period. LUE counts for these developments were calculated based on future land use and density information provided by City Planning staff.

Growth projections were spatially distributed by planning period based on the location and proposed timing of the planned developments. **Table 2-1** presents the growth projections by planning year for the water service area. Initial aggressive growth rates are consistent with proposed and in-progress developments. As the city approaches buildout of the water service area, it is anticipated that growth will slow. **Figure 2-2** show the parcels identified to develop. These growth projections were input into the hydraulic model of the water distribution system to simulate future demands, which helped develop the location, capacity, and phasing of the proposed system improvements.

Table 2-1: Water Service Area Growth Projections

Year	Water LUEs	Annual Growth Rate
2022	6,923	-
2027	16,359	18.8%
2032	21,744	5.9%
2047	29,906	2.1%

JONAH WATER SUD

MANVILLE WSC

FIGURE 2-2
CITY OF HUTTO
PROJECTED DEVELOPMENT WATER SERVICE AREA
LEGEND

Developments

- Planned Development
- In-fill Development
- Water CCN

2027 Connections (9,436)
2032 Connections (5,385)
2047 Connections (8,162)

- Road
- Railroad
- Stream
- Lake
- City Limits
- County

FREESE NICHOLS

CITY OF HUTTO

SCALE IN FEET
0 1,500 3,000

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3.0 EXISTING WATER SYSTEM

The existing water distribution system consists of a network of lines ranging in size from 2 inches to 30 inches in diameter, 3 pump stations (PS), 3 elevated storage tanks (EST), and 3 ground storage tanks (GST). The existing water distribution system is shown on **Figure 3-1**. **Figure 3-2** shows the water system in schematic form.

3.1 PRESSURE PLANES

The City currently operates 2 main pressure planes (PP): the 801' PP and the 890' PP. **Table 3-1** shows the overflow hydraulic grade line (HGL) and allowable service elevation ranges per City pressure criteria for each pressure plane in feet above mean sea level (MSL). Both PPs serve areas that include service elevations below the minimum allowable service elevation. These areas are generally served either by mainline or individual pressure reducing valves (PRV). Portions of the 801' PP along Limmer Loop include service areas that are above the maximum allowable service elevation. Customers in this area that experience pressure below the state minimum requirement of 35 pounds per square inch (psi) during normal operations will be converted to the 890' PP as part of the proposed CIP.

Table 3-1: Existing Pressure Plane Overview

Pressure Plane	Overflow HGL (feet above MSL)	Maximum Allowable Service Elevation[1] (feet above MSL)	Minimum Allowable Service Elevation[2] (feet above MSL)
801'	801	669	616
890'	890	758	705

[1]Based on City minimum pressure criteria of 50 psi and ESTs at half-full
[2]Based on City maximum pressure criteria of 80 psi (unless PRV installed) and ESTs full

Northwest
4.32 MGD Pump Station
1.00 MG Ground Storage
1.00 MG Elevated Storage

Carl Stern
2.16 MGD Pump Station
0.50 MG Ground Storage
0.20 MG Elevated Storage

Frame Switch
2.15 MGD Pump Station
0.50 MG Ground Storage
1.00 MG Elevated Storage

TAYLOR

ROUND ROCK

PFLUGERVILLE

0 1,250 2,500
SCALE IN FEET

FIGURE 3-1
CITY OF HUTTO
EXISTING WATER DISTRIBUTION SYSTEM

LEGEND

- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line
- Road
- Railroad
- Stream
- Lake
- City Limit
- Other City Limit
- ETJ
- County

PRESSURE PLANE

- 801 Pressure Plane
- 890 Pressure Plane

CITY OF HUTTO

FREESE AND NICHOLS

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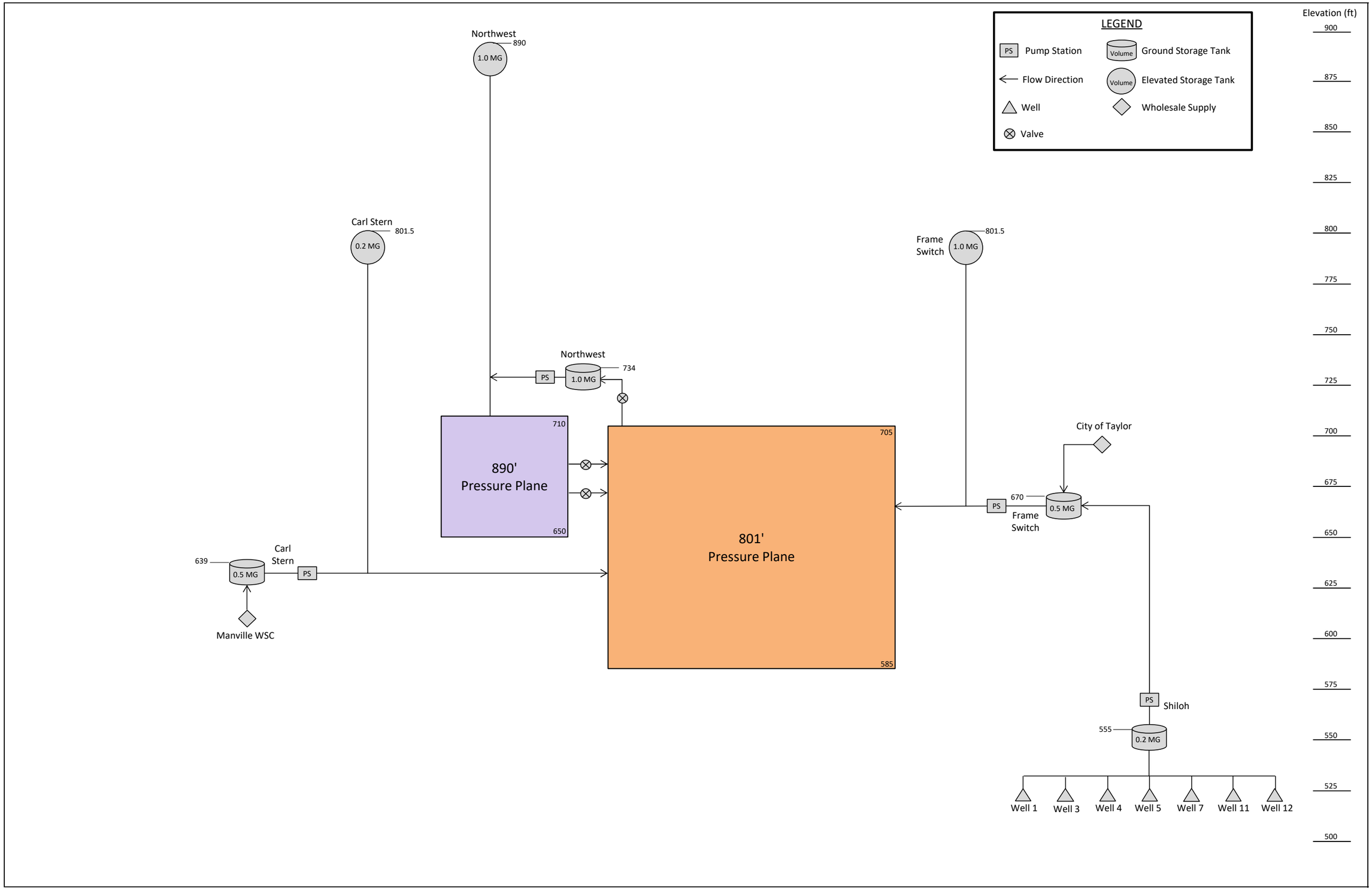
Figure 3-2: Existing Water Distribution System Schematic



3.2 PRODUCTION FACILITIES

The City's water supply consists of eight groundwater wells in the Carrizo-Wilcox Aquifer: six in the Hooper Formation and two in the Simsboro Formation, as well as wholesale supply from the City of Taylor (Taylor) and Manville Water Supply Corporation (WSC). The supply from the groundwater wells is pumped to the Shiloh Pump Station, where it is then pumped to the Frame Switch PS via a 16- and 20-inch transmission main. The wells, Shiloh PS, and the transmission main are collectively referred to as the Heart of Texas (HoT) system. There is not currently a groundwater conservation district (GCD) in the Hooper Formation of the Carrizo-Wilcox, so the City is only limited by pumping capacity for those wells. The Simsboro Formation is regulated by the Lost Pines GCD, and the City is currently permitted to take water at a maximum rate of 1,100 gallons per minute (gpm) per Simsboro well, not to exceed a combined annual amount of 3,360 acre feet per year, which roughly equates to an average daily rate of 3.0 million gallons per day (mgd).

The Taylor wholesale supply and the groundwater supply are both pumped into the distribution system by the Frame Switch PS, and the Manville WSC supply is pumped into the distribution system at the Carl Stern PS. The City also has an emergency water supply contract with Jonah SUD that provides the City with up to 1.0 mgd via an interconnect along the Limmer Loop 16-inch water line near the intersection of Limmer Loop and FM 1660. **Table 3-2** shows the capacity of each water supply in the City's water system.

Frame Switch
2.15 MGD Pump Station
0.50 MG Ground Storage
1.00 MG Elevated Storage

Shiloh
4.32 MGD Pump Station
0.32 MG Ground Storage

Well 1
Well 3
Well 4
Well 5
Well 7
Well 10
Well 11
Well 12

30"
20"
16"

WILLIAMSON COUNTY
TRAVIS COUNTY
BASTROP COUNTY
LEE COUNTY
MILAM COUNTY

THRALL
TAYLOR
PFLUGERVILLE
COUPLAND
ELGIN
MANOR

0 4,000 8,000
SCALE IN FEET

FIGURE 3-3
CITY OF HUTTO
HEART OF TEXAS WATER SYSTEM
LEGEND

- Well
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line
- Road
- Railroad
- Stream
- Lake
- City Limit
- Other City Limit
- ETJ
- County

FREESE AND NICHOLS
CITY OF HUTTO

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Table 3-2: Existing Production Facilities

Source	Supply	Production Capacity (mgd)	Notes
Manville WSC (Base Rate)	Wholesale	0.60	-
Manville WSC (Higher Rate)	Wholesale	0.22	-
City of Taylor	Wholesale	0.30	-
Well 1	Carrizo-Wilcox (Hooper)	0.14	Limited by pump capacity
Well 3	Carrizo-Wilcox (Hooper)	0.12	Limited by pump capacity
Well 4	Carrizo-Wilcox (Hooper)	0.03	Limited by pump capacity
Well 5	Carrizo-Wilcox (Hooper)	0.16	Limited by pump capacity
Well 7	Carrizo-Wilcox (Hooper)	0.14	Limited by pump capacity
Well 10	Carrizo-Wilcox (Hooper)	0.01	Limited by pump capacity
Well 11	Carrizo-Wilcox (Simsboro)	1.58	Limited by permitted capacity
Well 12	Carrizo-Wilcox (Simsboro)	0.75	Limited by pump capacity
Total Capacity (Normal)	-	**4.05**	**-**
Jonah Emergency	-	1.00	-
Total Capacity (Emergency)	-	**5.05**	**-**

3.3 PUMP STATIONS

The City utilizes pump stations to convey water to higher hydraulic grades. The City's groundwater supply is pumped to the GST of the Frame Switch PS by the Shiloh PS. All the water supply enters the system in the 801' PP via the Frame Switch and Carl Stern Pump Stations. The City utilizes the Northwest PS, which receives supply from the 801' PP, to serve the 890' PP.

Table 3-3 presents a summary of pump stations by pressure plane.

Table 3-3: Existing Pump Stations

Facility	Pressure Plane Served	Firm Capacity[1] (mgd)	Total Capacity (mgd)
Shiloh PS	-	4.32	6.48
Frame Switch PS	801'	2.16	4.32
Carl Stern PS	801'	2.16	4.32
Northwest PS	890'	4.32	6.48

[1]Firm capacity considers the largest pump out of service.

3.4 STORAGE TANKS

Elevated storage of water generally refers to a volume of water stored at an elevation such that gravity can be utilized to maintain appropriate system pressure. Elevated storage tanks can be constructed with legs or a pedestal to achieve the desired elevation, or they can be ground storage tanks constructed at elevations higher than the service area. Currently, the City operates three elevated storage tanks. **Table 3-4** summarizes the elevated storage tanks by pressure plane. TAC §290.38(25) defines elevated storage as "that portion of water which can be stored at least 80 feet above the highest service connection in the pressure plane served by the storage tank." In **Table 3-4**, this is referred to as "effective storage." Storage capacity and effective storage are shown in millions of gallons (MG).

Table 3-4: Existing Elevated Storage Tanks

Name	Pressure Plane Served	Overflow Elevation (feet)	Sidewater Depth (feet)	Storage Capacity (MG)	Highest Service Elevation (feet)	Effective Storage (MG)
Frame Switch EST	801'	801.5	34.04	1.00	706	0.46
Carl Stern EST	801'	801.5	28.25	0.20	706	0.11
Northwest EST	890'	890.0	40.00	1.00	710	1.00
EST Subtotal		-	-	**2.20**		**1.57**

In addition to elevated storage, ground storage is utilized at pump stations to allow for consistent suction head and to provide a storage buffer for the water supply. Four ground storage tanks are utilized within the City's water system. **Table 3-5** provides a summary of the ground storage tanks.

Table 3-5: Existing Ground Storage Tanks

Name	Pressure Plane Served	Overflow Elevation (feet)	Sidewater Depth (feet)	Storage Capacity (MG)
Shiloh GST	-	555.00	31.00	0.32
Frame Switch GST	801'	670.00	30.00	0.50
Carl Stern GST	801'	639.00	32.21	0.50
Northwest GST	890'	734.00	30.00	1.00
GST Subtotal		-	-	**2.32**

4.0 WATER DEMAND

A water utility must be able to supply water at rates that fluctuate over time. Yearly, monthly, daily, and hourly variations in water use occur, with higher use during dry years and in hot months. Also, water use follows a diurnal pattern, typically being lower at night and peaking in the early morning and evening, although automatic irrigation systems can increase overnight relative water demand. Flow rates most important to the hydraulic design and operation of a water distribution system are average day (AD), maximum day (MD), and peak hour (PH) demands. Average day demand is the total annual water use divided by the number of days in the year. The average day demand rate is typically used as a basis for estimating the annual amount of water rights or supply a utility should maintain.

In general, water production and pumping facilities are sized based on the maximum day demand, which is defined as the maximum quantity of water used system-wide on any one day of the year. Peak hour use is the peak rate at which water is required during any one hour of the year. Since minimum distribution pressures are usually experienced during peak hour, the sizes and locations of distribution facilities (especially elevated storage tanks) are generally determined based on this condition.

Reviewing historical water demands provides insight into selecting design criteria used to project future water demands. For this study, historical daily production data was provided by the City for January 2019 through March 2022. Production data comes from measured flows at all facilities providing water to customers and provides a measure of customer water usage. Historical AD demand was calculated for each year from 2019 to 2021 by dividing the annual production in gallons by days in the year. Historical usage rates in gallons per day per LUE (gpd/LUE) were calculated by dividing the historical AD demand in gallons per day by the number of water LUEs for each year from 2019 through 2021. **Table 4-1** shows the historical AD demand in mgd and historical per LUE usage.

To calculate historical maximum day to average day peaking factors (PF), the highest daily demand from the production data for the years of 2019 through 2021 were divided by the calculated average day demand for the corresponding year. A summary of historical maximum day demand and per LUE usage is shown in **Table 4-1**.

Table 4-1: Historical Water Demands

Year	LUEs	Average Day Demand (mgd)	Average Day Demand (gpd/LUE)	Maximum Day Demand (mgd)	Maximum Day Demand (gpd/LUE)
2019	5,350	1.58	296	2.43	453
2020	5,653	1.62	286	2.86	505
2021	6,214	1.69	272	2.63	423
Average	-	-	**284**	-	**461**

Water demands were projected for 2022 using the known LUE count by pressure plane from February 2022. Demands were also projected for 2027, 2032, and 2047 conditions for the City's Water Service Area. The evaluation of historical trends in per capita data provided a basis for determining the design criteria used to project average day and maximum day water demands. Based on the review of this data and the need to plan for low rainfall (dry) years with minimal water restrictions, FNI is utilizing an average day demand of 300 gpd/LUE and a maximum day demand of 518 gpd/LUE. A design peak hour to maximum day peaking factor of 1.70 was selected based on input from the City. **Table 4-2** shows the demand projections for 2022, 2027, 2032, and 2047 for each pressure plane.

Table 4-2: Projected Water Demands

Year	Pressure Plane	LUEs	Average Day Demand (mgd)	Maximum Day Demand (mgd)	Peak Hour Demand (mgd)
2022	801'	6,571	1.97	3.41	5.79
	890'	352	0.11	0.18	0.31
	Total	**6,923**	**2.08**	**3.59**	**6.10**
2027	801'	13,360	4.01	6.93	11.77
	890'	2,999	0.90	1.55	2.64
	Total	**16,359**	**4.91**	**8.48**	**14.42**
2032	801'	17,944	5.38	9.30	15.81
	890'	3,800	1.14	1.97	3.35
	Total	**21,744**	**6.52**	**11.27**	**19.16**
2047	801'	24,914	7.47	12.92	21.96
	890'	4,992	1.50	2.59	4.40
	Total	**29,906**	**8.97**	**15.50**	**26.36**

5.0 HYDRAULIC MODEL UPDATE AND CALIBRATION

Model calibration involves the process of rectifying parameters within the hydraulic model until the model generates and conveys flow in a similar manner as observed in the system. A properly calibrated model serves as the foundation for any future modeling scenarios.

As part of this study, FNI built a new version of the City's water distribution system hydraulic model in Innovyze's InfoWater Pro® software, which makes use of engineering equations and mathematical algorithms to determine the flows and pressures that would occur in a distribution system under a specified set of conditions. In general, the flow and pressure depend upon the magnitude and location of system supplies and demands and on the characteristics of the water mains and other facilities in the distribution network. The head loss through each main is a function of the flow rate and the pipe diameter, length, and interior roughness. This new model was based on the latest available geographic information system (GIS) data and facility information.

5.1 NETWORK DEVELOPMENT

The model system network was developed from the City's GIS and design plans. The City provided GIS shapefiles containing water system data, including a pipeline shapefile: "City_of_Hutto_Water_Lines." This shapefile contained 1,582 records and included information on each pipe in the distribution system. The pipes were imported using the import manager in InfoWater Pro®. The "Diameter" field was used to assign a diameter to each pipeline in the model. In InfoWater Pro®, a node defines the first or last vertex of a pipeline. Two pipelines that are connected will share a node to create topology. The pipeline-node topology was created using the InfoWater Pro® "Append Nodes" command by creating junctions at each pipeline endpoint. Pipelines were automatically connected if an endpoint was within 0.01 feet of another endpoint. To ensure proper connectivity, the network was reviewed using the topology tools within InfoWater Pro.

Each element of a model requires certain parameters in order to perform the necessary hydraulic calculations. Facility information was input to the model based on data provided by the City.

- **Pipelines:** diameter, length, and a roughness coefficient are required for each pipeline for modeling purposes. The pipeline diameter was imported from the merged pipeline GIS shapefile and the length of each pipeline was auto calculated based on its spatial location. Pipelines were assigned a Hazen-Williams roughness coefficient (C-value) of 130.

- **Junctions:** elevation values are required at model junctions to calculate pressures. The "Elevation Interpolation" command was used to assign elevations to all junctions in the model using 1-foot contour data converted from Light Detection and Ranging (LiDAR) data from Williamson County.

- **Pumps:** the model requires a defined head versus flow relationship for each pump element (e.g. pump curve, design point, etc.) to know how the pump will operate under various conditions. The City provided pump information in the form of manufacturer curves, field test curves, or design capacity, which was imported into the model.

- **Tanks:** all elevated and ground storage tanks were modeled as having cylindrical geometry. Floor elevation, minimum level, maximum level, and diameter were input into the model for all tanks.

- **Control Valves:** the City operates several control valves throughout the distribution system. The model requires a setting for each valve, which varies in meaning depending on the type of valve. For instance, a PRV setting in the model is the downstream pressure that the valve will try to maintain. The valve settings from the previous model were used as a starting point, and settings were adjusted as needed during model calibration.

5.2 DEMAND ALLOCATION

The distribution, or allocation, of water demands is a crucial step in developing a hydraulic model. The spatial location and relative magnitude of demands significantly impact the hydraulics of a water distribution system. In master planning, an accurate distribution of demands facilitates the development of sound capital improvements. This distribution was achieved using metered billing data provided by the City. The metered billing data included the total consumption in gallons for every customer as well as the address and size of each meter. The active meters were geocoded using parcel and street centerline data. Geocoding is a GIS technique used to generate a geographic location (x-y coordinates) from an address. February 2022 water demands were allocated to the model by spatially joining the meters to the nearest model node in InfoWater Pro® using the Demand Allocator module. The demands were then scaled to match the demand experienced during the calibration day.

5.3 TEMPORARY PRESSURE TESTING

Temporary field pressure testing was conducted March 28 – April 8, 2022. Twelve Telog® brand pressure recorders were installed throughout the distribution system to monitor pressure every five minutes. Locations of the pressure recorders are illustrated on **Figure 5-1**. **Figure 5-2** provides a summary of the pressure recording data. Pressure Recorder 206304 malfunctioned during data collection, so no data was available for Hydrant H747. Water system pressures generally ranged from 45 to 100 psi. All pressures exceeded the minimum TCEQ requirement of 35 psi (with one 10-minute interval where recorded pressure dropped below 35 psi at one location).

5.4 EXTENDED PERIOD SIMULATION MODEL CALIBRATION

To verify that the hydraulic model accurately represented the actual distribution system, an extended period simulation (EPS) model calibration analysis was performed. The calibration process involved adjusting system operation, C-values, demand allocation, and peaking factors to match a known condition. April 1, 2022 was selected for calibration because it was a weekday with the most complete data.

A system-wide demand of 2.01 mgd was observed on the calibration day. Due to a lack of complete pump flow and tank level information in the City's Supervisory Control and Data Acquisition (SCADA), a typical diurnal pattern, which imitates how demands fluctuate over the course of a 24-hour period, was assumed for all customers in the system.

The results of the EPS calibration are summarized on the graphs included in **Appendix A**. The graphs show modeled pressures and tank levels versus recorded data at pressure recorder locations and facilities throughout the system. The results suggest a good correlation between recorded and modeled values. A more refined model calibration could be achieved if pump station flows could be measured and recorded in hourly or smaller intervals. However, for master planning purposes, the model calibration achieved for this study provides sufficient confidence in the accuracy of the model.

Northwest
4.32 MGD Pump Station
1.00 MG Ground Storage
1.00 MG Elevated Storage

Hydrant: H048
PR ID: 203019

Hydrant: H008
PR ID: 201667

Hydrant: H054
PR ID: 203435

Hydrant: H080
PR ID: 205936

Frame Switch
2.15 MGD Pump Station
0.50 MG Ground Storage
1.00 MG Elevated Storage

Hydrant: H183
PR ID: 203018

Hydrant: H612
PR ID: 206052

Hydrant: H779
PR ID: 205931

Hydrant: H196
PR ID: 205934

Hydrant: H352
PR ID: 205935

Hydrant: H747
PR ID: 206304
No Data Collected

Hydrant: H593
PR ID: 201671

Carl Stern
2.16 MGD Pump Station
0.50 MG Ground Storage
0.20 MG Elevated Storage

Hydrant: H729
PR ID: 203271

TAYLOR

ROUND ROCK

PFLUGERVILLE

SCALE IN FEET
0 1,250 2,500

FIGURE 5-1
CITY OF HUTTO
TEMPORARY PRESSURE TESTING LOCATIONS
LEGEND

- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Pressure Recorder
- 8" and Smaller Water Line
- 12" and Larger Water Line
- Supply Line
- Road
- Railroad
- Stream
- Lake
- City Limit
- Other City Limit
- ETJ
- County

PRESSURE PLANE
- 801 Pressure Plane
- 890 Pressure Plane

CITY OF HUTTO
FREESE AND NICHOLS

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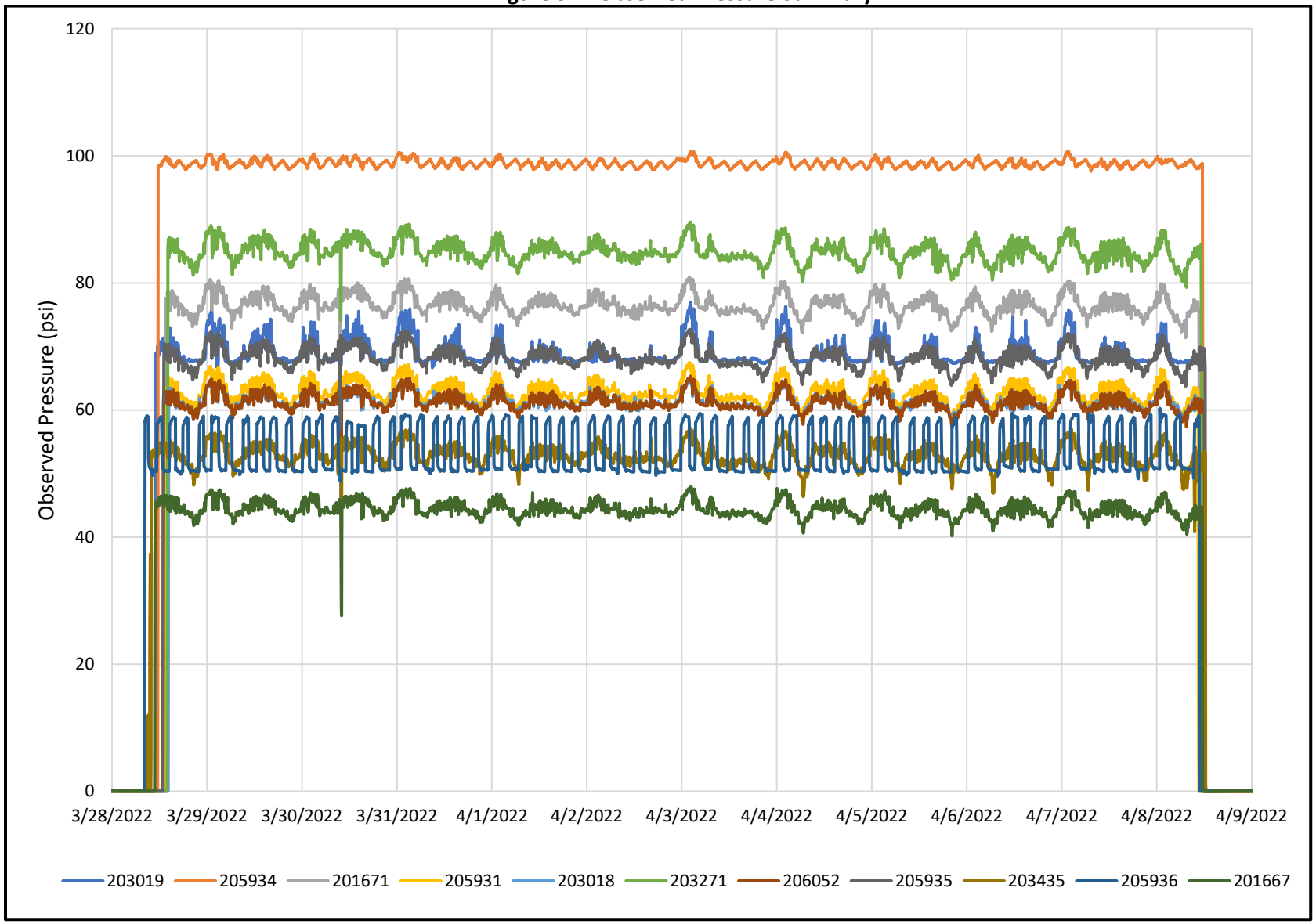
Figure 5-2: Observed Pressure Summary



6.0 WATER SYSTEM HYDRAULIC ANALYSIS

The existing distribution system was evaluated to assess current production, pumping, and storage capacity. This analysis is performed to determine if there are any existing system deficiencies and to provide a baseline for the current level of service. The water distribution system was also evaluated with consideration for future water service. Various combinations of improvements and modifications were investigated to determine the most appropriate approach for meeting projected demands. Parameters used in developing the improvements plan included increasing system reliability, improving system operations, and maintaining proper residual pressure throughout the system.

6.1 TCEQ REQUIREMENTS

As a public water utility, the City must comply with the rules and regulations for public water systems set forth by the Texas Commission on Environmental Quality (TCEQ) in TAC §290.45. The TCEQ sets minimum system requirements pertaining to storage, pumping, and production capacity, which are as follows:

- Total production: 0.60 gpm per connection
- Total storage: 200 gallons per connection
- Elevated storage: 100 gallons per connection
- Distribution pumping:
    - 0.60 gpm per connection (if providing at least 200 gallons per connection of elevated storage)
    - 2.00 gpm per connection or at least 1,000 gpm with the ability to meet peak hour demands with largest pump out of service (if providing less than 200 gallons per connection of elevated storage)

However, the City was granted alternative capacity requirements (ACR) by the TCEQ for each category in February 2017, which reduce the minimum requirements as follows:

- Total production: **0.40** gpm per connection
- Total storage: **132** gallons per connection

- Elevated storage: **66** gallons per connection
- Distribution pumping:
    - **0.40** gpm per connection (if providing at least 200 gallons per connection of elevated storage)
    - **1.32** gpm per connection or at least 1,000 gpm with the ability to meet peak hour demands with largest pump out of service (if providing less than 200 gallons per connection of elevated storage)

Table 6-1 summarizes the TCEQ minimum pumping and storage requirements for each PP. The City is currently meeting all TCEQ minimum system requirements.

Table 6-1: TCEQ Minimum System Requirements

	801' LUE = 6,571		890' LUE = 352		Total System LUE = 6,923	
	TCEQ Requirement	Existing Capacity	TCEQ Requirement	Existing Capacity	TCEQ Requirement	Existing Capacity
Production[1] (gpm)	-	-	-	-	2,769	2,813
Pumping[2] (gpm)	4,021	4,500[5]	141	4,500[6]	-	-
Elevated Storage[3] (MG)	0.43	0.57	0.02	1.00	-	-
Total Storage[4] (MG)	-	-	-	-	0.91	4.52

[1] Hutto's TCEQ ACR for Production Capacity is 0.4 gpm per connection

[2] Hutto's TCEQ ACR for Pumping Capacity is 0.4 gpm per connection if providing 200 gallons or more of elevated storage per connection and If providing less than 200 gallons per connection of elevated storage, it is the ability to meet peak hour demand with largest pump out of service.

[3] Hutto's TCEQ ACR for Elevated Storage Capacity is 66 gallons per connection

[4] Hutto's TCEQ ACR for Total Storage Capacity is 132 gallons per connection

[5] Combined capacity of the Frame Switch and Carl Stern Pump Stations with one pump out of service

[6] Total capacity of Northwest Pump Station

6.2 PLANNING CRITERIA

This section summarizes additional planning criteria developed in coordination with City staff to assess the water distribution system. These criteria are typically more stringent than the TCEQ minimum requirements and take into consideration additional factors including operational flexibility and system redundancy. **Table 6-3** summarizes the recommended capacity criteria for production, distribution pumping, and elevated storage. Subsequent tables show the recommended capacity for each planning year. Values shown in green are recommendations that are less than 85% of current capacity, and therefore do not need immediate attention. Values shown in orange are recommendations that are between 85% and 100% of the City's current capacity, indicating the need to begin planning for the addition of capacity in these pressure planes. Values shown in red are recommendations which are greater than 100% of the City's current capacity, indicating that the City does not currently meet recommendations in that category.

Table 6-2: Recommended Capacity Criteria Summary

System Component	Recommended Capacity Criteria
Production	0.40 gpm per LUE
Distribution Pumping	0.40 gpm per LUE
Elevated Storage	200 gallons per connection
Ground Storage	8 hours of firm pumping capacity at each PS

The capacity of the City's water production facilities should be greater than the maximum daily demand projection. If the production capacity is not sufficient to meet maximum day demand, the City is at risk of not meeting customer water demand during periods of high water usage. Therefore, the recommended production capacity is equal to the TCEQ ACR of 0.4 gpm per LUE, which is slightly higher than the project maximum day demand. It should be noted that the City's ACR should be re-evaluated every two years to confirm water usage characteristics and adjust the production capacity if necessary. **Table 6-3** shows the recommended production capacity for each planning year.

Table 6-3: Recommended Production Capacity

Year	LUEs	Maximum Day Demand (mgd)	Recommended Capacity (mgd)	Existing Capacity (mgd)
2022	6,923	3.59	3.99	4.05
2027	16,359	8.48	9.42	4.05
2032	21,744	11.27	12.52	4.05
2047	29,906	15.50	17.23	4.05

[1]Recommendation is production capacity ≥ 0.40 gpm per LUE.

For distribution pumping capacity, FNI recommends that each PP provide firm capacity (i.e., capacity with the largest pump in the PP out of service) to meet the ACR of 0.40 gpm per LUE. For the 801' PP, the combined LUE total of the 801' and 890' PPs was used, since the 801' PP provides supply for both PPs. **Table 6-4** shows a summary of the recommended distribution pumping capacity for each pressure plane.

Table 6-4: Recommended Distribution Pumping Capacity by Pressure Plane

Year	Pressure Plane	LUEs	Maximum Day Demand (mgd)	Recommended Capacity[1] (mgd)	Existing Firm Capacity (mgd)
2022	801'	6,923[2]	3.59	4.19	6.48
	890'	352	0.18	0.20	4.32
2027	801'	16,359[2]	8.48	11.15	6.48
	890'	2,999	1.55	1.73	4.32
2032	801'	21,744[2]	11.27	12.52	6.48
	890'	3,800	1.97	2.19	4.32
2047	801'	33,754[2]	15.50	17.23	6.48
	890'	4,992	2.59	2.88	4.32

[1]Recommendation is firm capacity ≥ 0.40 gpm per LUE by PP. Recommended capacity for the 801' PP considers LUEs in both PPs, since 801' PP supplies both PPs.
[2]801' PP LUE count includes LUEs in both pressure planes.

The design criterion used to analyze EST capacity is 200 gallons per LUE. This criterion not only lowers the City's pumping requirements from TCEQ, but also provides for adequate equalization storage for peak hour demands and emergency storage for fire protection. It is typically assumed that half of the elevated storage tank capacity is used to meet peak hourly demands in excess of the maximum day rate (equalization volume), while the other half of the tank is used for fire protection and emergency conditions (fire/emergency volume). **Table 6-5** shows the recommended elevated storage by pressure plane.

Table 6-5: Recommended Elevated Storage Capacity by Pressure Plane

Year	Pressure Plane	LUEs	Recommended Capacity[1] (MG)	Existing Capacity[2] (MG)
2022	801'	6,571	1.31	0.57
	890'	352	0.07	1.00
2027	801'	13,360	2.67	0.57
	890'	2,999	0.60	1.00
2032	801'	17,944	3.59	0.57
	890'	3,800	0.76	1.00
2047	801'	24,914	4.98	0.57
	890'	4,992	1.00	1.00

[1]Recommended capacity is 200 gallons per connection
[2]Only storage volume at least 80 feet above highest service elevation by PP considered

For ground storage capacity, FNI recommends that the City be able to store 8 hours of firm pumping capacity at each pump station. This recommendation is reflected in the GST volumes included in the proposed water system improvements.

6.3 EXISTING SYSTEM ANALYSIS

The calibrated model was used to conduct a hydraulic analysis under existing MD and PH demand conditions to evaluate system operations and residual pressure throughout the distribution system. A 24-hour EPS analysis was performed, which provides a means to evaluate the system over time to assess response to hourly changes in demand, pump cycling, and tanks filling or draining. **Appendix B** presents the modeled pumping and tank levels for each pressure plane under existing maximum day demand conditions. These figures offer a visual representation of system conditions and operations as calculated by the hydraulic model. A maximum day EPS model run evaluates the ability of the system to provide adequate supply to meet demands while maintaining levels in storage facilities. During a maximum day EPS analysis, the peak hour demand condition is also simulated by setting the highest hourly peaking factor in the diurnal demand pattern equal to the maximum day to peak hour peaking factor. Peak hour demand represents the single hour of the year with the highest system demand. Peak hour simulations are used to assess the ability of the distribution system to maintain residual pressure, because the highest demand period typically induces the lowest pressure due to increased headloss throughout the system. Lower demand periods throughout the day are simulated in EPS modeling as well, allowing the system's ability to replenish storage tanks to be evaluated. **Figure 6-1** shows the minimum pressure observed in

the model under existing demand conditions. Minimum pressures shown on the map represent the lowest pressure experienced at each node during the 24-hour simulation, usually occurring during the peak hour demand. This map helped identify potential problem areas in the system and was used as a tool to assure that reasonable pressure ranges were maintained throughout the system. The TCEQ minimum required pressure within a distribution system is 35 pounds per square inch (psi) under non-emergency demand conditions. As seen on **Figure 6-1**, most of the system meets the minimum requirement, but small areas along Limmer Loop near the Northwest PS in the 801' PP show modeled pressure below 35 psi. There are improvements identified in **Section 7.0** to remedy these areas of low modeled pressure.

Additionally, to evaluate the fire suppression capabilities of the system, a fire flow analysis was conducted under existing maximum day demand conditions. TCEQ requires a minimum residual pressure of 20 psi be maintained while delivering the fire flow demand. For this analysis, a steady-state model run was utilized to calculate the available fire flow at each node in the system while maintaining a pressure of 20 psi. **Figure 6-2** shows the results of the fire flow simulation. Most of the system is able to provide at least 1,500 gpm, and only a few very small areas are unable to provide at least 500 gpm due to small-diameter lines. Upsizing of smaller lines and looping are two methods to improve low fire flow.

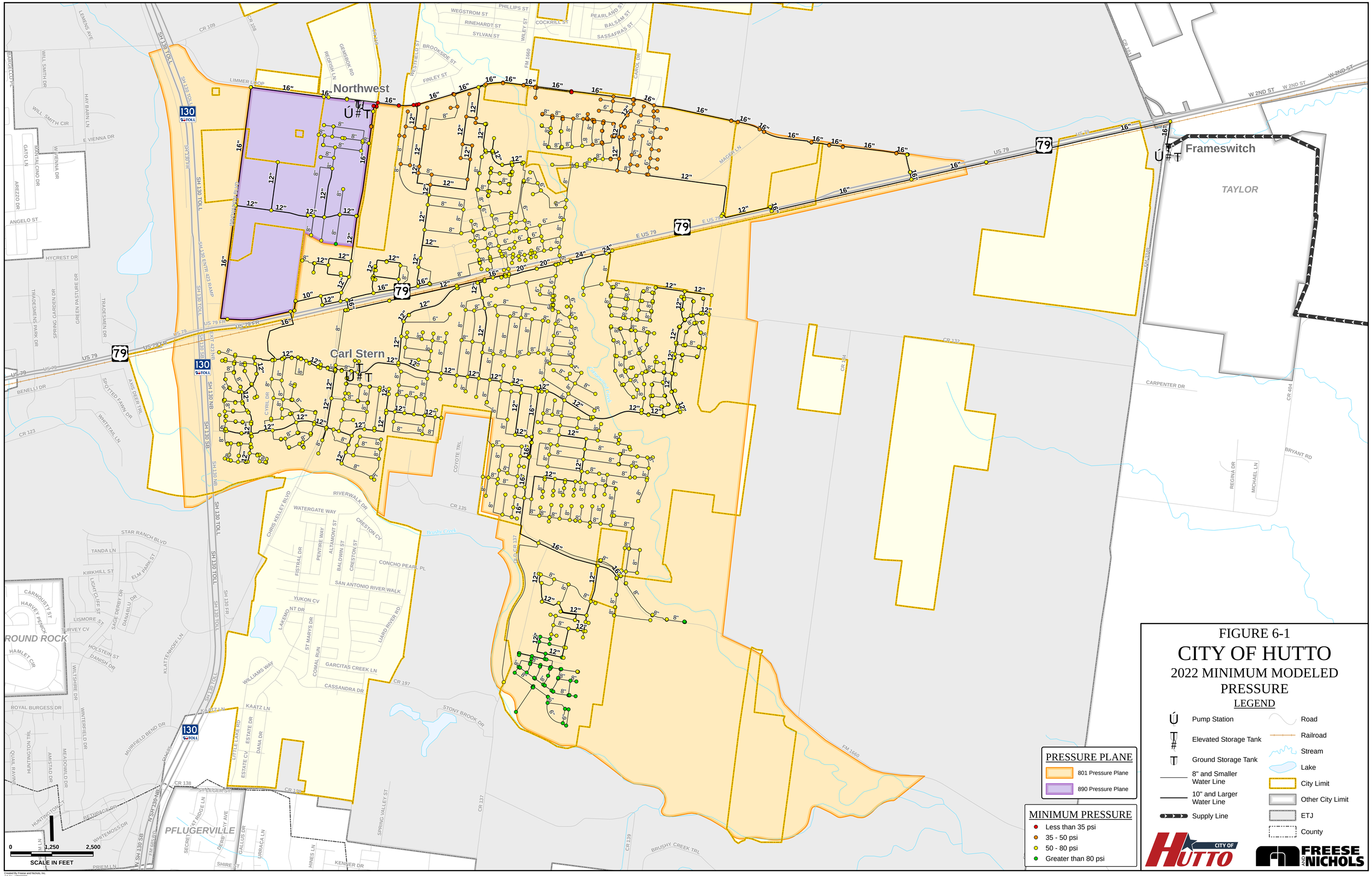


FIGURE 6-1

CITY OF HUTTO

2022 MINIMUM MODELED PRESSURE

LEGEND

- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line
- Road
- Railroad
- Stream
- Lake
- City Limit
- Other City Limit
- ETJ
- County

PRESSURE PLANE

- 801 Pressure Plane
- 890 Pressure Plane

MINIMUM PRESSURE

- Less than 35 psi
- 35 - 50 psi
- 50 - 80 psi
- Greater than 80 psi

CITY OF HUTTO

FREESE AND NICHOLS

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FIGURE 6-2
CITY OF HUTTO
2022 MODELED AVAILABLE FIRE FLOW

LEGEND

- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line
- Road
- Railroad
- Stream
- Lake
- City Limit
- Other City Limit
- ETJ
- County

AVAILABLE FIRE FLOW

- Less than 500 gpm
- 500 - 1,000 gpm
- 1,000 - 1,500 gpm
- 1,500 - 3,500 gpm
- Greater than 3,500 gpm

0 1,250 2,500
SCALE IN FEET

Northwest
Carl Stern
Frameswitch
TAYLOR
ROUND ROCK
PFLUGERVILLE

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6.4 FUTURE SYSTEM ANALYSIS

Using the recommended criteria outlined in **Section 6.2**, water system improvements were developed to accommodate the anticipated growth in the water service area through 2047. Challenges facing the water system include addressing existing operational issues in the 801' PP, integrating future water supply sources, and providing adequate infrastructure to serve large amounts of growth in both pressure planes. The City has a few ongoing projects to address these areas of concern. The following key observations and recommendations resulted from modeling and evaluating the distribution system.

- **Operational Issues in the 801' Pressure Plane:** Currently, the 801' PP does not have adequate pipeline capacity to convey water from the Frame Switch PS, where the vast majority of the City's water supply enters the system, to the western side of the pressure plane near the Carl Stern PS. To solve this issue, the City currently sends excess water from Frame Switch to the 890' PP via the Northwest PS, which is then allowed to bleed back down to the 801' PP through two pressure reducing valves (PRV). This solution works during periods of low to above average demand, but results in a wasted energy cost to pump the water to a higher HGL (890 feet) just to reduce the head back down to 801 feet using the PRVs. Additionally, during periods of peak demand, the City struggles to deliver enough water from the Frame Switch PS to the Northwest GST to meet the combined demand of customers in the 890' PP and the western 801' PP due to headloss in the system, as well as the placement of the Frame Switch EST directly downstream of the Frame Switch PS, which limits the discharge head of the pumps. To alleviate these issues, FNI recommends constructing additional large-diameter pipelines in the 801' PP to improve the City's ability to convey water from east to west in the pressure plane, thus eliminating the need to send excess supply to the 890' PP just to bleed it back down to the 801' PP. FNI also recommends decommissioning the Frame Switch EST and replacing it with larger ESTs located in the central part of the 801' PP, which will provide additional storage capacity to facilitate growth and improve operations in the 801' PP. Another major issue in the 801' PP identified during the existing system analysis was that areas of the 801' PP near the Northwest PS experienced modeled pressure below 35 psi during peak hour demand periods. FNI recommends converting the northwesternmost area of the 801' PP to the 890' PP to address these low-pressure issues.

- **Integration of Future Water Supply Sources:** The water service area is projected to experience unprecedented growth over the next 10 years and beyond. By 2047, MD demand is expected to more than quadruple when compared to existing demand. This increase in demand will require significant

additions to the City's existing water supply needs, the exact sources of which have yet to be identified. For the purposes of developing improvements to the City's water distribution system, it was assumed that any new water supply sources would be delivered at the Frame Switch GST, where the supply can then be conveyed to customers via the Frame Switch PS.

- **Growth in the 801' and 890' Pressure Planes:** The unprecedented projected growth will also require the City to add a significant amount of distribution system infrastructure to maintain regulatory compliance and system operations. To provide adequate elevated storage capacity in the 801' PP, by 2047, FNI recommends adding three new 2.0-MG ESTs to replace the two existing ESTs. This will not only add elevated storage capacity but will also improve system operations by removing the EST directly downstream of the Frame Switch PS, which currently impedes the City's ability to fully utilize that pump station. FNI also recommends increasing the distribution pumping capacity of the Frame Switch PS to 20.0 mgd to provide adequate capacity to meet MD demands and regulatory requirements through 2047. To convey this additional capacity, large-diameter pipelines are recommended that will provide adequate transmission capacity from the Frame Switch PS to the western side of the 801' PP. In the 890' PP, no additional storage tanks or pump station improvements are recommended, as the current facilities are adequately sized to serve projected growth through 2047. The proposed pressure plane conversion not only improves system pressure, but also allows the City to fully utilize the storage capacity of the existing Northwest EST.

Once these improvements were added to the existing water system, hydraulic analyses were performed under 2047 MD and PH demand conditions. Any areas of high velocity (i.e., greater than 5 feet per second), or low pressure were adjusted accordingly to verify sizing of system improvements. The improvements were phased by planning year depending on when the areas being served were projected to develop and the needed capacity recommendations by pressure plane. Error! Reference source not found. through **Figure 6-7** present the proposed timing of production, pumping, and storage improvements by pressure plane. To verify the improvements would operate correctly as phased, a 24-hour EPS simulation was performed under MD and PH demand conditions for each future planning period. Graphs showing modeled pump flows and tank levels for each PP for each future planning period are included in **Appendix B**. **Figure 6-8** shows minimum pressure during 2047 PH demand conditions. No pressure below 35 psi was observed in the modeling results. **Figure 6-9** shows modeled available fireflow during 2047 maximum day demand conditions. Available fire flow in all areas was either improved or maintained when compared to existing conditions. A few small areas with available fire flow below 500

gpm remain due to small-diameter pipelines. These could be addressed by constructing the fireflow improvement water lines shown on **Figure 7-1**.

Figure 6-3: Production Capacity Recommendations

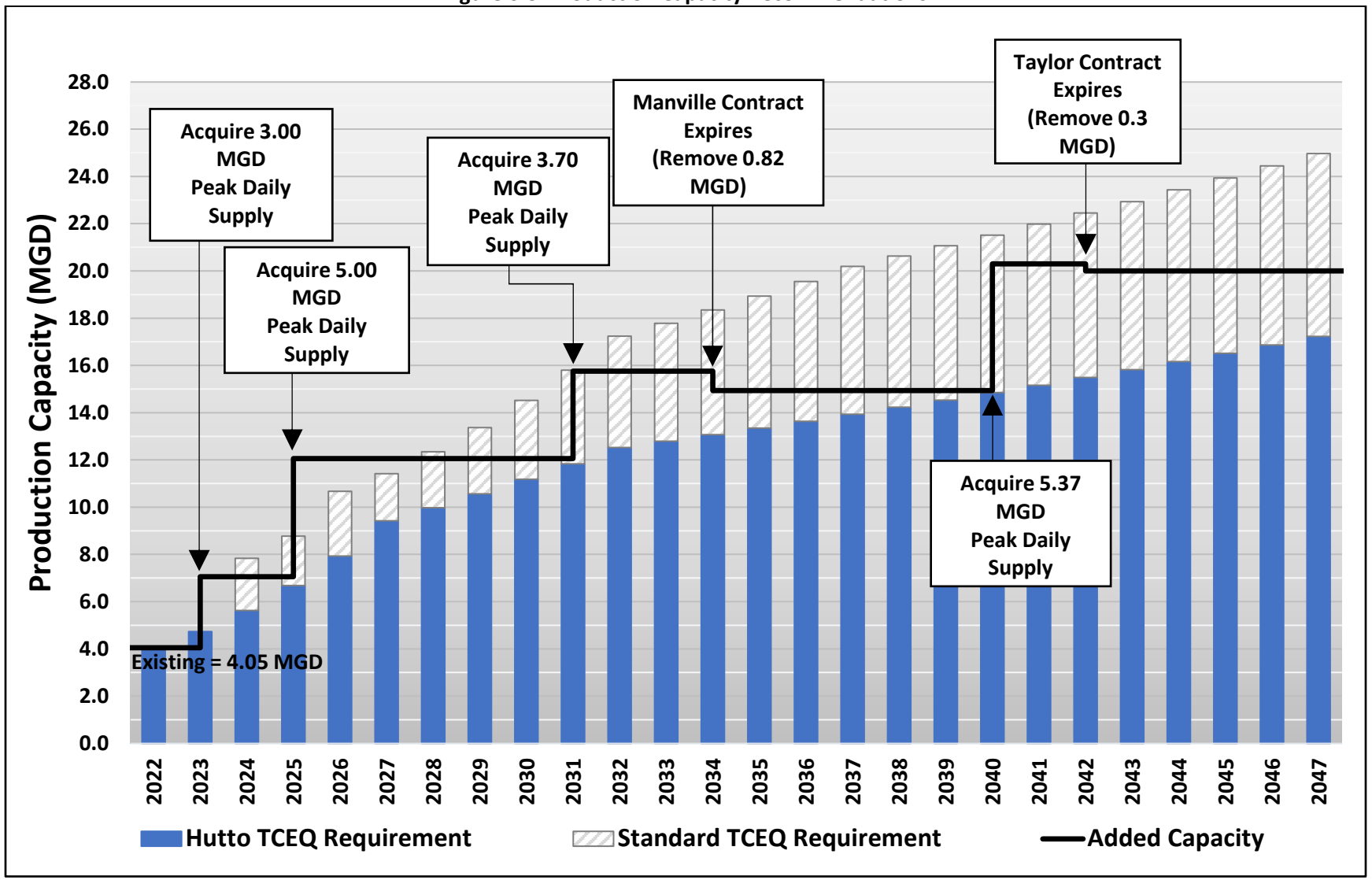


Figure 6-4: Distribution Pumping Recommendations – 801' PP

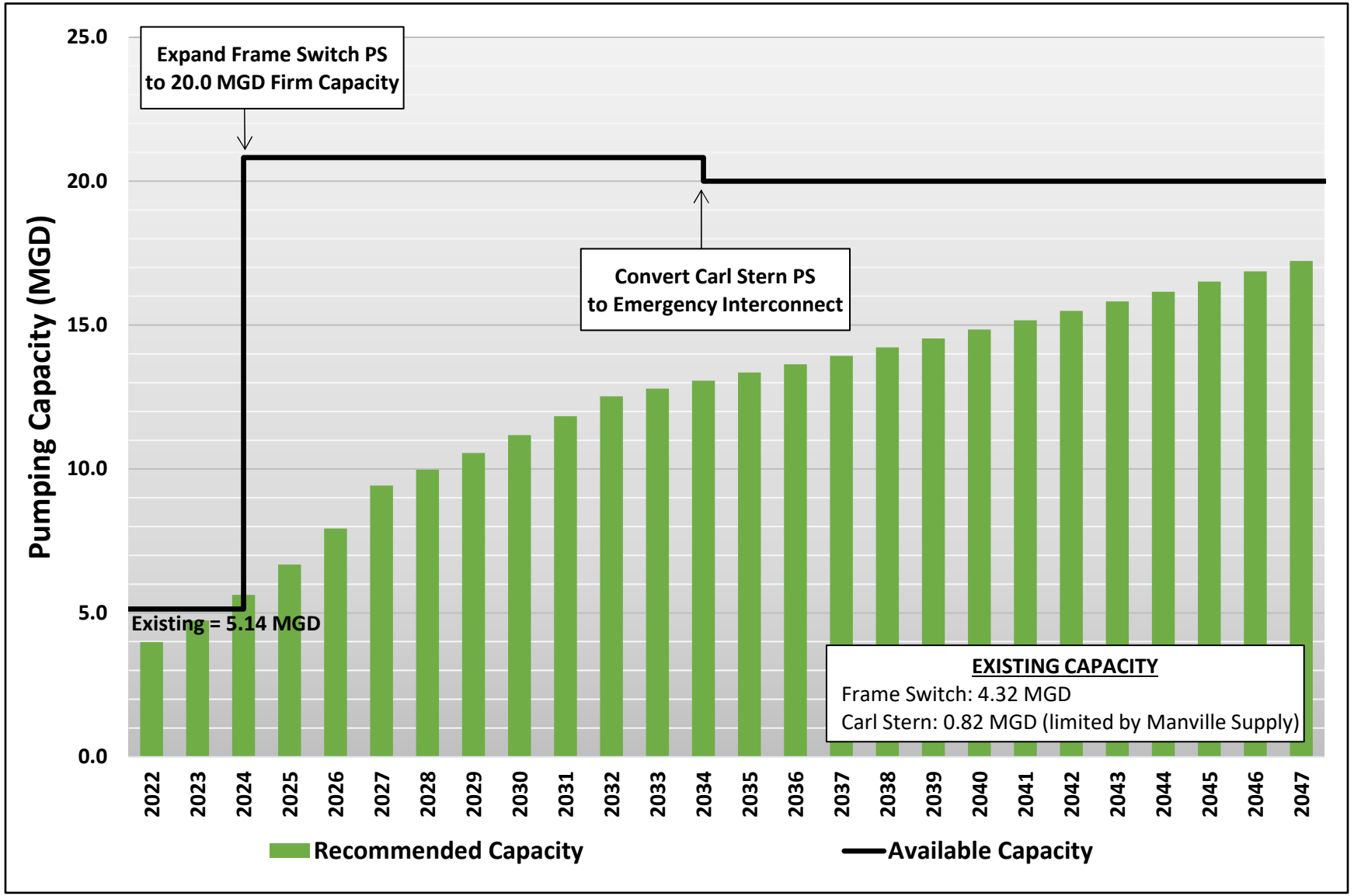


Figure 6-5: Distribution Pumping Recommendations – 890' PP

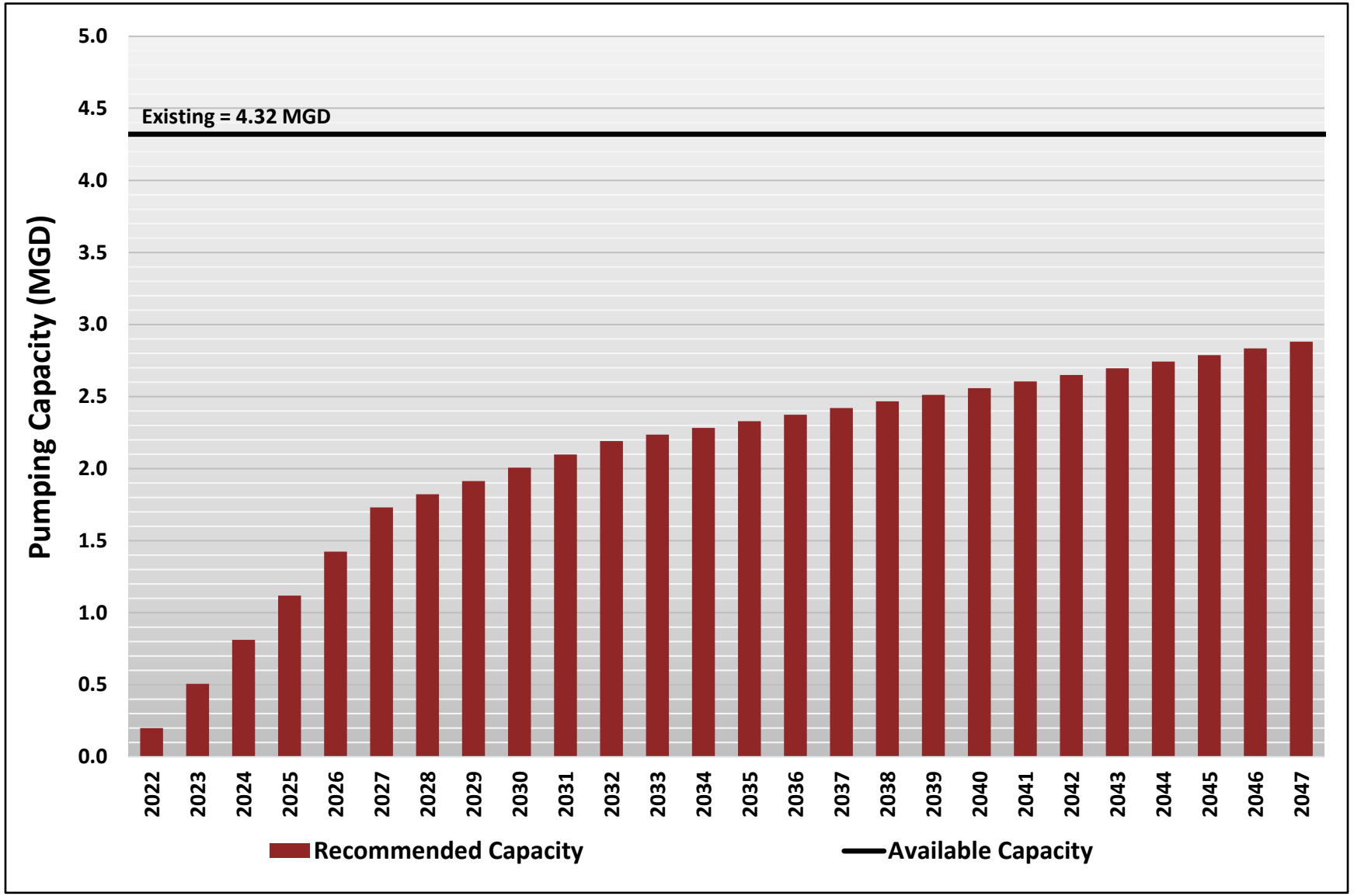


Figure 6-6: Elevated Storage Recommendations – 801' PP

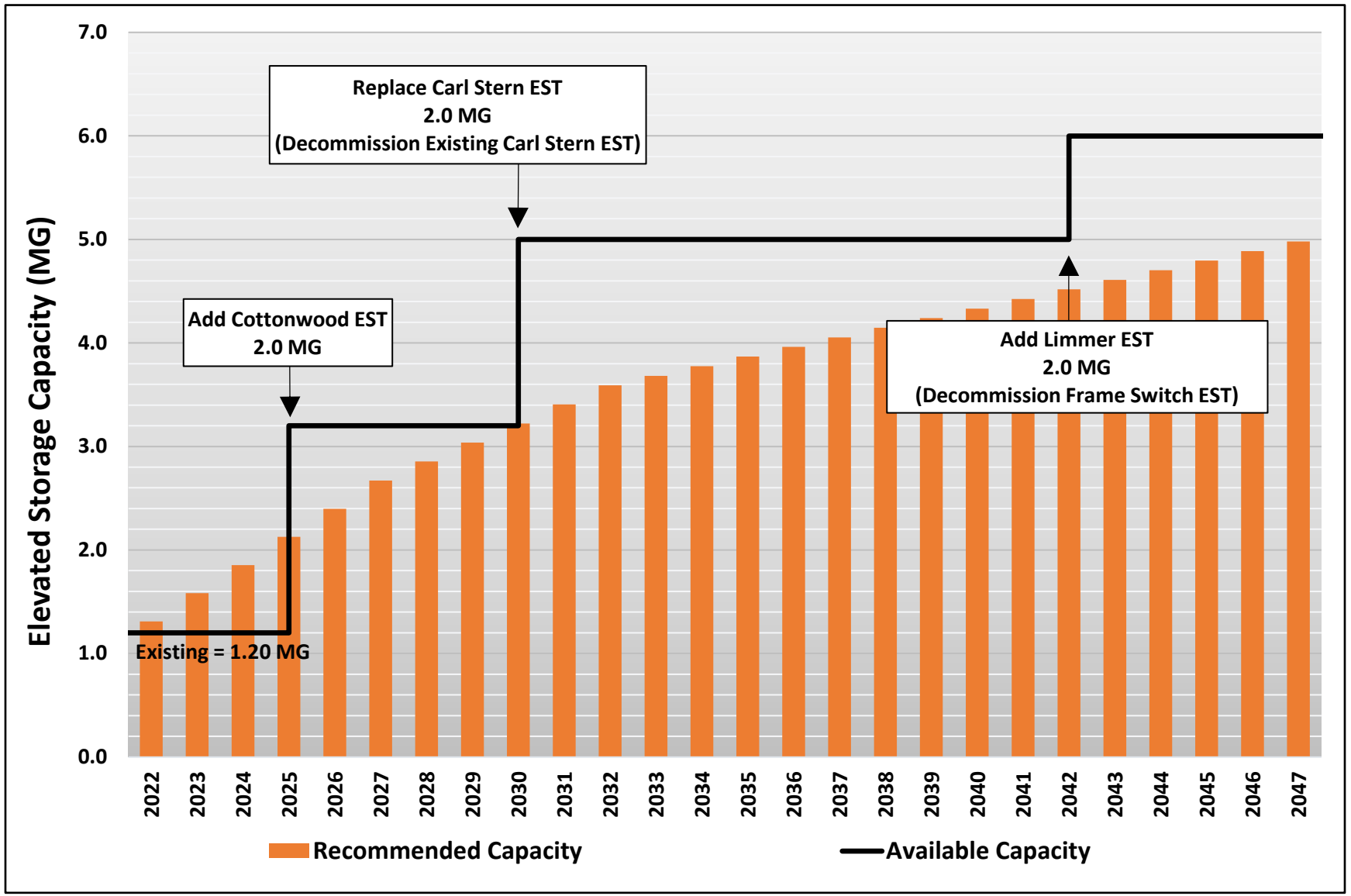
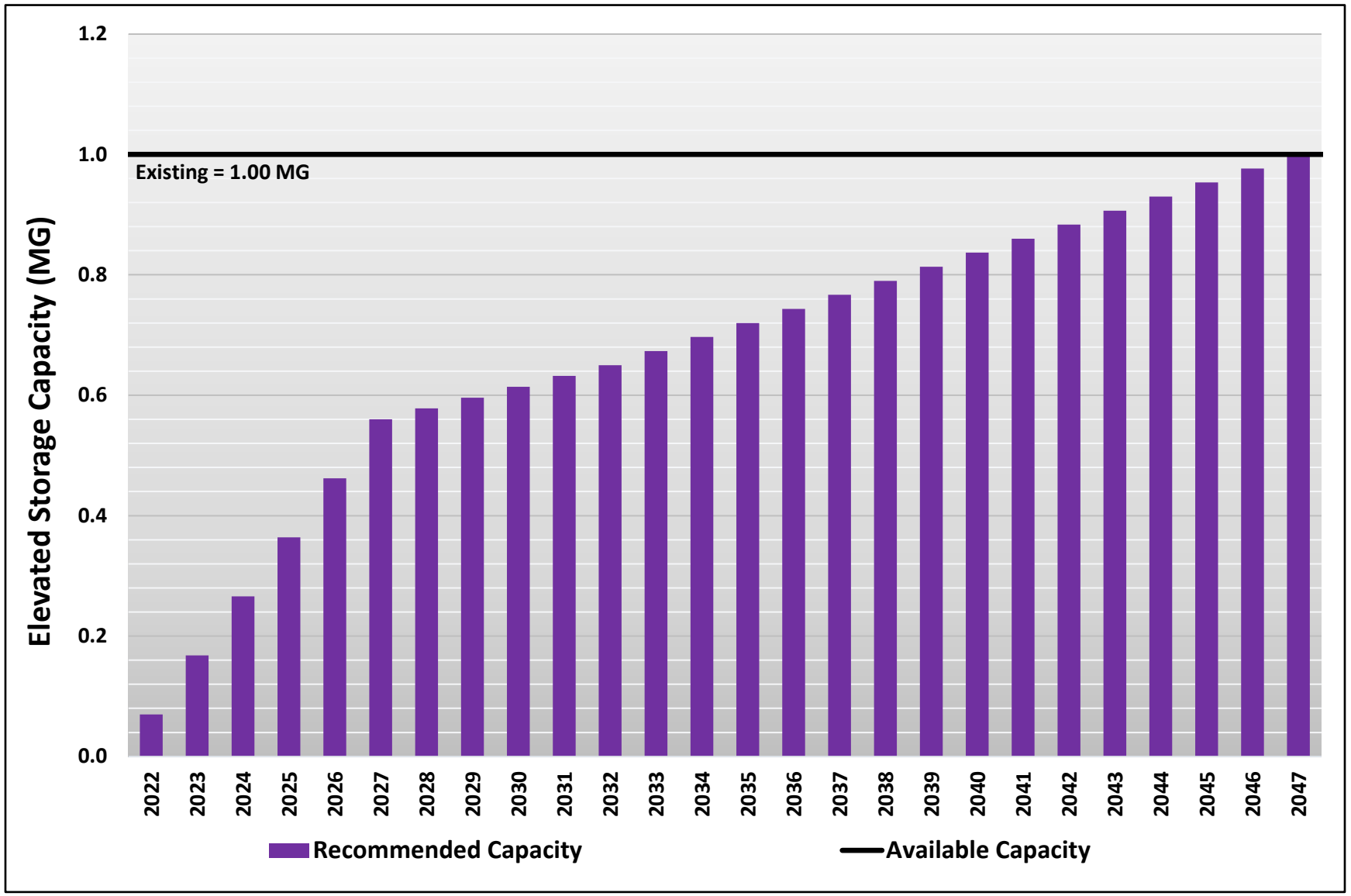


Figure 6-7: Elevated Storage Recommendations – 890' PP



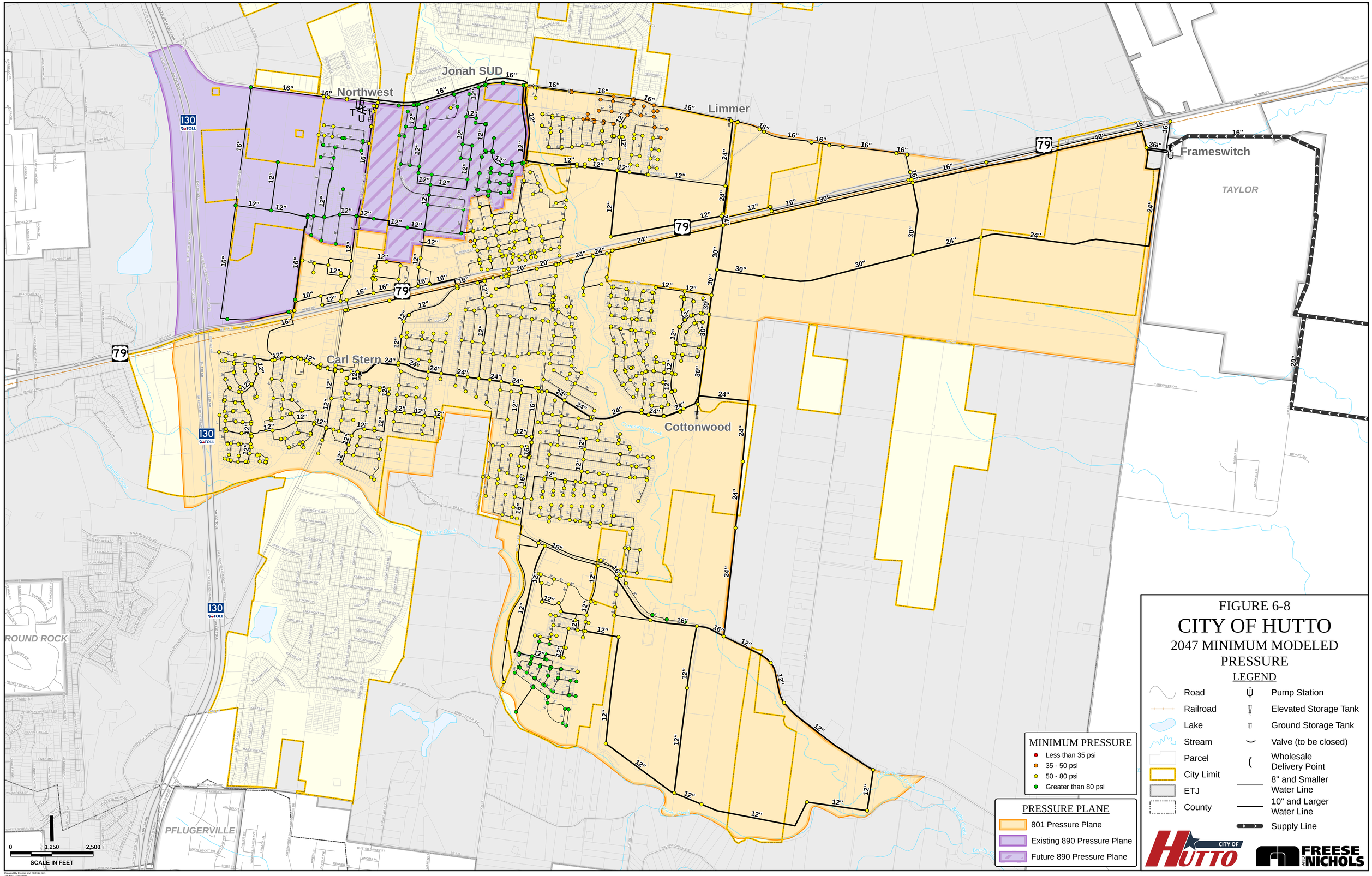


FIGURE 6-8

CITY OF HUTTO

2047 MINIMUM MODELED PRESSURE

LEGEND

- Road
- Railroad
- Lake
- Stream
- Parcel
- City Limit
- ETJ
- County
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- Wholesale Delivery Point
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

CITY OF HUTTO

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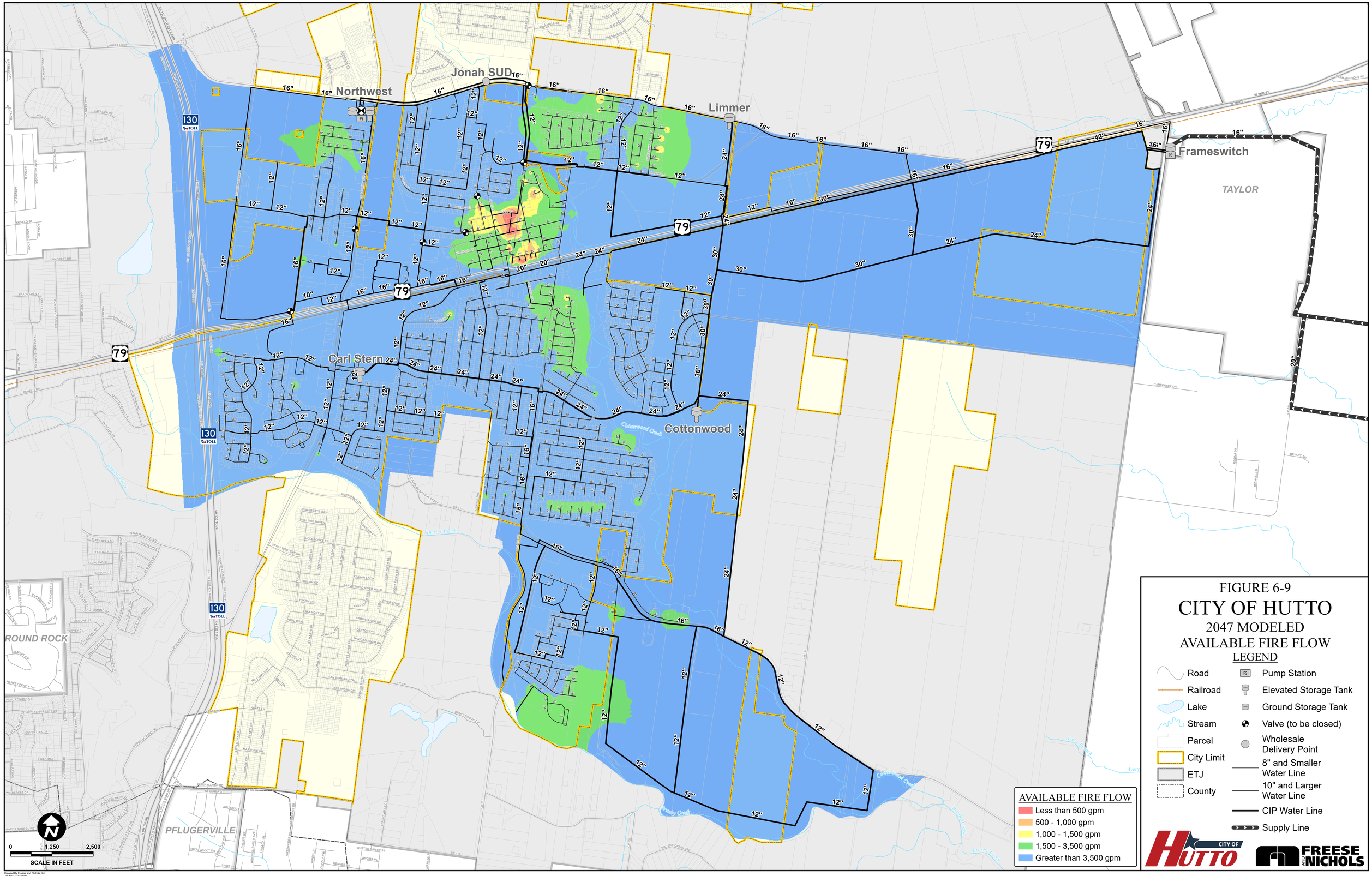

FIGURE 6-9

CITY OF HUTTO

2047 MODELED AVAILABLE FIRE FLOW

LEGEND

- Road
- Railroad
- Lake
- Stream
- Parcel
- City Limit
- ETJ
- County
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- Wholesale Delivery Point
- 8" and Smaller Water Line
- 10" and Larger Water Line
- CIP Water Line
- Supply Line

CITY OF HUTTO

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7.0 CAPITAL IMPROVEMENT PLANS

The goal of the capital improvement plans is to address existing deficiencies in the water distribution system, as well as provide capacity for future growth. The recommended system improvements, estimated project costs, and project implementation triggers are discussed in this section.

7.1 RECOMMENDED IMPROVEMENTS

All projects were developed in accordance with TCEQ minimum system requirements. CIP projects were identified for each planning period based on modeling results and the recommended planning criteria. Below is a summary of water system CIP projects and the issues that triggered them for each major planning period. Detailed descriptions of recommended improvements are included in **Appendix C**.

- 2022-2027 (red projects):
  - Complete under-design/construction pipeline projects along Highway 79 to improve transmission capacity in the 801' PP
  - Convert area from 801' PP to 890' PP to improve pressure
  - Expand the Frame Switch PS to add pumping capacity in the 801' PP
  - Construct Cottonwood EST to add elevated storage capacity in the 801' PP
  - Construct water lines to provide service to new areas of development in both PPs
- 2028-2032 (blue projects):
  - Replace the Carl Sterns EST to add elevated storage capacity in the 801' PP
  - Replace the existing pipeline along Carl Stern Drive to improve transmission capacity to the western side of the 801' PP
- 2033-2047 (green projects):
  - Construct Limmer EST to add elevated storage capacity in the 801' PP
  - Decommission the Frame Switch EST to improve system operations in the 801' PP
  - Construct additional pipelines across Highway 79 to improve connectivity in the 801' PP
  - Construct water lines to provide service to new areas of development in both PPs

The recommended projects are presented on **Figure 7-1**. Locations shown for new water lines and other recommended improvements were generalized for hydraulic analysis. Specific alignments and sites will be determined as part of the design process. It is recommended that these projects be constructed generally in the order listed. However, development patterns may make it necessary to construct some projects sooner or later than anticipated.

Northwest
4.32 MGD Pump Station
1.00 MG Ground Storage
1.00 MG Elevated Storage
New FCV to Deliver Jonah Supply to GST

Jonah SUD
Wholesale Delivery Point

Convert Area to 890 Pressure Plane

Limmer
New 2.0 MG EST

Frame Switch
Expand PS Firm Capacity to 20.0 MGD
New 3.0 MG GST #2
New 3.0 MG GST #3
Decommission Existing GST #1
Decommission Existing EST

Carl Stern
New 2.0 MG EST
Decommission Existing EST
PS & GST to remain as emergency interconnect

Cottonwood
New 2.0 MG EST

TAYLOR

ROUND ROCK

PFLUGERVILLE

0 1,250 2,500
SCALE IN FEET

FIGURE 7-1
CITY OF HUTTO
WATER SYSTEM
CAPITAL IMPROVEMENT PLAN

LEGEND

- Road
- Railroad
- Lake
- Stream
- Parcel
- City Limits
- ETJ
- County

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line
- Fireflow Improvement Water Line

Under Design / Construction Improvements
- Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line

PRESSURE PLANE
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

CITY OF HUTTO

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7.2 PLANNING LEVEL COST ESTIMATES

Planning level cost estimates were developed for the recommended improvements. The cost estimating process was developed according to the American Association of Cost Engineers (AACE) Estimate Class 5. This corresponds to a maturity level of project design deliverables of approximately five percent. Estimates are developed to be conservative for budgeting purposes, but actual project costs may vary. The costs are provided as estimates based on previous similar engineering experience in 2022 dollars and include an allowance for engineering, surveying, right-of-way acquisition, contingencies, and administrative costs. Unit costs were developed based on engineering experience and analysis of recent, local bid tabs. These unit costs account for various appurtenances included with each item and are higher than the simple cost of the material. Additionally, unit costs incorporate existing market conditions, and future changes to material supply and construction demand will affect project costs. These costs are for planning and budgeting purposes only and are not to be considered as a detailed opinion of probable construction cost. **Table 7-1** summarizes the estimated project costs by phase for the water system improvements. Detailed and itemized descriptions of all water CIP projects and associated costs are shown in **Appendix C**.

Table 7-1: Water CIP Project Cost Summary

Project Number	Project Name	Cost
2022 - 2027		
1	Frame Switch Discharge Water Lines	$ 21,595,400
2	Jonah SUD Wholesale Interconnect	$ 5,946,100
3	Frame Switch PS Expansion	$ 33,993,600
4	Pressure Plane Conversion	$ 77,200
5	County Road 132 South Water Line	$ 18,835,000
6	FM 1660 Water Line Phase 1	$ 3,181,500
7	Cottonwood EST	$ 11,247,600
	2022-2027 Hutto CIP Total	$ 94,876,400
8D	Megasite Water Lines	$ 15,364,400
9D	Alliance Boulevard Water Line	$ 2,145,100
10D	Emory Farms Avenue Water Line	$ 964,100
11D	FM 1660 South Water Lines	$ 12,995,900
12D	County Road 137 Water Line South	$ 1,504,100
	2022-2027 Developer Driven CIP Total	$ 32,973,600
	2022-2027 TOTAL	**$ 127,850,000**
2028 - 2032		
13	Carl Stern Water Line Replacement	$ 13,966,400
14	New Carl Stern Elevated Storage Tank	$ 11,649,300
15	Frame Switch GST #3	$ 8,516,100
	2028-2032 TOTAL	**$ 34,131,800**
2033 - 2047		
16	Highway 79 Western Water Line Crossing	$ 2,041,600
17	County Road 132 Water Line North	$ 4,679,100
18	Limmer EST	$ 12,452,700
	2033-2047 Hutto CIP Total	$ 19,173,400
19D	801' PP Northern Water Lines	$ 12,507,400
20D	890' PP Eastern Boundary Water Line	$ 1,504,100
	2033-2047 Developer Driven CIP Total	$ 14,011,500
	2033-2047 TOTAL	**$ 33,184,900**
	Hutto CIP Total	$ 148,181,600
	Developer Driven CIP Total	$ 46,985,100
	CIP TOTAL	**$ 195,166,700**

Note: cost estimates include 30% for contingency, 20% for engineering and survey, and 3% for administrative costs.

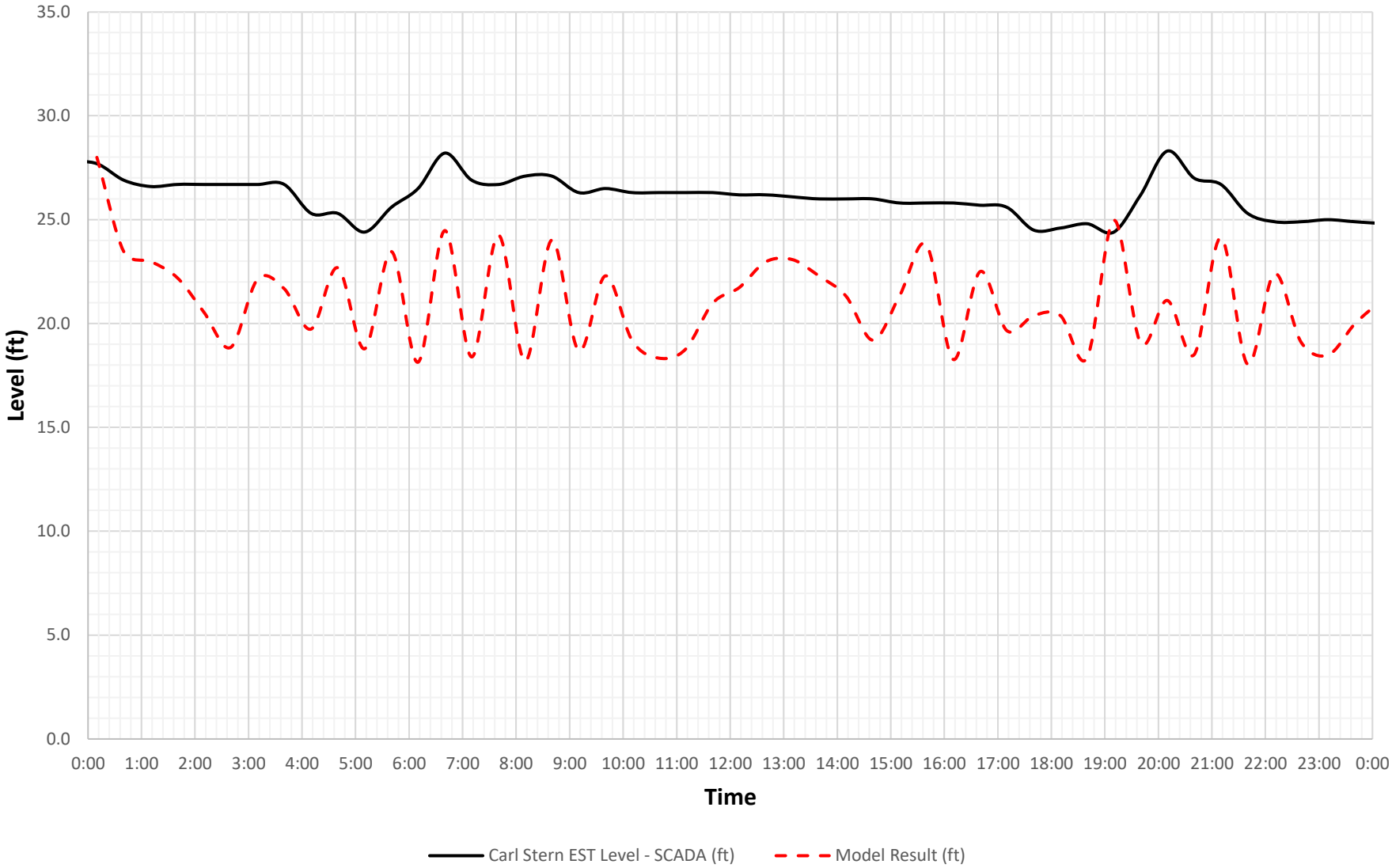
APPENDIX A
Model Calibration Results

City of Hutto

Carl Stern EST

Location: 1105 Carl Stern Drive

April 1, 2022

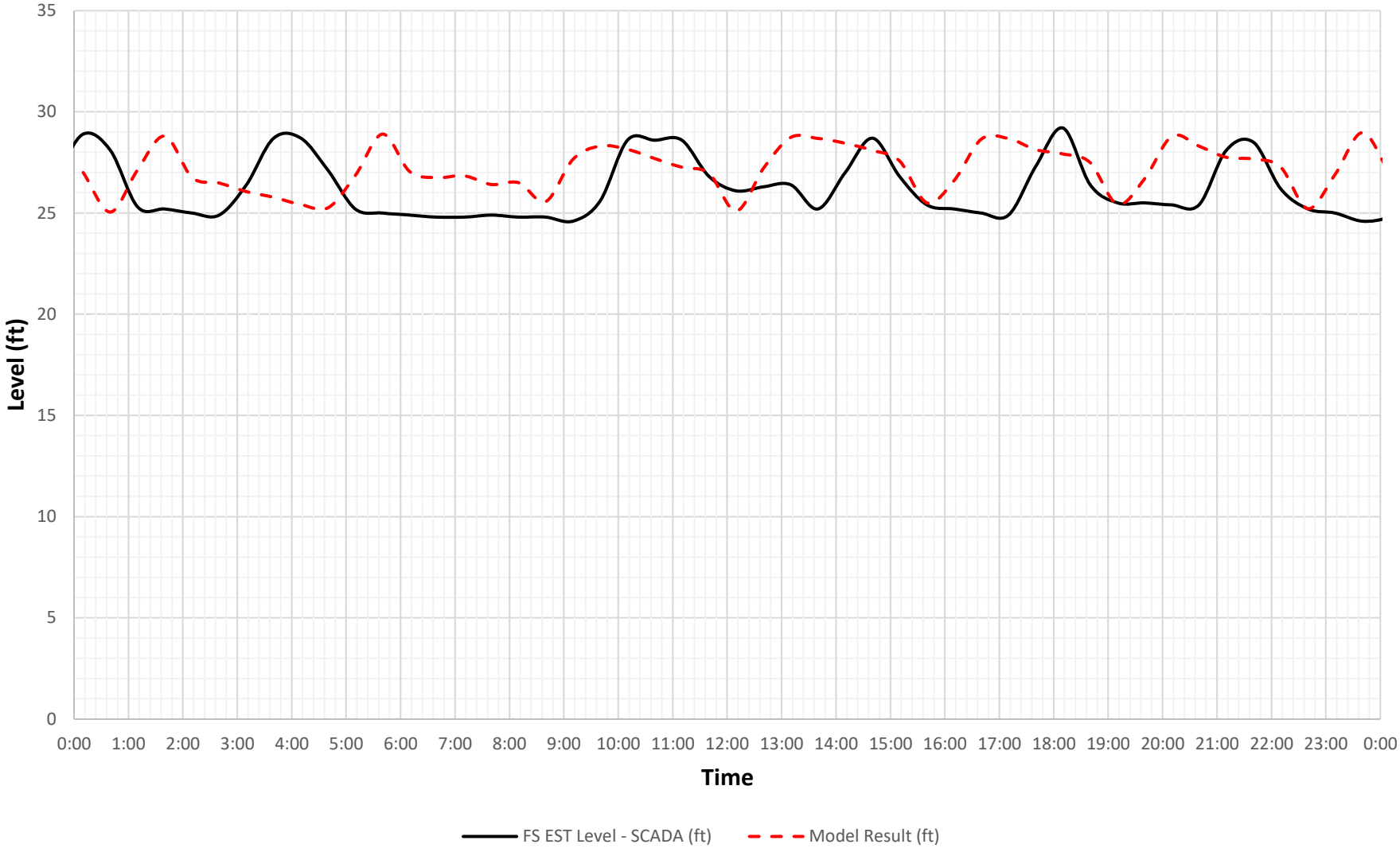


City of Hutto

Frame Switch EST

Location: 115 FM 3349

April 1, 2022

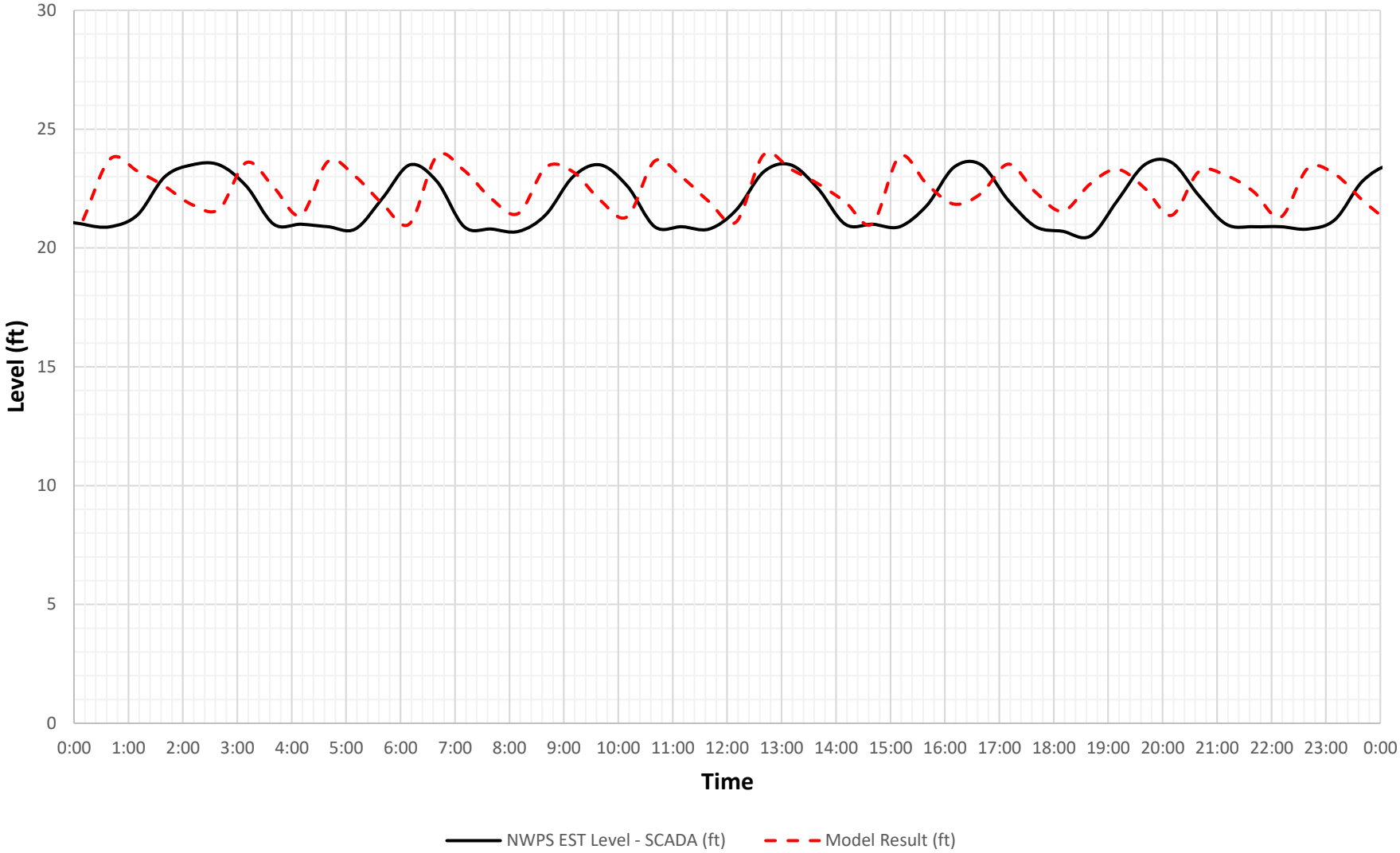


City of Hutto

Northwest EST

Location: 2600 Limmer Loop

April 1, 2022

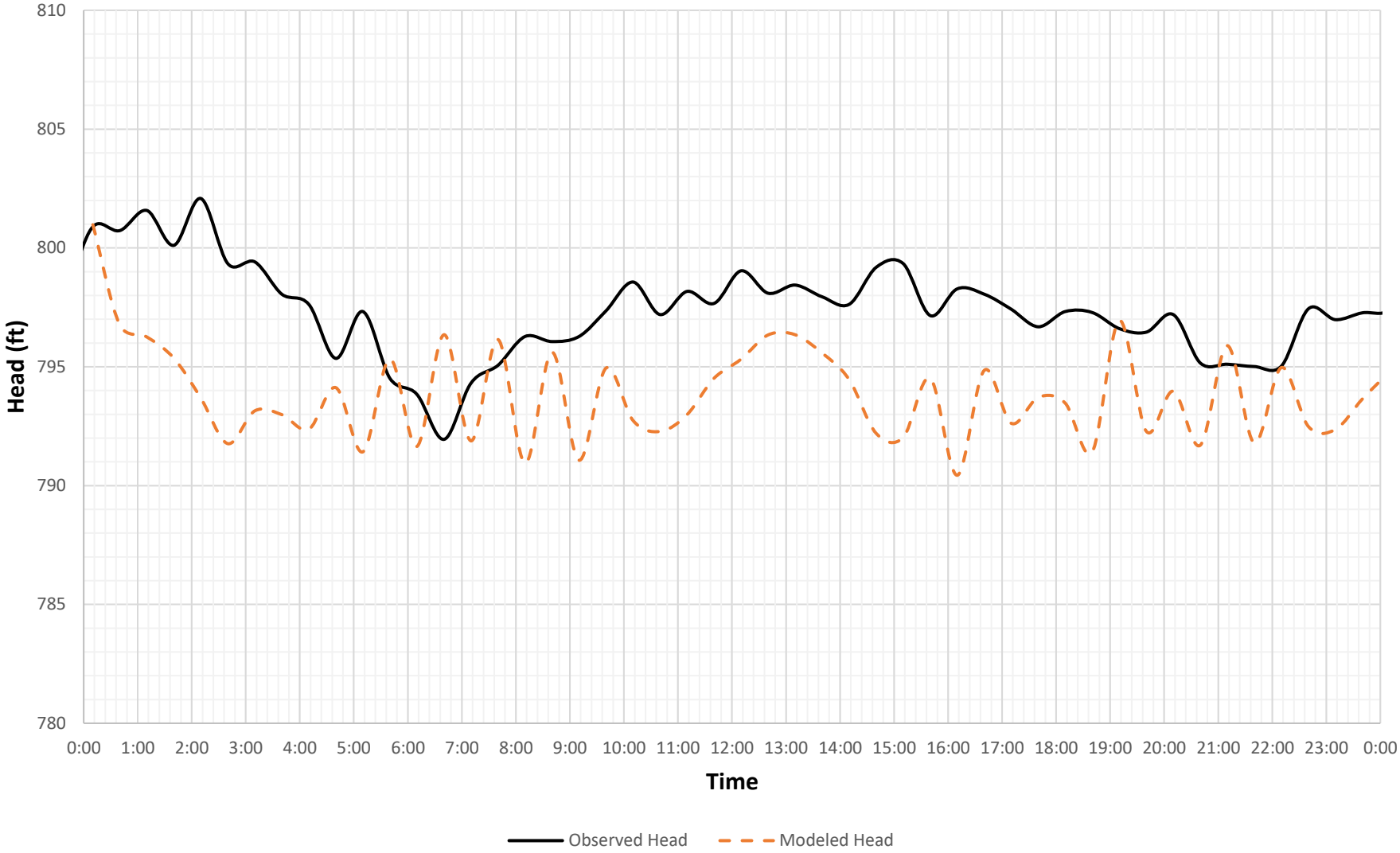


City of Hutto

Pressure Recorder #201667

Location: 217 Anderson Street

April 1, 2022

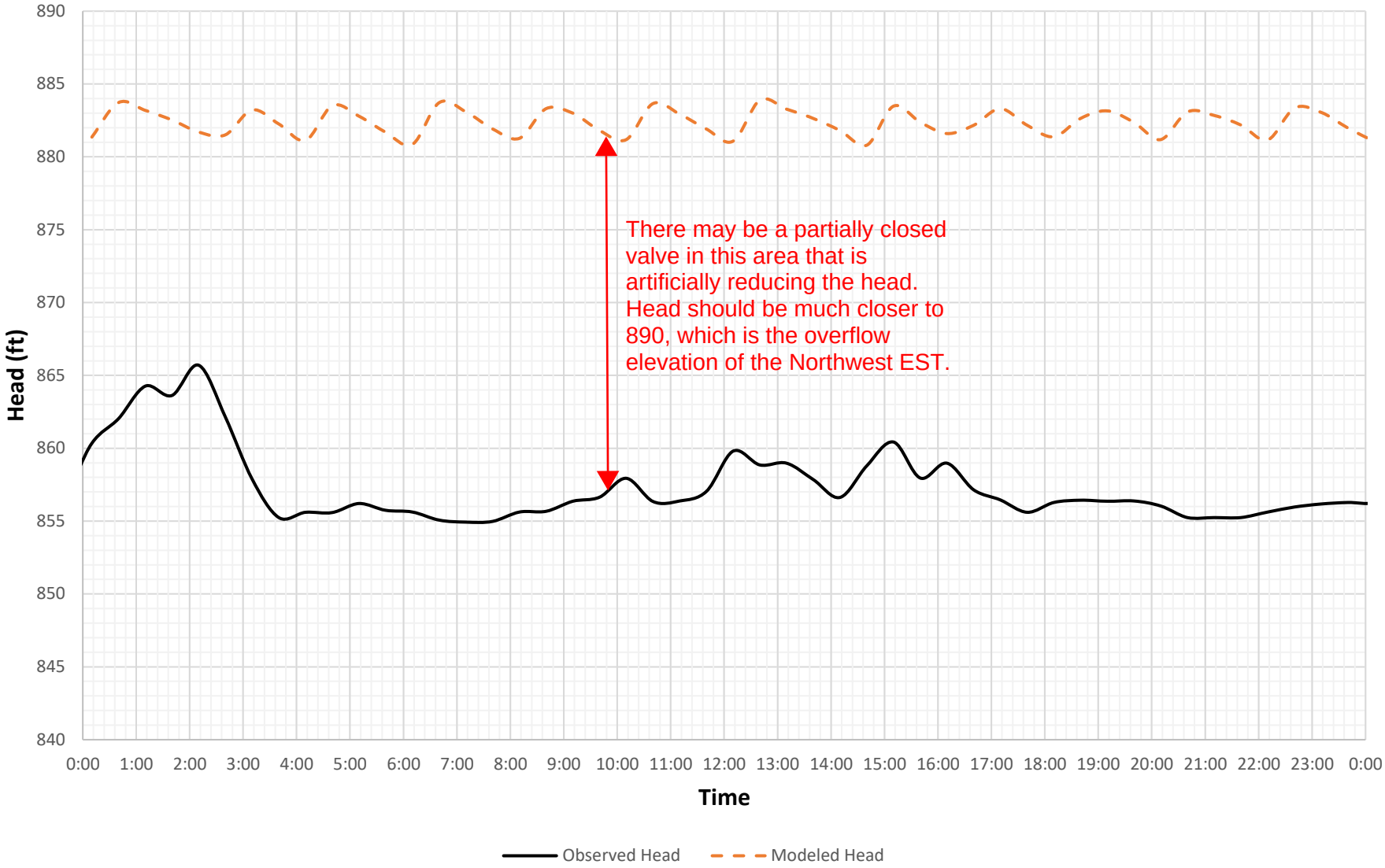


City of Hutto

Pressure Recorder #203019

Location: 700 Farm House Drive

April 1, 2022

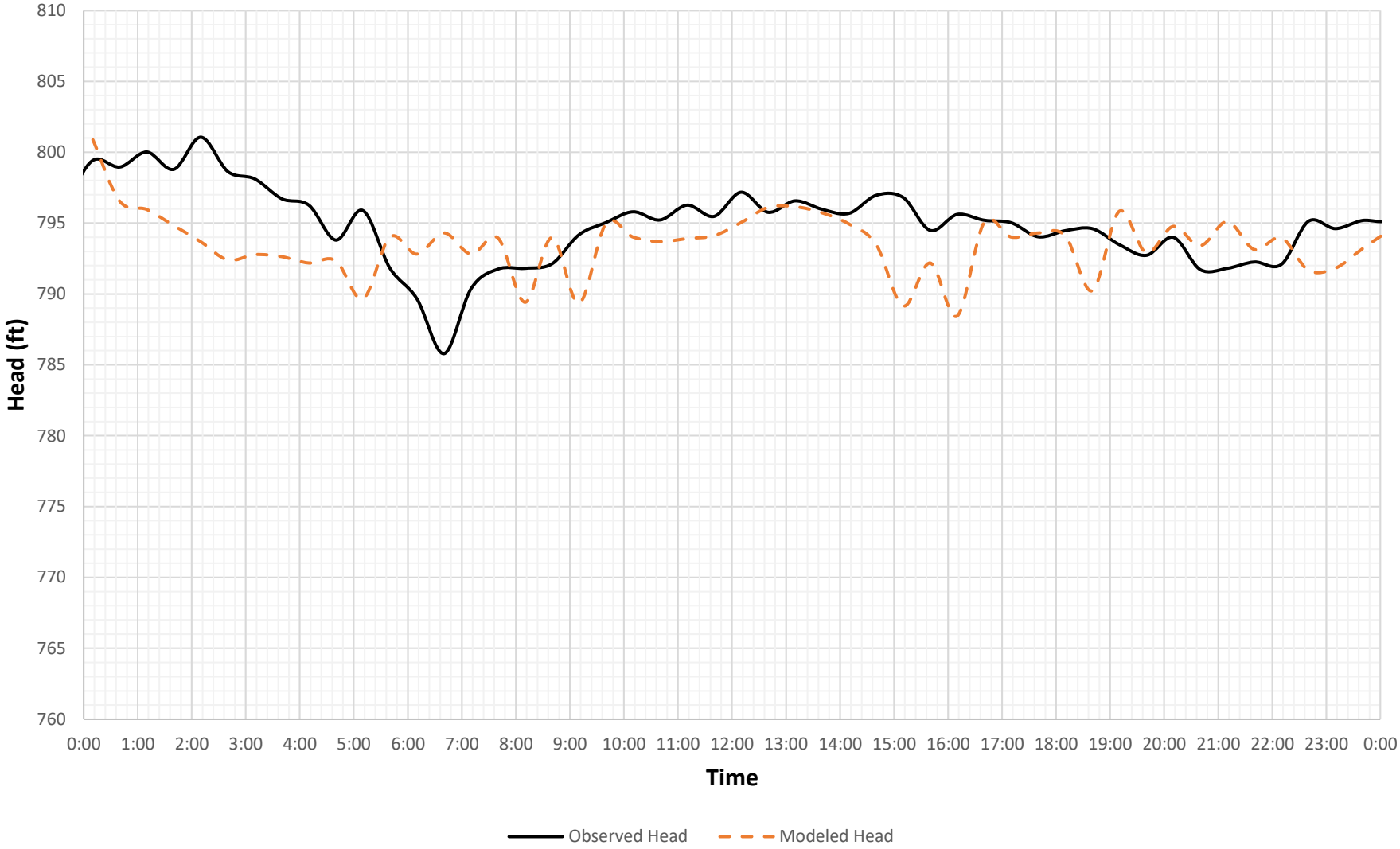


City of Hutto

Pressure Recorder #203435

Location: 318 Clarks Way

April 1, 2022

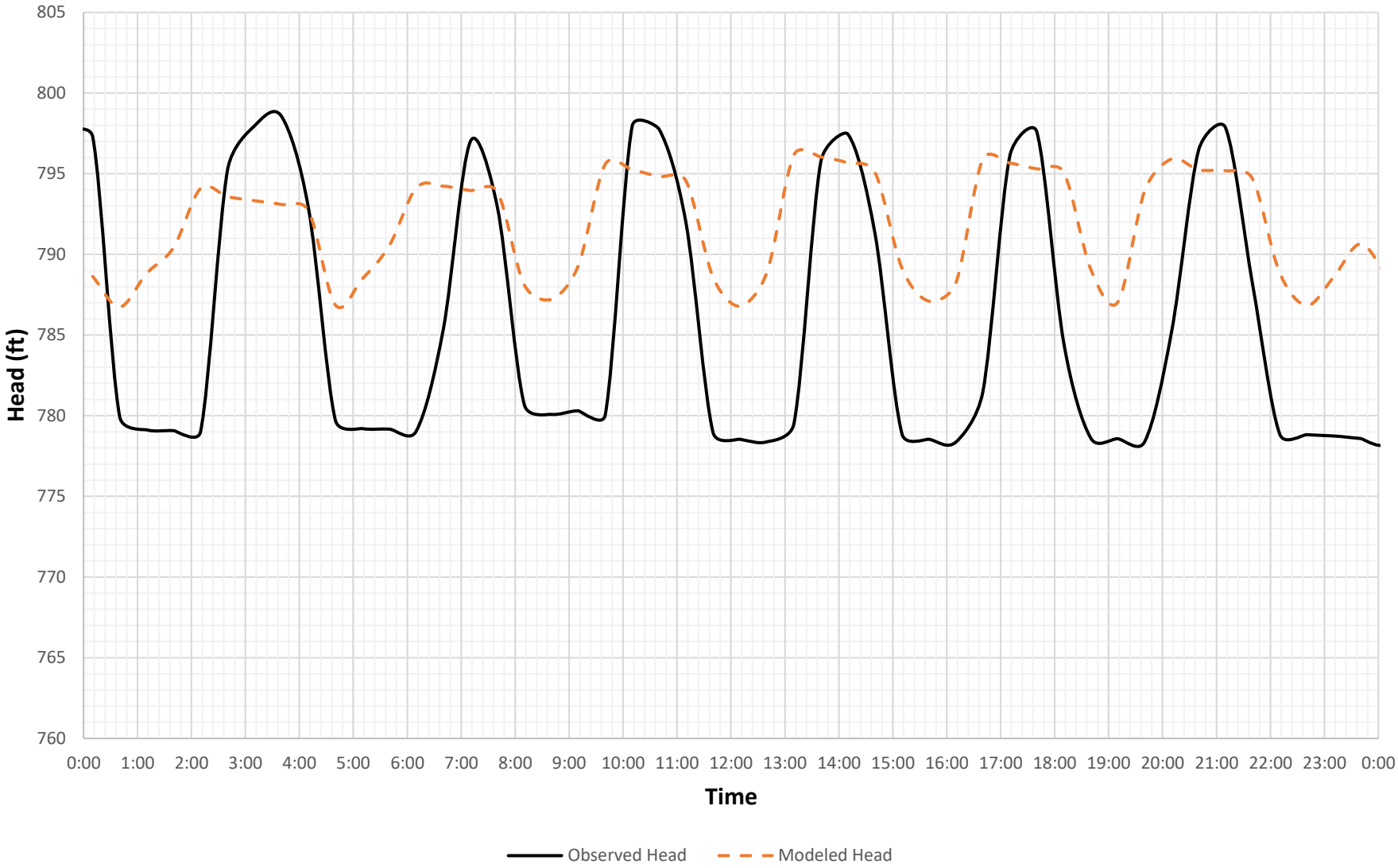


City of Hutto

Pressure Recorder #205936

Location: Limmer Loop near Highway 79

April 1, 2022

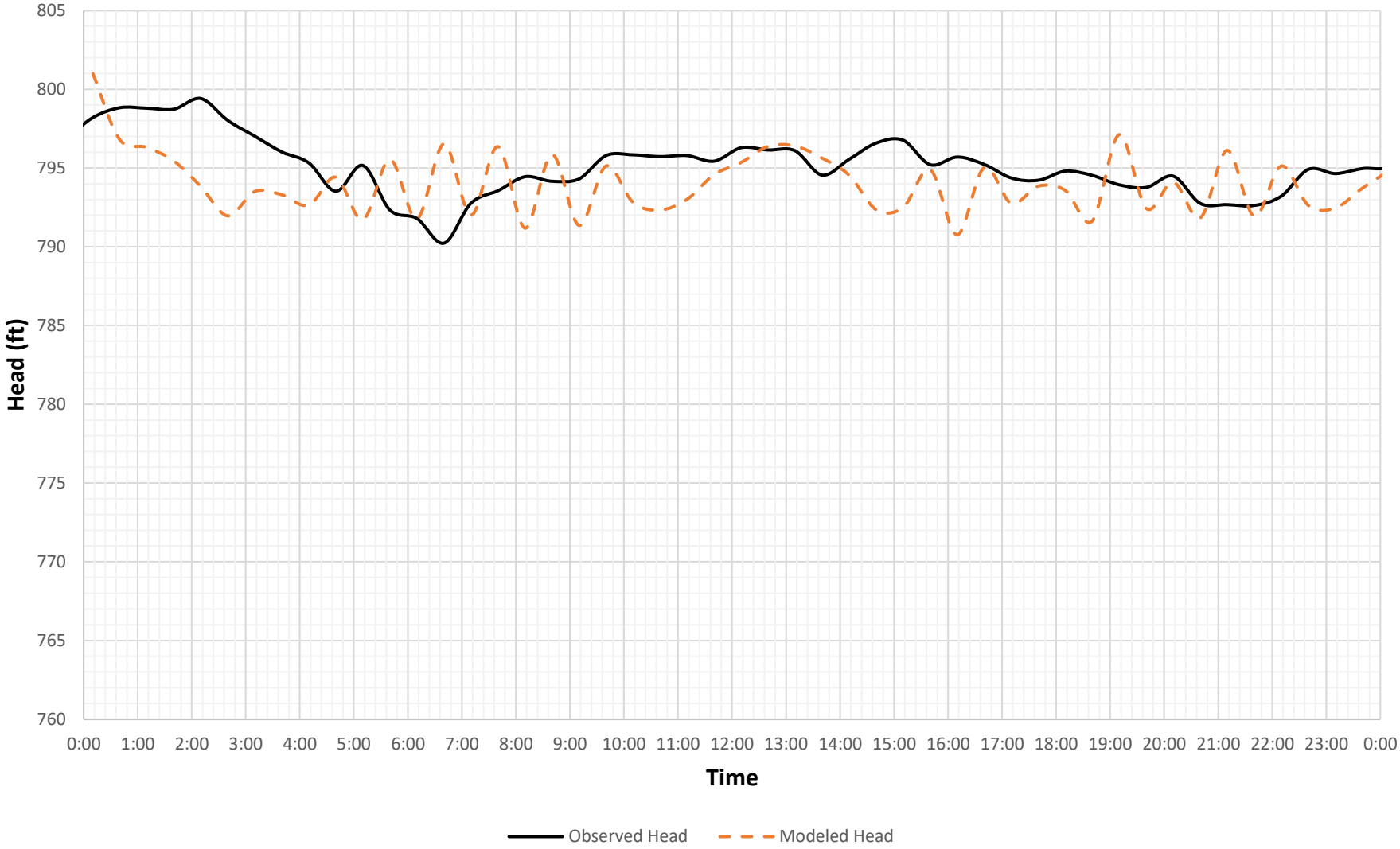


City of Hutto

Pressure Recorder #203018

Location: 205 Exchange Boulevard

April 1, 2022

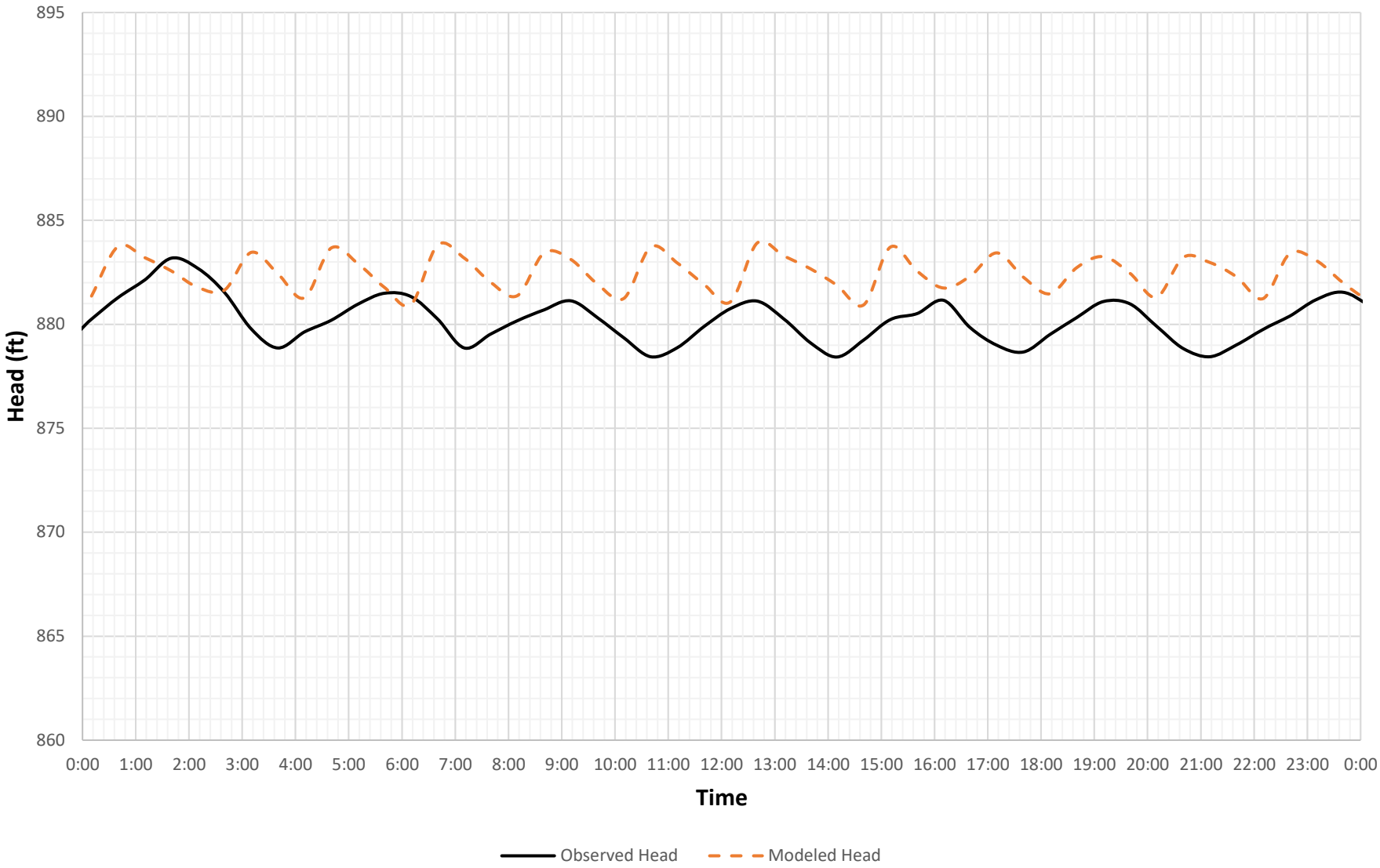


City of Hutto

Pressure Recorder #205934

Location: County Road 108 near Highway 79

April 1, 2022

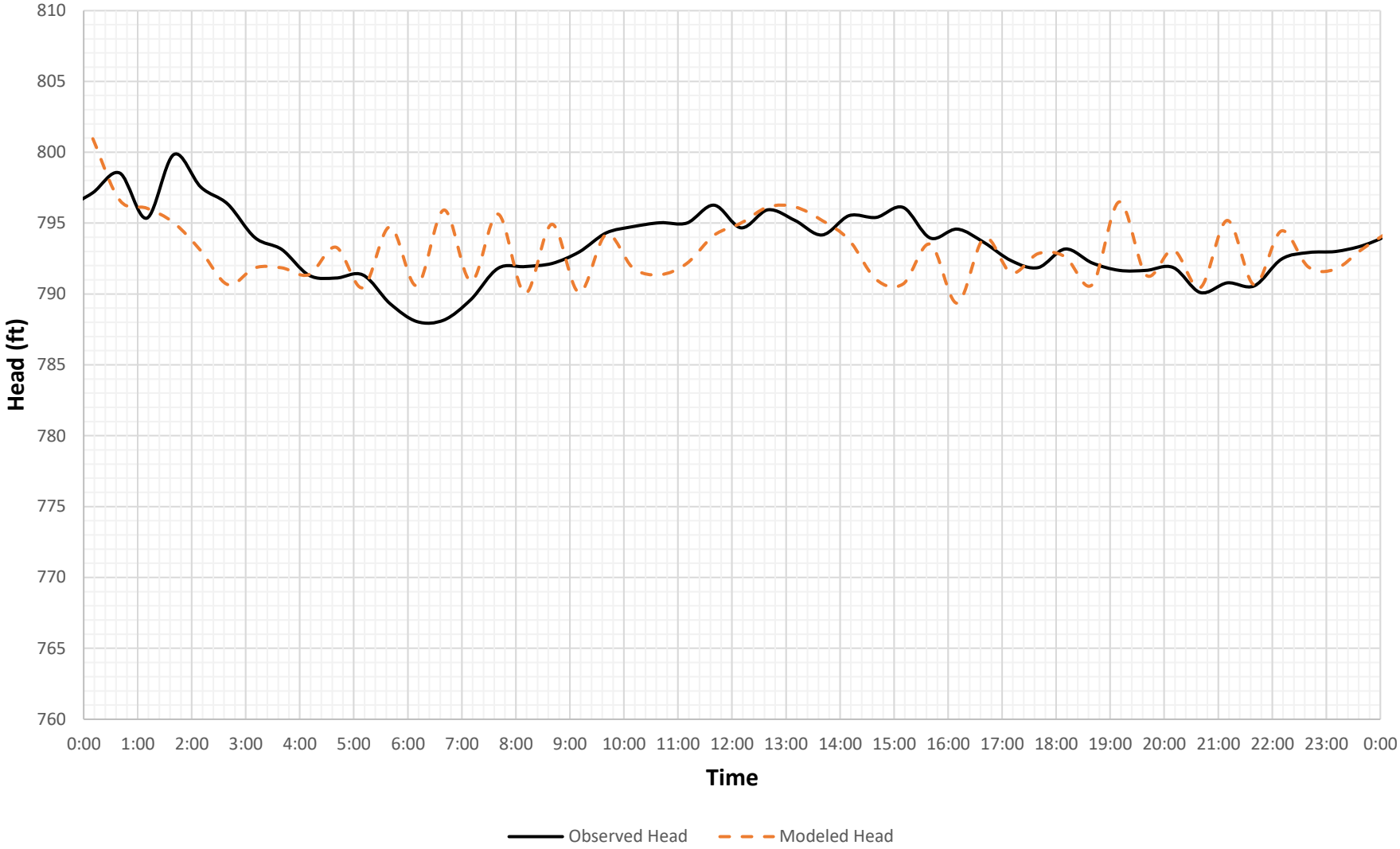


City of Hutto

Pressure Recorder #205935

Location: 1451 Carl Stern Drive

April 1, 2022

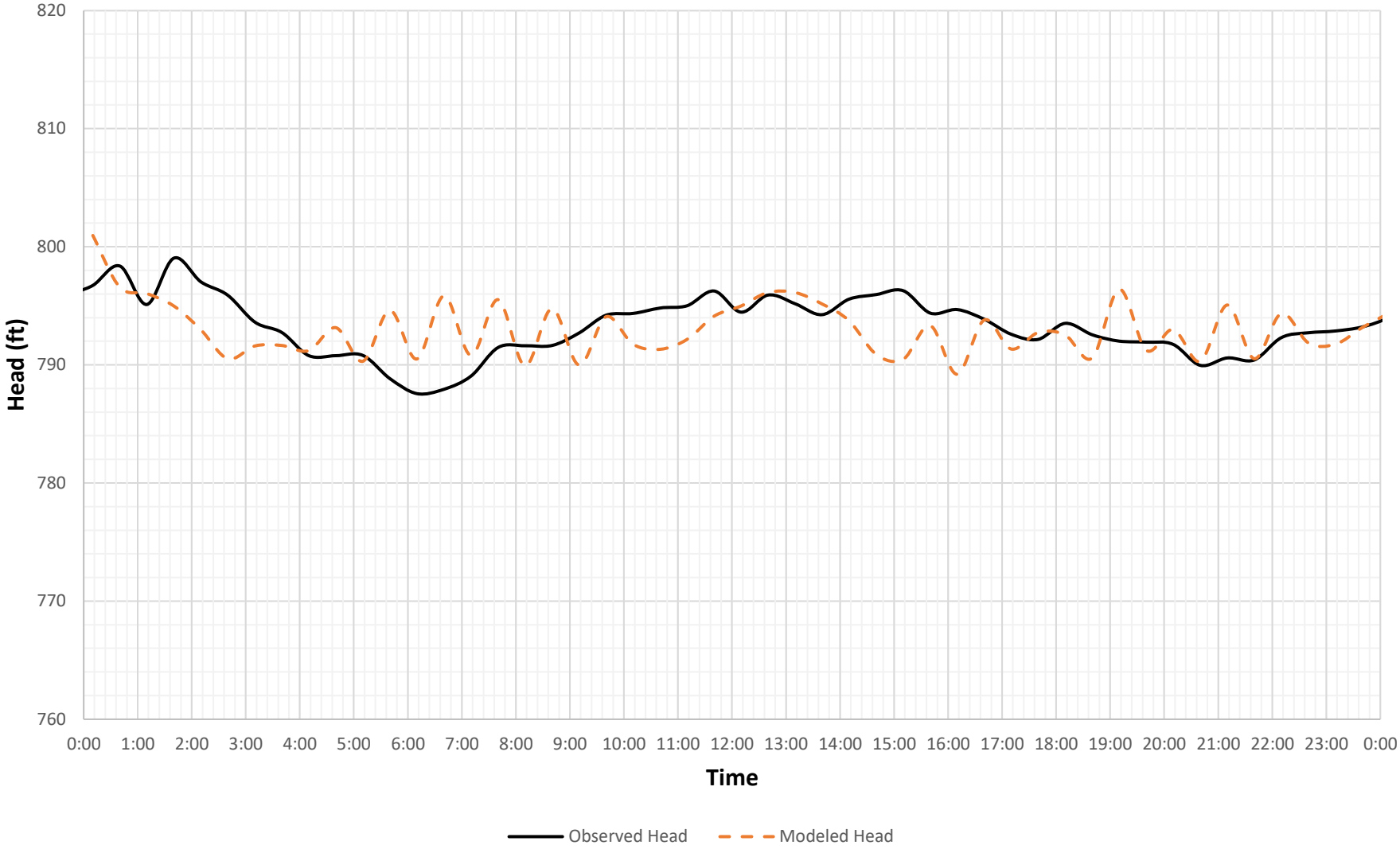


City of Hutto

Pressure Recorder #201671

Location: 702 Luna Vista Drive

April 1, 2022

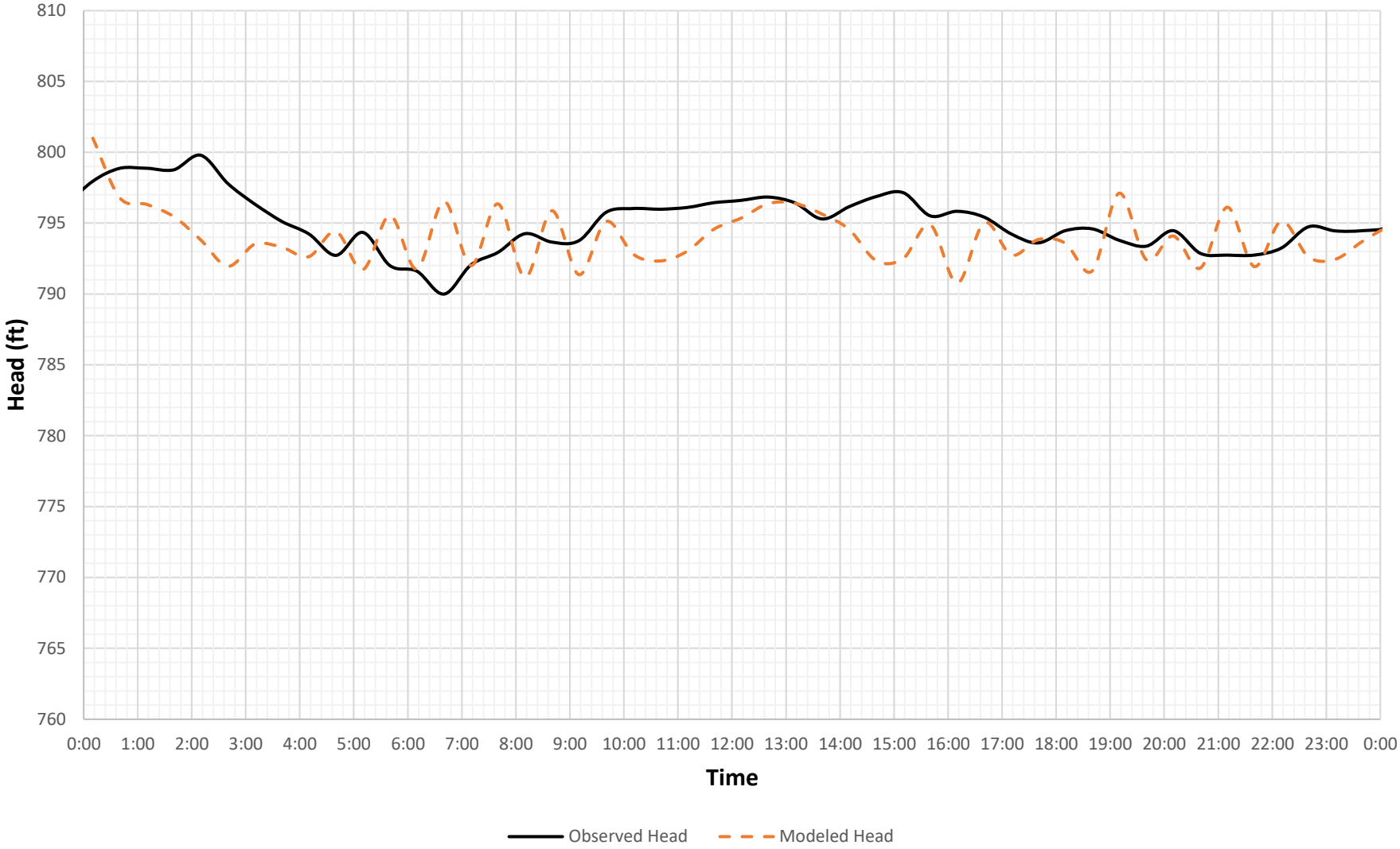


City of Hutto

Pressure Recorder #206052

Location: 401 West Front Street

April 1, 2022

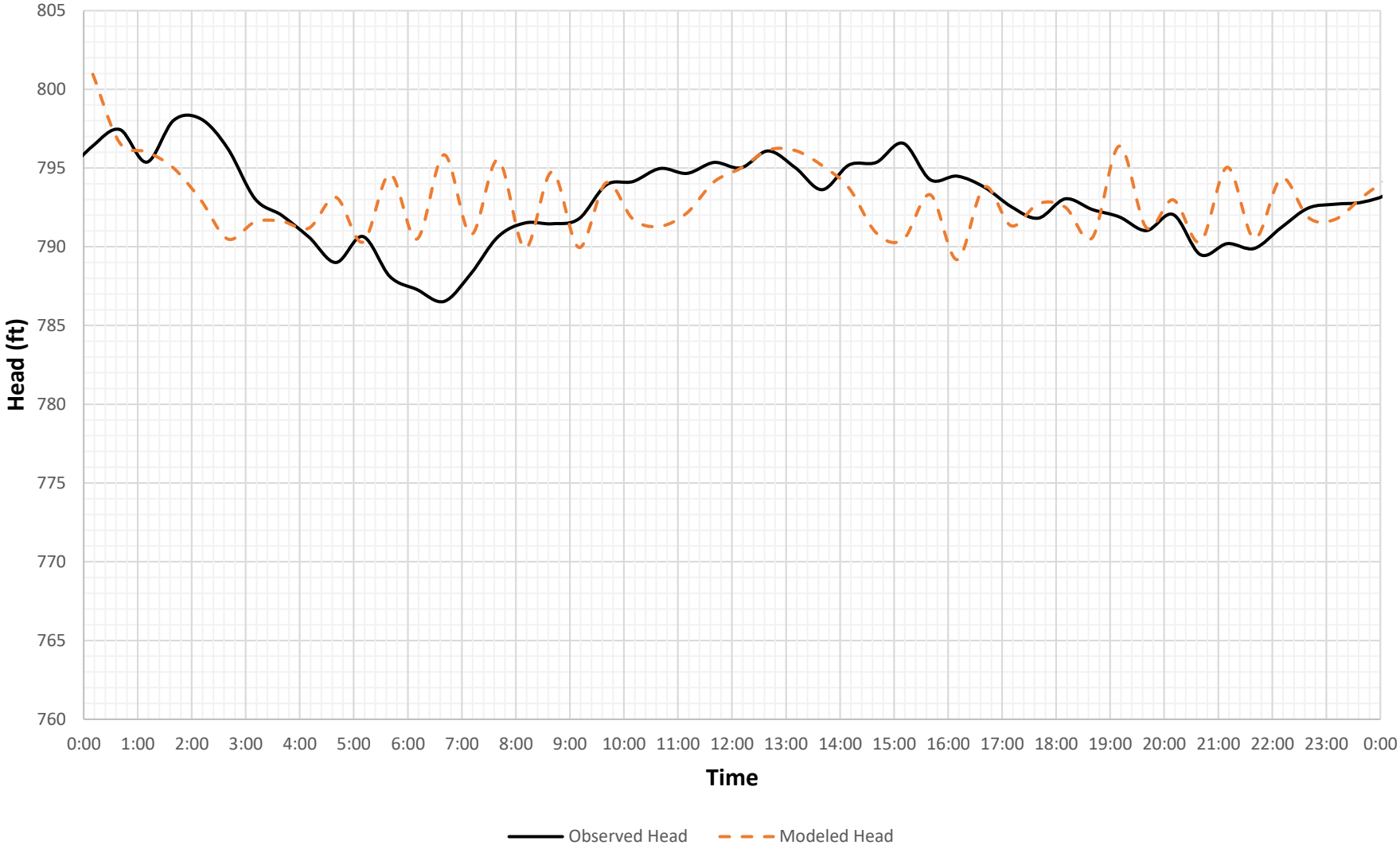


City of Hutto

Pressure Recorder #203271

Location: 203 Oldbridge Drive

April 1, 2022

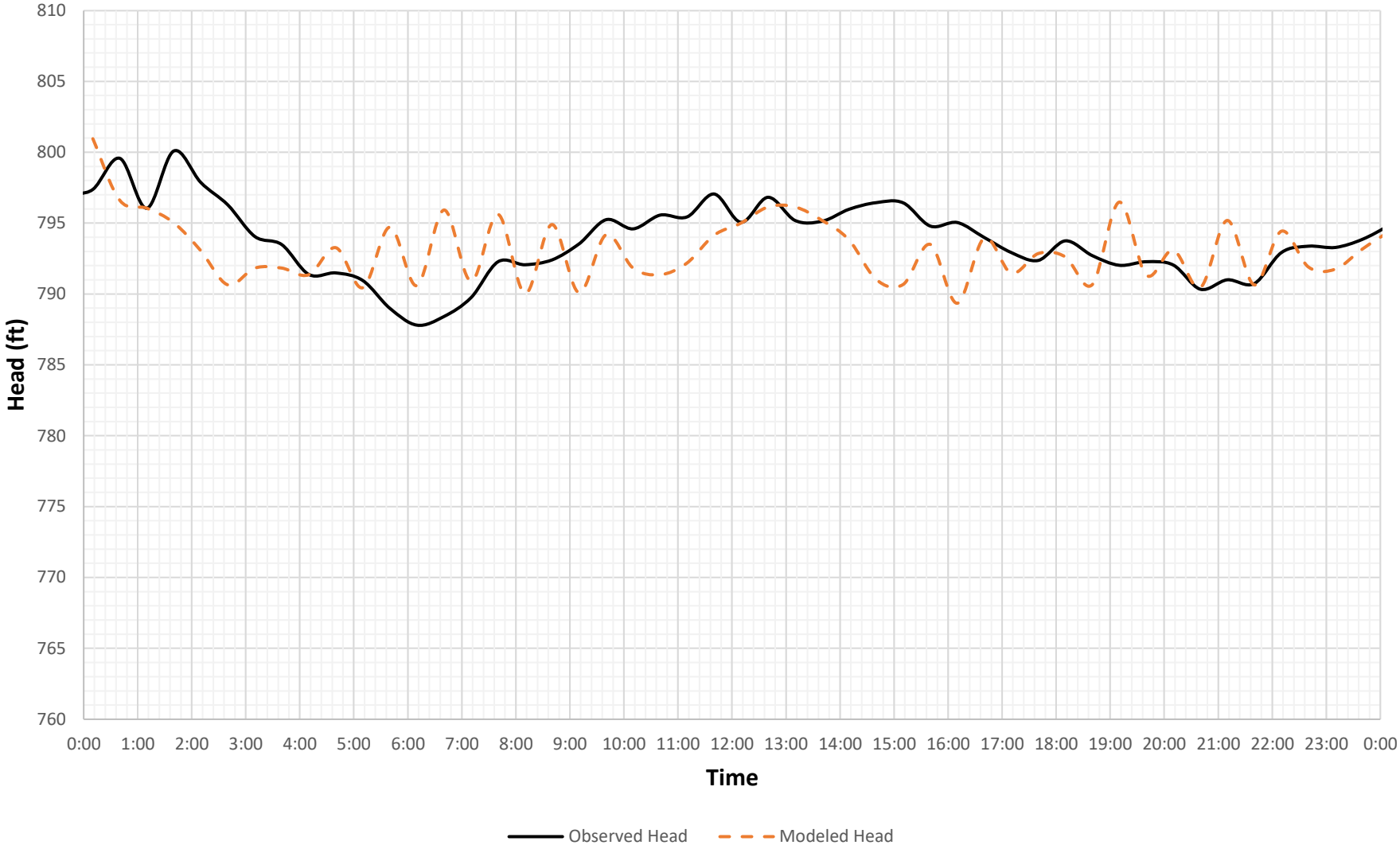


City of Hutto

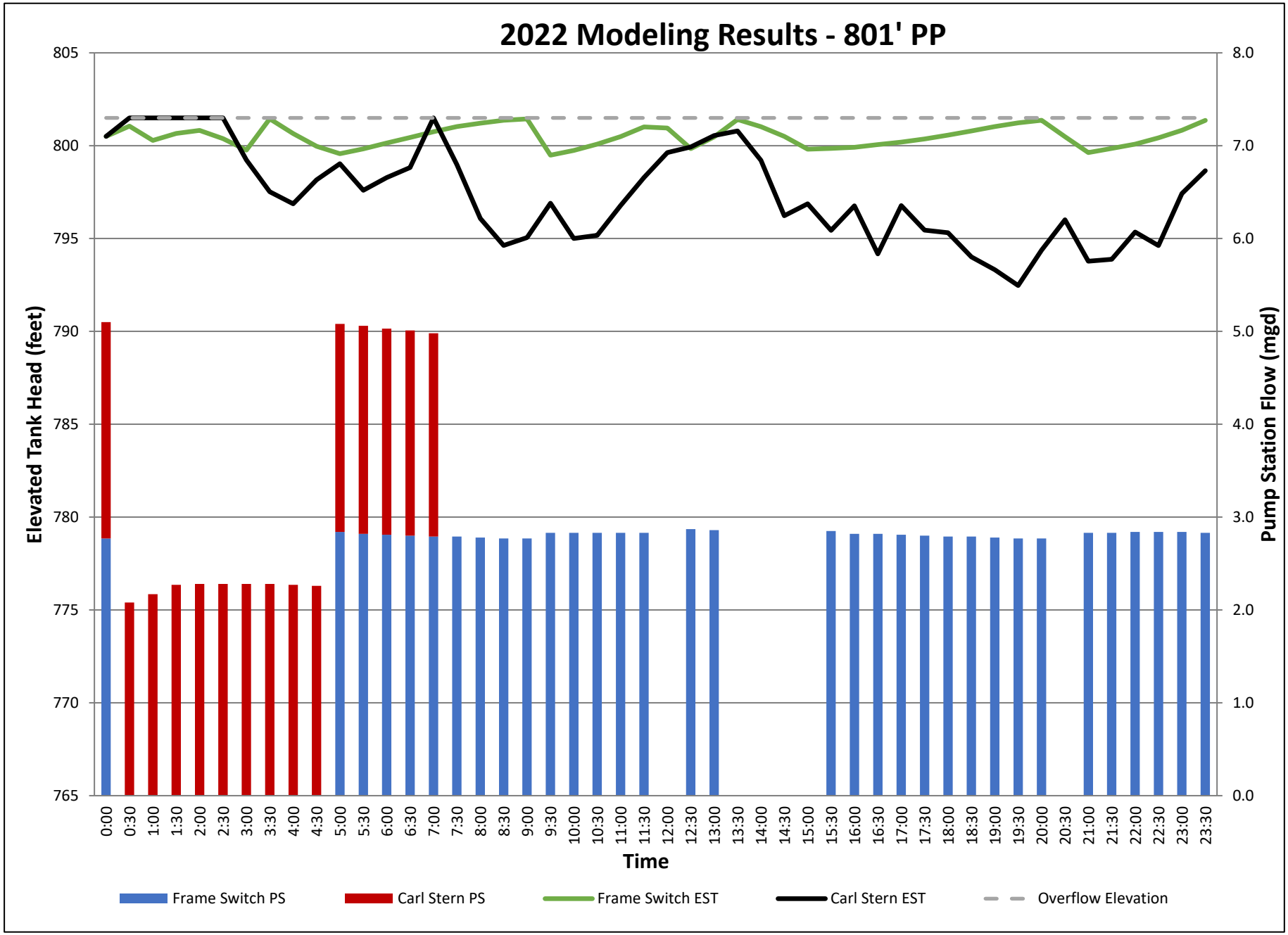
Pressure Recorder #205931

Location: 200 Longbridge Drive

April 1, 2022



APPENDIX B
Modeled Pumping and Tank Levels


2022 Modeling Results - 801' PP
Elevated Tank Head (feet)
Pump Station Flow (mgd)
805
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Time
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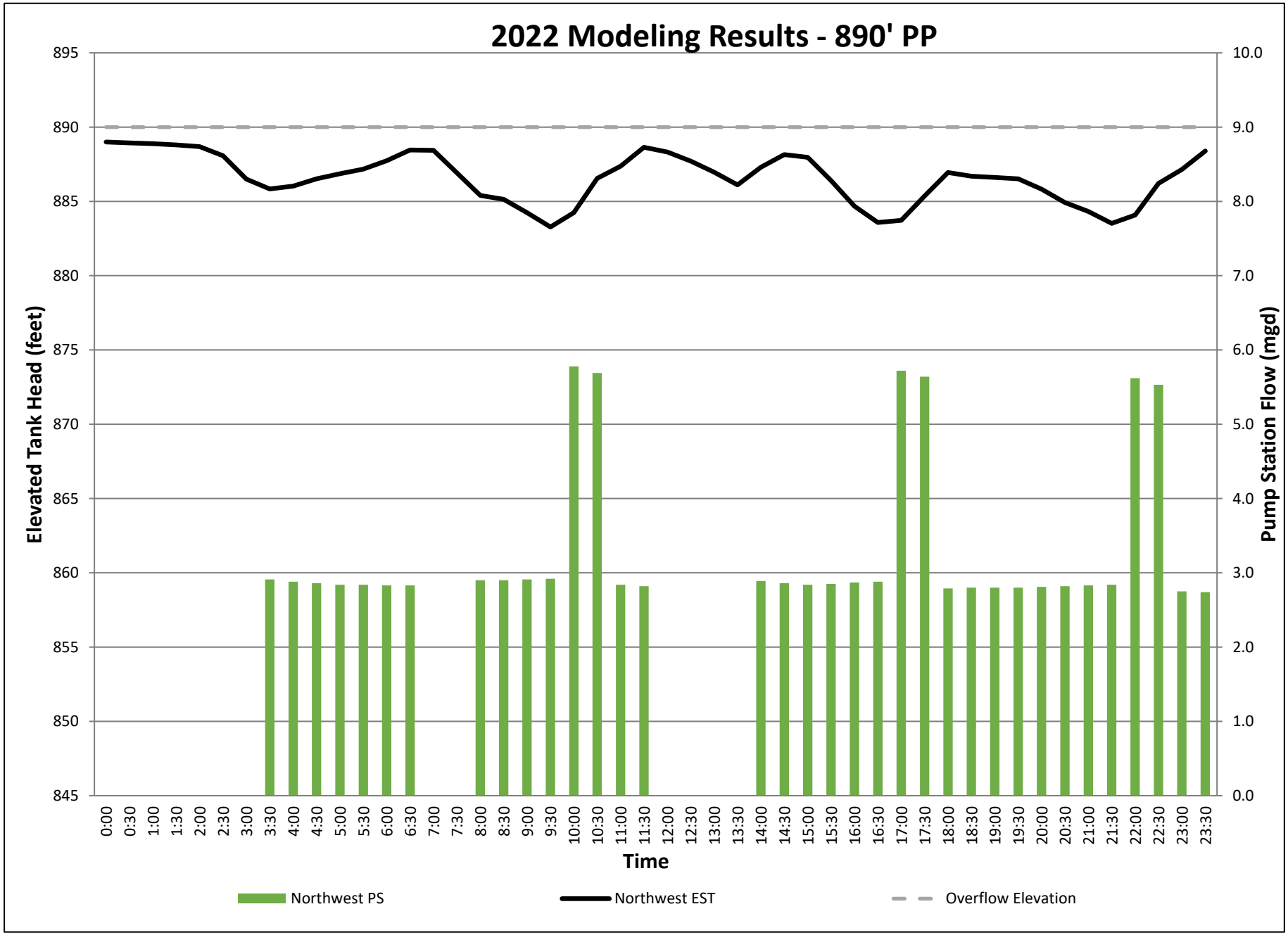
Overflow Elevation


2022 Modeling Results - 890' PP
Elevated Tank Head (feet)
Pump Station Flow (mgd)
Time
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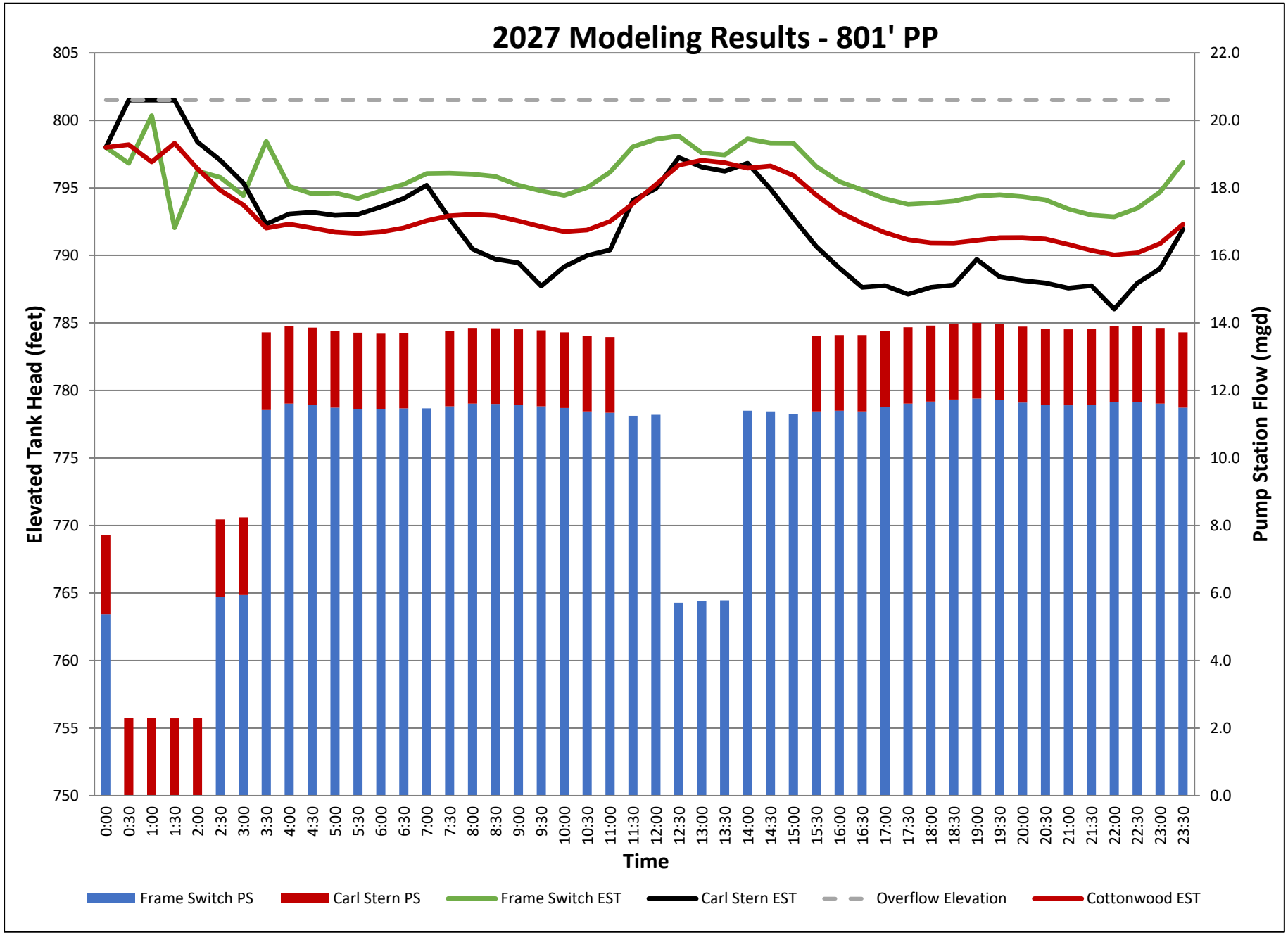
2027 Modeling Results - 801' PP
Elevated Tank Head (feet)
Pump Station Flow (mgd)
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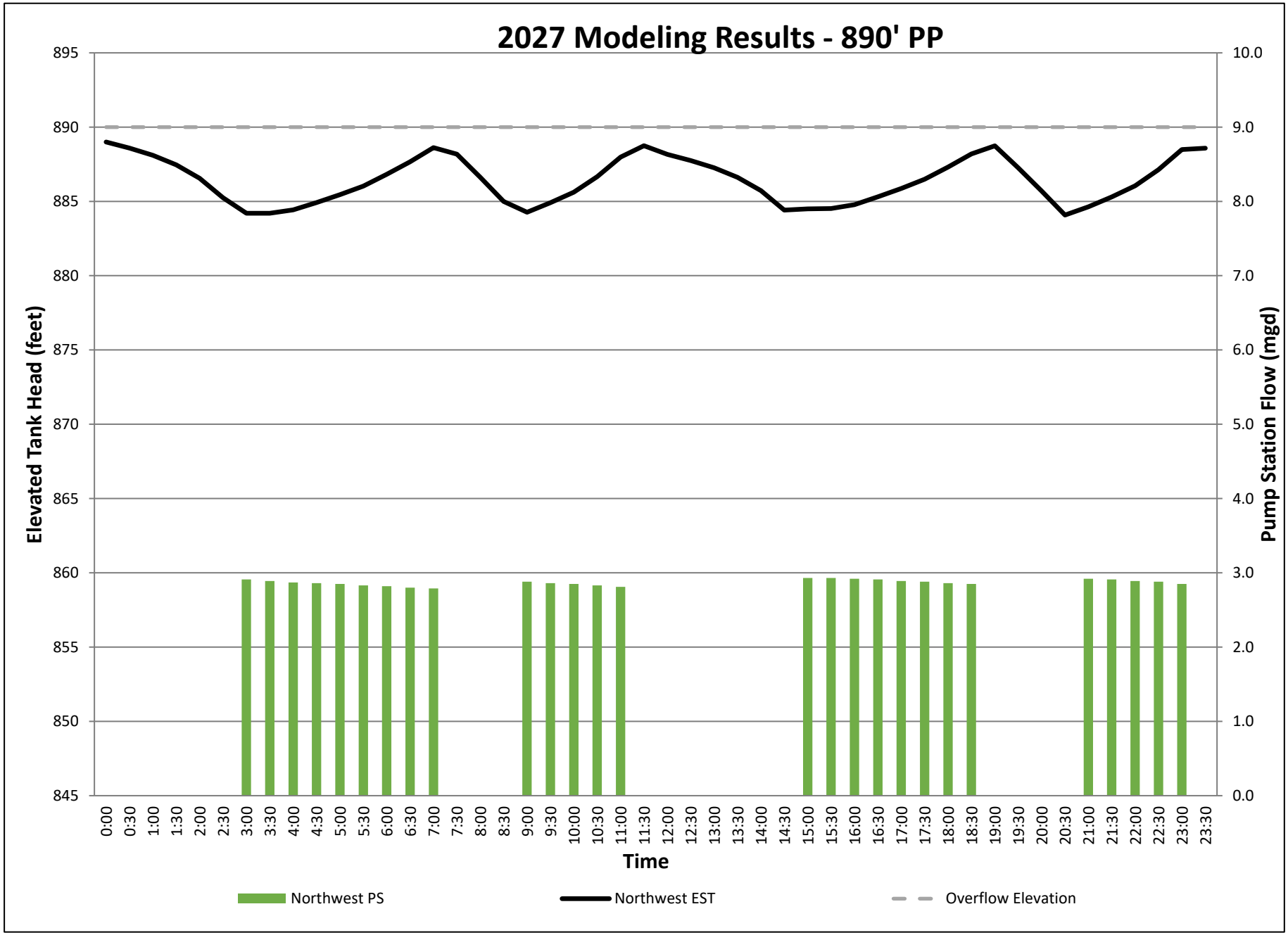
Frame Switch EST
Carl Stern EST
Overflow Elevation
Cottonwood EST


2027 Modeling Results - 890' PP
Elevated Tank Head (feet)
Pump Station Flow (mgd)
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Time
Northwest PS
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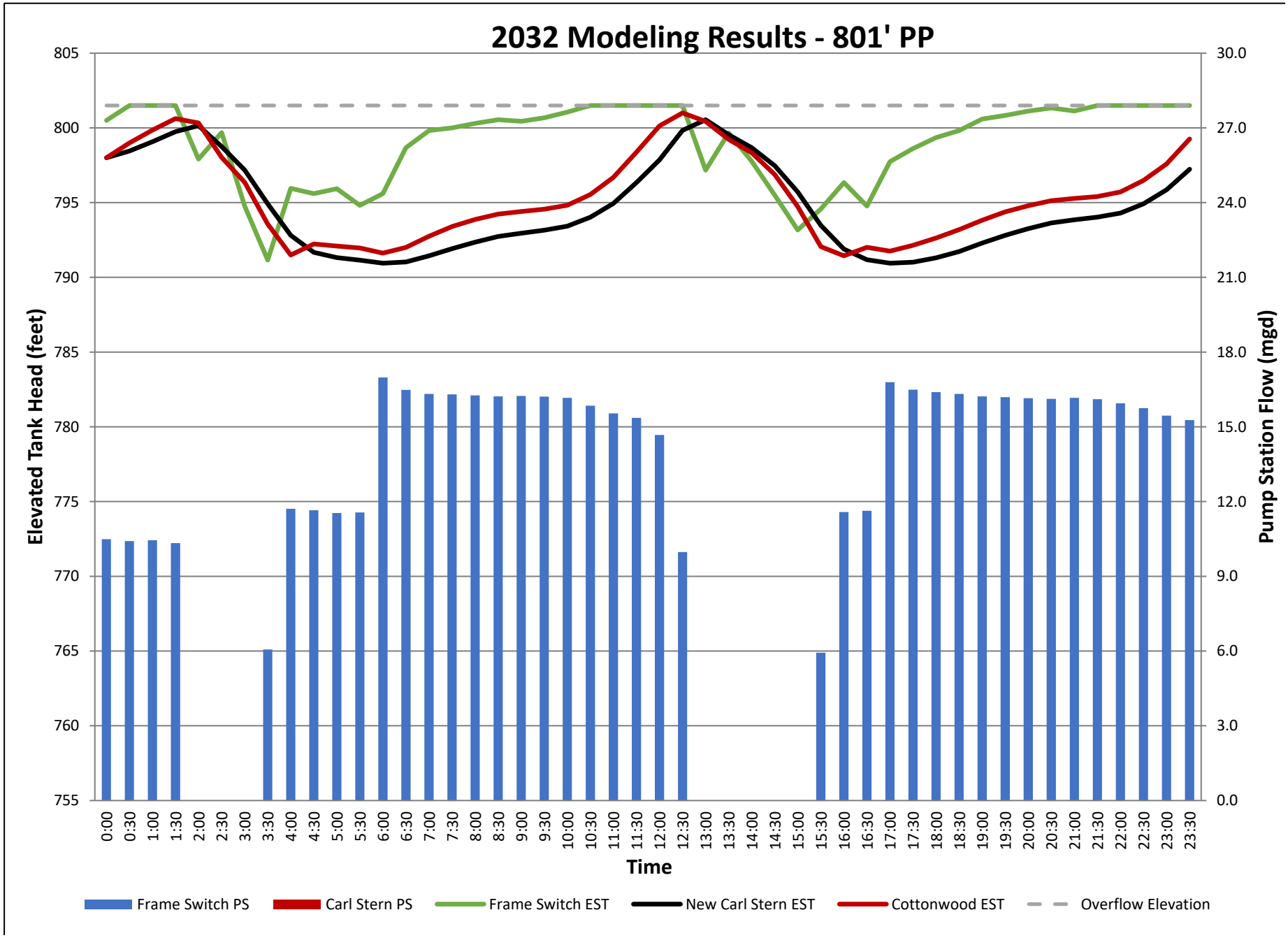
Overflow Elevation


2032 Modeling Results - 801' PP
Elevated Tank Head (feet)
Pump Station Flow (mgd)
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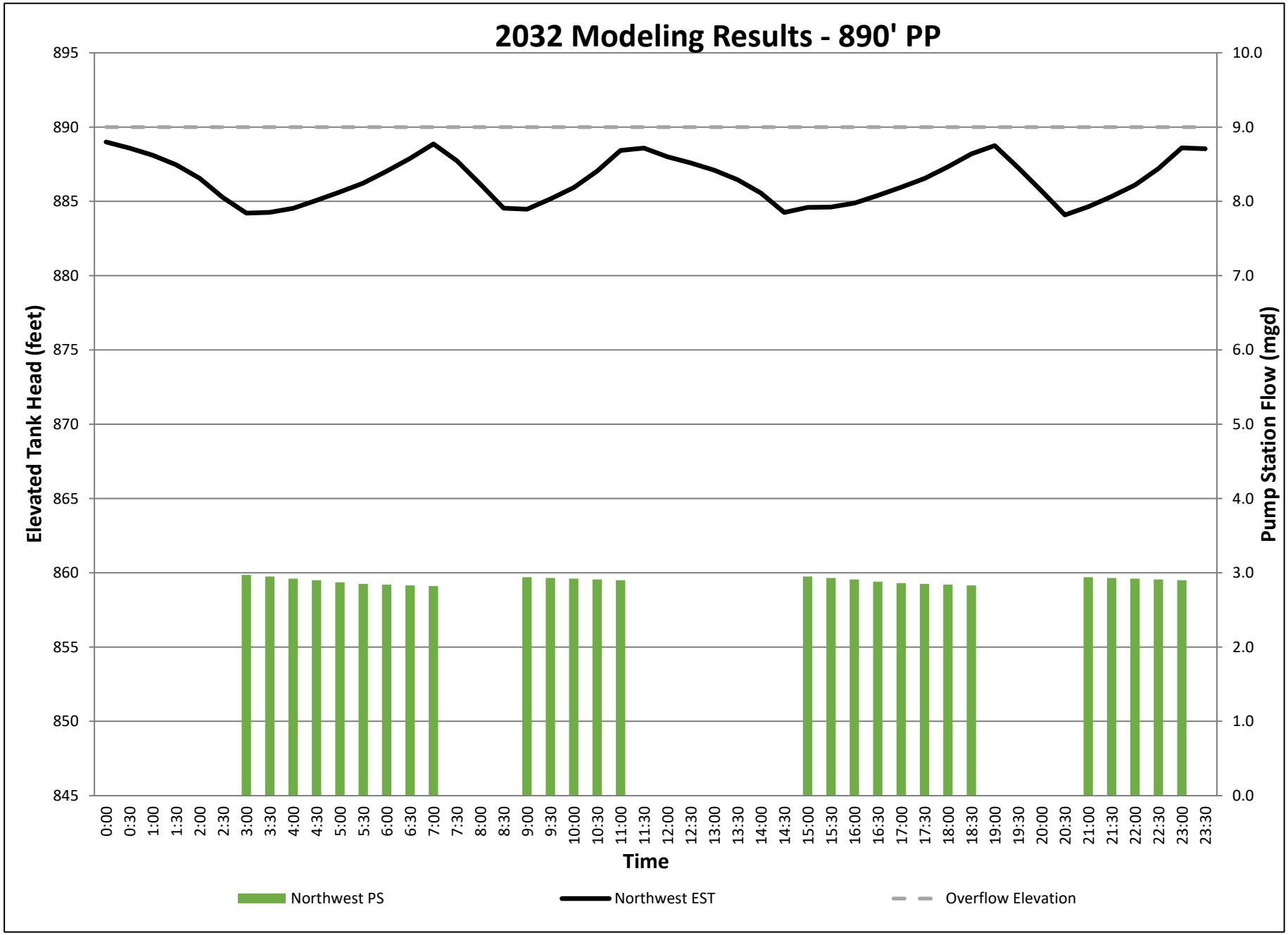
Time
Frame Switch PS
Carl Stern PS
Frame Switch EST
New Carl Stern EST
Cottonwood EST
Overflow Elevation


2032 Modeling Results - 890' PP
Elevated Tank Head (feet)
Pump Station Flow (mgd)
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Time
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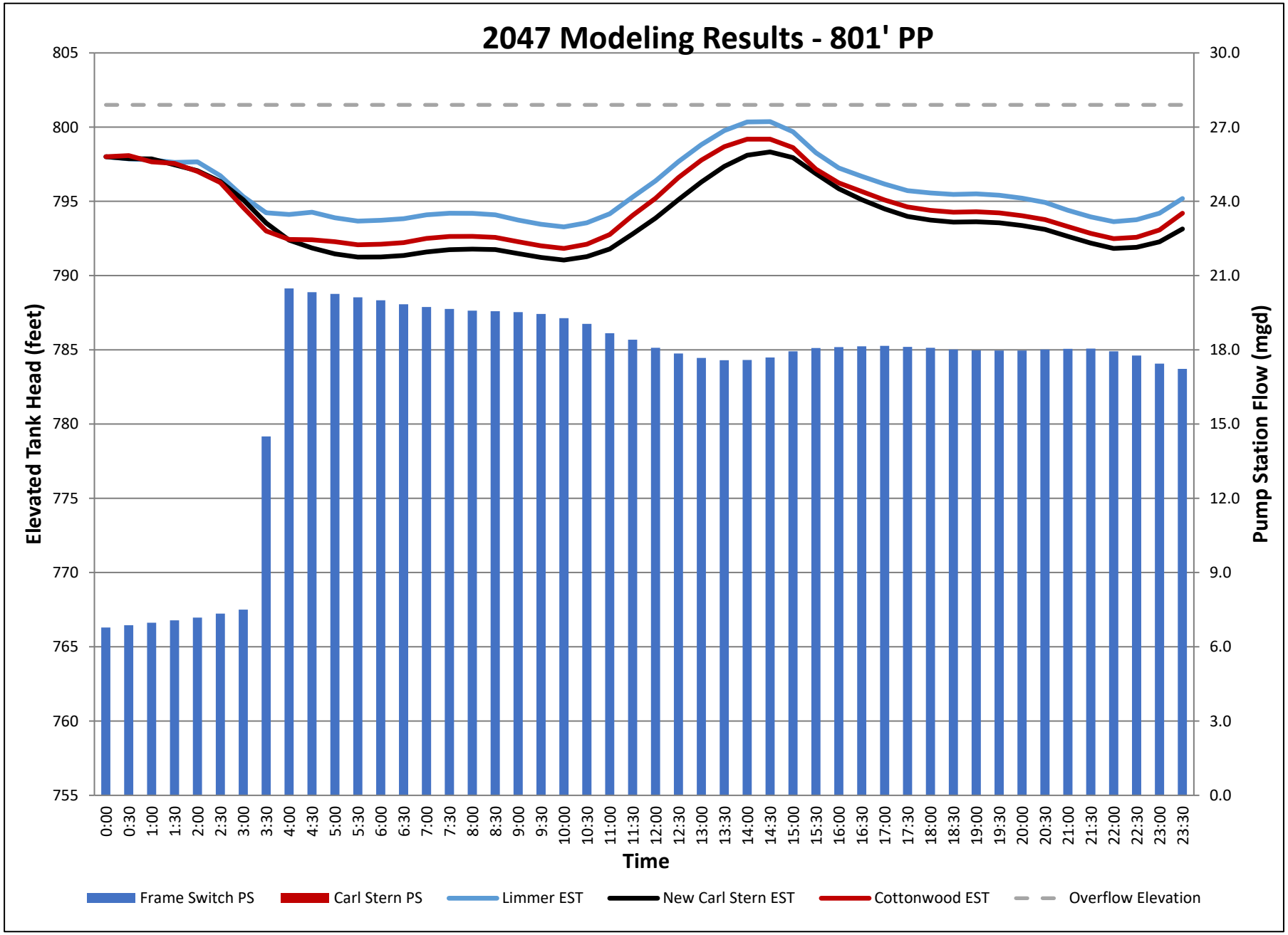
Overflow Elevation


2047 Modeling Results - 801' PP
Elevated Tank Head (feet)
Pump Station Flow (mgd)
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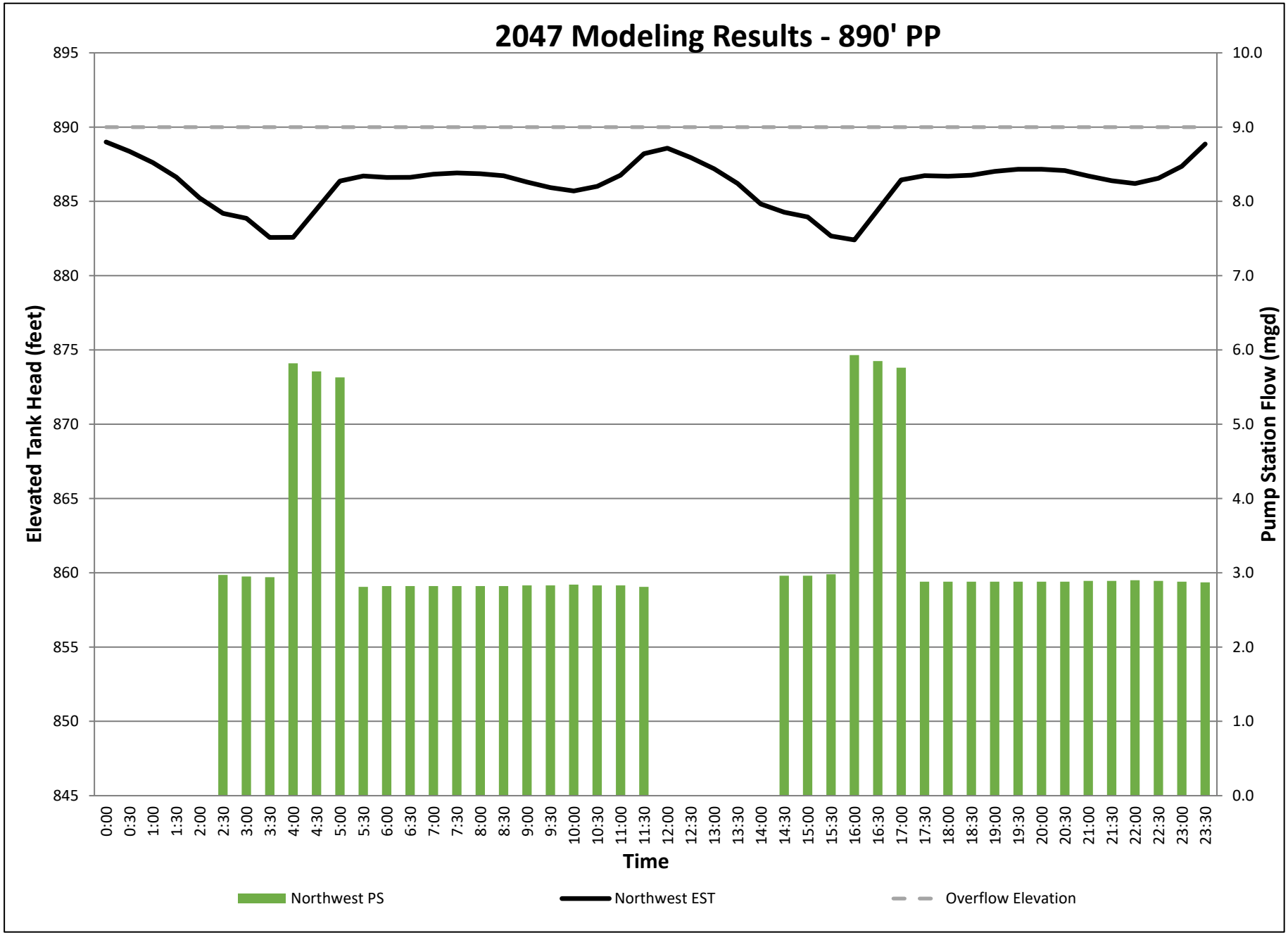
Carl Stern PS
Limmer EST
New Carl Stern EST
Cottonwood EST
Overflow Elevation


2047 Modeling Results - 890' PP
Elevated Tank Head (feet)
Pump Station Flow (mgd)
Time
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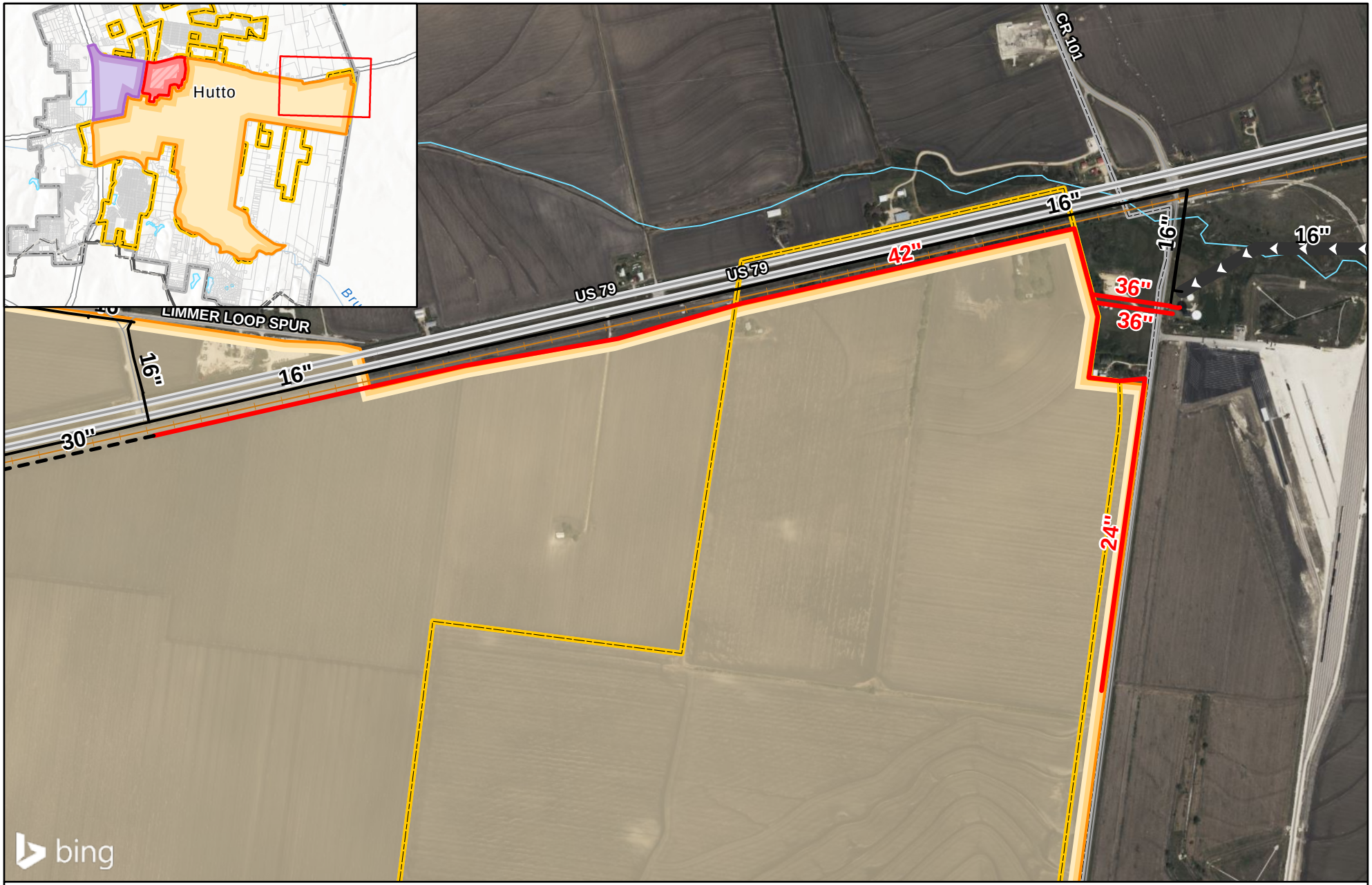
Northwest PS
Northwest EST
Overflow Elevation

APPENDIX C
Project Cost Estimates



PROJECT 1
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

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SCALE IN FEET

Created By Freese and Nichols, Inc.
Job No.: HTO22233
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Updated: Friday, December 9, 2022 11:58 AM
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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 1 — **Phase:** 2022-2027

Project Name: Frame Switch Discharge Water Lines

Project Description:

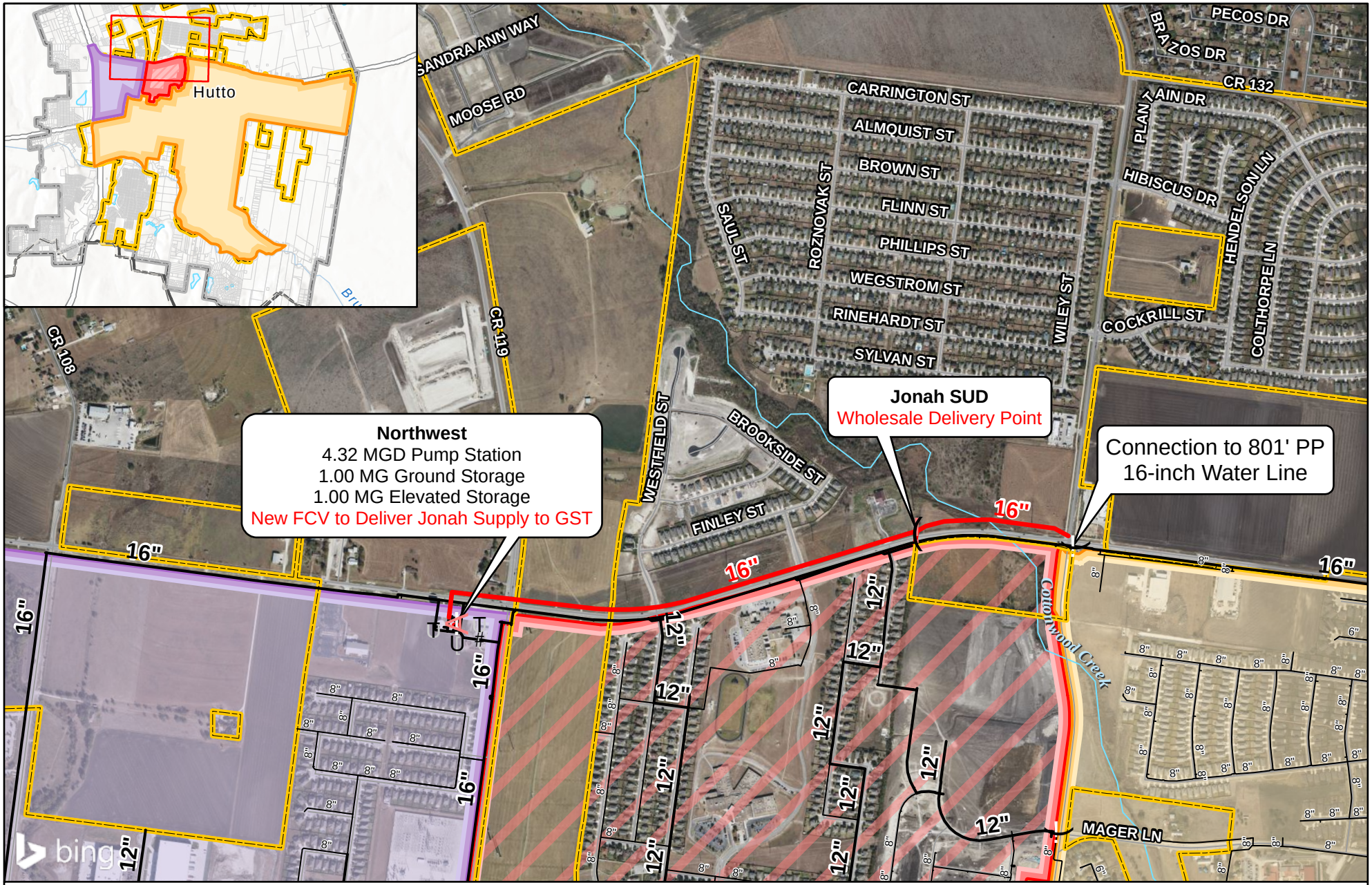
This project includes a 42-inch pipeline from the Frame Switch PS through the Megasite along Highway 79 and a 24-inch pipeline from the Frame Switch PS along the eastern boundary of the Megasite. This project must be completed before Project 3.

Project Drivers:

Without this project, the distribution system will continue to have difficulty filling the Northwest GST, and will not have adequate transmission capacity to convey the added pumping capacity of the expanded Frame Switch PS.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	24" WL & Appurtenances	4,500	LF	$ 560	$ 2,520,000
2	42" WL & Appurtenances	9,100	LF	$ 1,200	$ 10,920,000



PROJECT 2
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

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SCALE IN FEET

Created By Freese and Nichols, Inc.
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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 2 — **Phase:** 2022-2027

Project Name: Jonah SUD Wholesale Interconnect

Project Description:

This project includes a 16-inch pipeline parallel to the existing pipeline along Limmer Loop from FM 1660 to the Northwest GST. This project will also serve as the interconnect with the Jonah SUD water system. This project must be completed before Project 4.

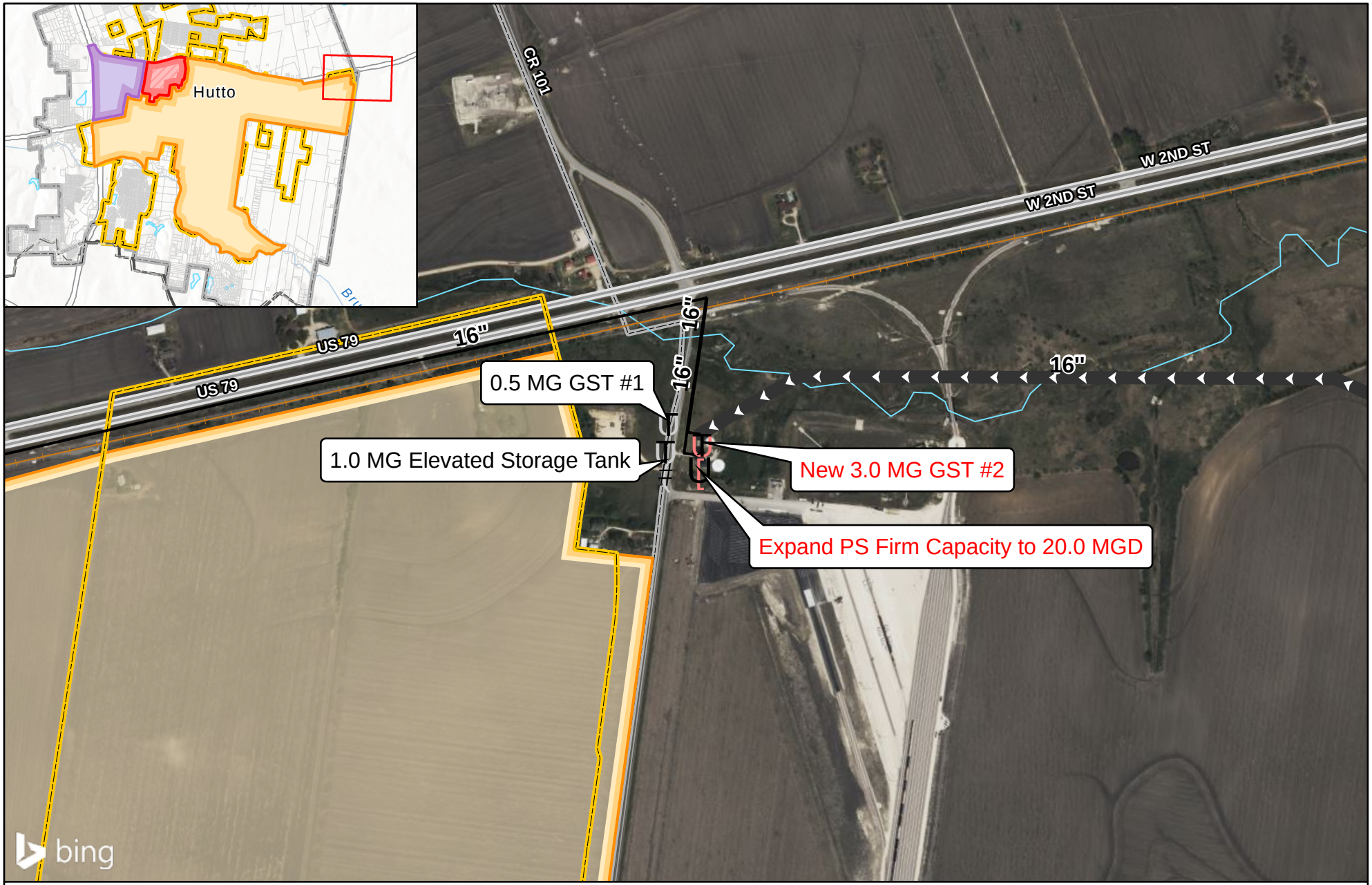
Project Drivers:

Without this project, areas experiencing low pressure will not be able to be converted to the 890' Pressure Plane.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	16" WL & Appurtenances	5,900	LF	$ 375	$ 2,212,500
2	Flow Control Valve	1	LS	$ 120,000	$ 120,000
3	30" Boring and Casing	1,000	LF	$ 660	$ 660,000
4	ROW and Easements - 20 Feet Wide	5,900	LF	$ 120	$ 708,000
				SUBTOTAL:	**$ 3,700,500**
			CONTINGENCY	30%	$ 1,110,200
				SUBTOTAL:	**$ 4,810,700**
			ENG/SURVEY	20%	$ 962,200
				SUBTOTAL:	**$ 5,772,900**
			ADMIN	3%	$ 173,200
				SUBTOTAL:	**$ 5,946,100**
				Estimated Project Total:	**$ 5,946,100**

Comments:



PROJECT 3
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

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SCALE IN FEET

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Job No.: HTO22233
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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 3 — **Phase:** 2022-2027

Project Name: Frame Switch PS Expansion

Project Description:

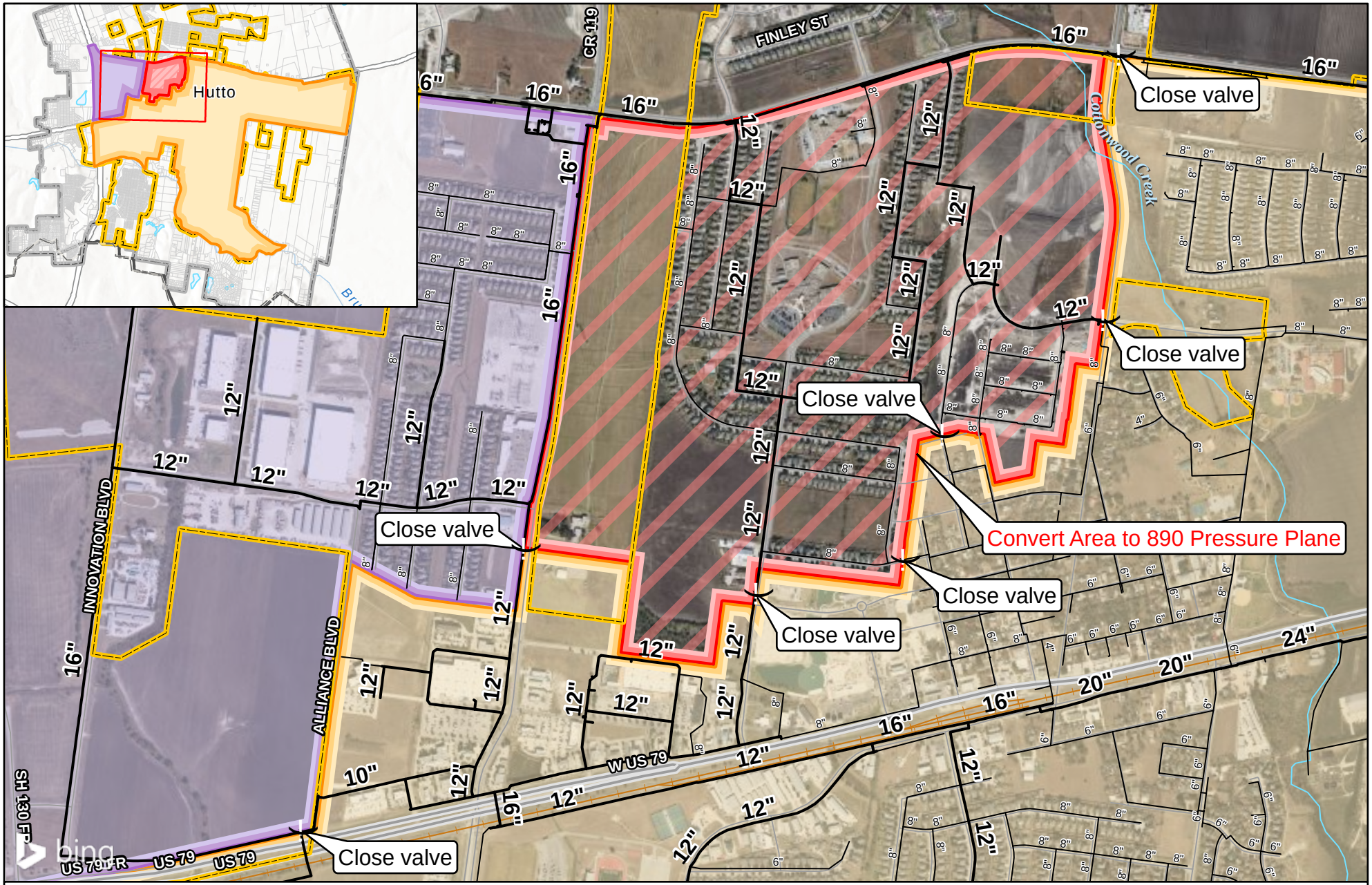
This project includes expanding the Frame Switch Pump Station to a firm capacity of 20.0 mgd, and replacing the existing GST with a new 3.0-MG GST. Project 1 must be completed before this project.

Project Drivers:

Without this project, the distribution system will not have adequate pumping capacity to meet projected maximum day demands.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Pump Station - Expansion 17.84 MGD	1	LS	$ 16,056,000	$ 16,056,000
2	3.0 MG Ground Storage Tank	1	LS	$ 5,100,000	$ 5,100,000



PROJECT 4

CITY OF HUTTO

PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System

- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements

- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements

- Elevated Storage Tank
- Water Line

2047 Phased Improvements

- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements

- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

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SCALE IN FEET

Created By Freese and Nichols, Inc.
Job No.: HTO22233
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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 4 — **Phase:** 2022-2027

Project Name: Pressure Plane Conversion

Project Description:

This project converts the northwestern part of the current 801' PP to the 890' PP by closing six valves. Project 2 must be completed before this project.

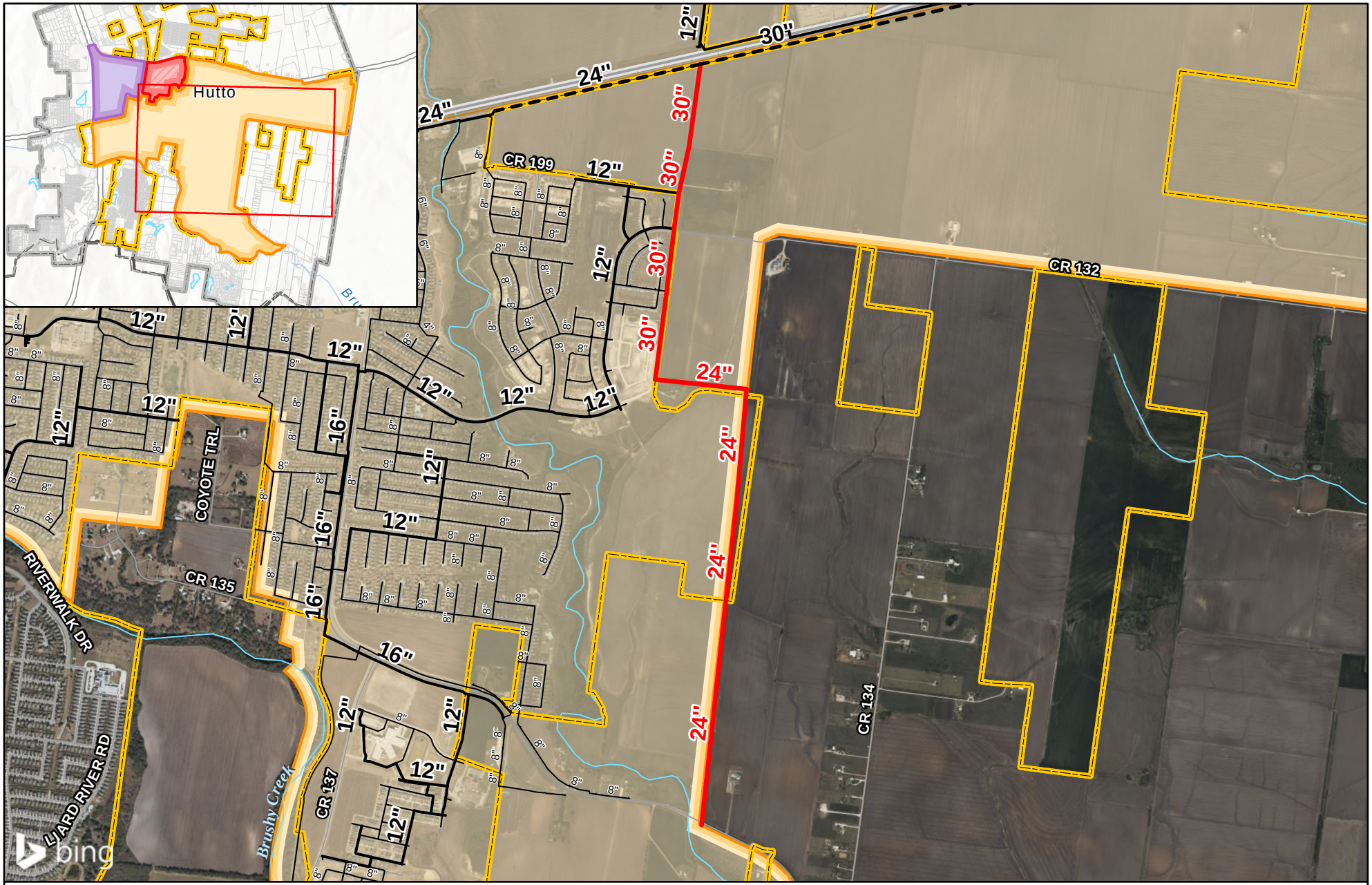
Project Drivers:

Without this project, areas of the 801' PP near the Northwest PS will continue to experience low pressure.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Replacement System Valve	4	LS	$ 12,000	$ 48,000
				SUBTOTAL:	**$ 48,000**
		CONTINGENCY		30%	$ 14,400
				SUBTOTAL:	**$ 62,400**
		ENG/SURVEY		20%	$ 12,500
				SUBTOTAL:	**$ 74,900**
		ADMIN		3%	$ 2,300
				SUBTOTAL:	**$ 77,200**
				Estimated Project Total:	**$ 77,200**

Comments:



PROJECT 5
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

0 2,000

SCALE IN FEET

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 5 — **Phase:** 2022-2027

Project Name: County Road 132 South Water Line

Project Description:

This project includes a 30-inch pipeline along County Road 132 from Highway 79 to the proposed Cottonwood EST, and a 24-inch pipeline from the proposed Cottonwood EST to the proposed 16-inch pipeline along FM 1660. Project 6 must be completed in conjunction with this project.

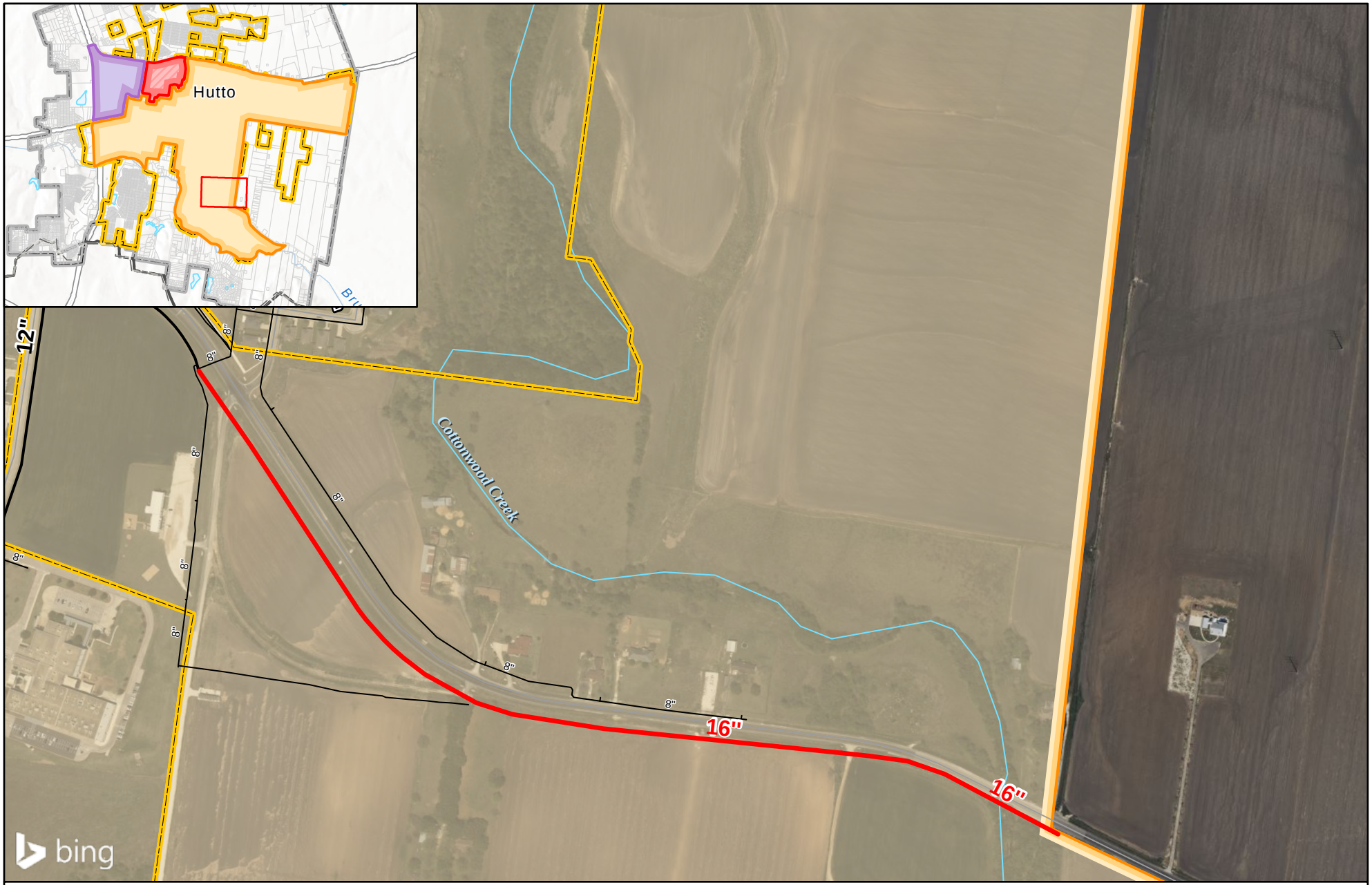
Project Drivers:

Without this project, the distribution system will not have adequate transmission capacity to serve growth along the eastern boundary of the Water Service Area.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	24" WL & Appurtenances	9,300	LF	$ 560	$ 5,208,000
2	30" WL & Appurtenances	6,100	LF	$ 700	$ 4,270,000
3	36" Boring and Casing	500	LF	$ 792	$ 396,000
4	ROW and Easements - 20 Feet Wide	15,400	LF	$ 120	$ 1,848,000
				SUBTOTAL:	**$ 11,722,000**
			CONTINGENCY	30%	$ 3,516,600
				SUBTOTAL:	**$ 15,238,600**
			ENG/SURVEY	20%	$ 3,047,800
				SUBTOTAL:	**$ 18,286,400**
			ADMIN	3%	$ 548,600
				SUBTOTAL:	**$ 18,835,000**
				Estimated Project Total:	**$ 18,835,000**

Comments:



PROJECT 6
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

0 500

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 6 — **Phase:** 2022-2027

Project Name: FM 1660 Water Line Phase 1

Project Description:

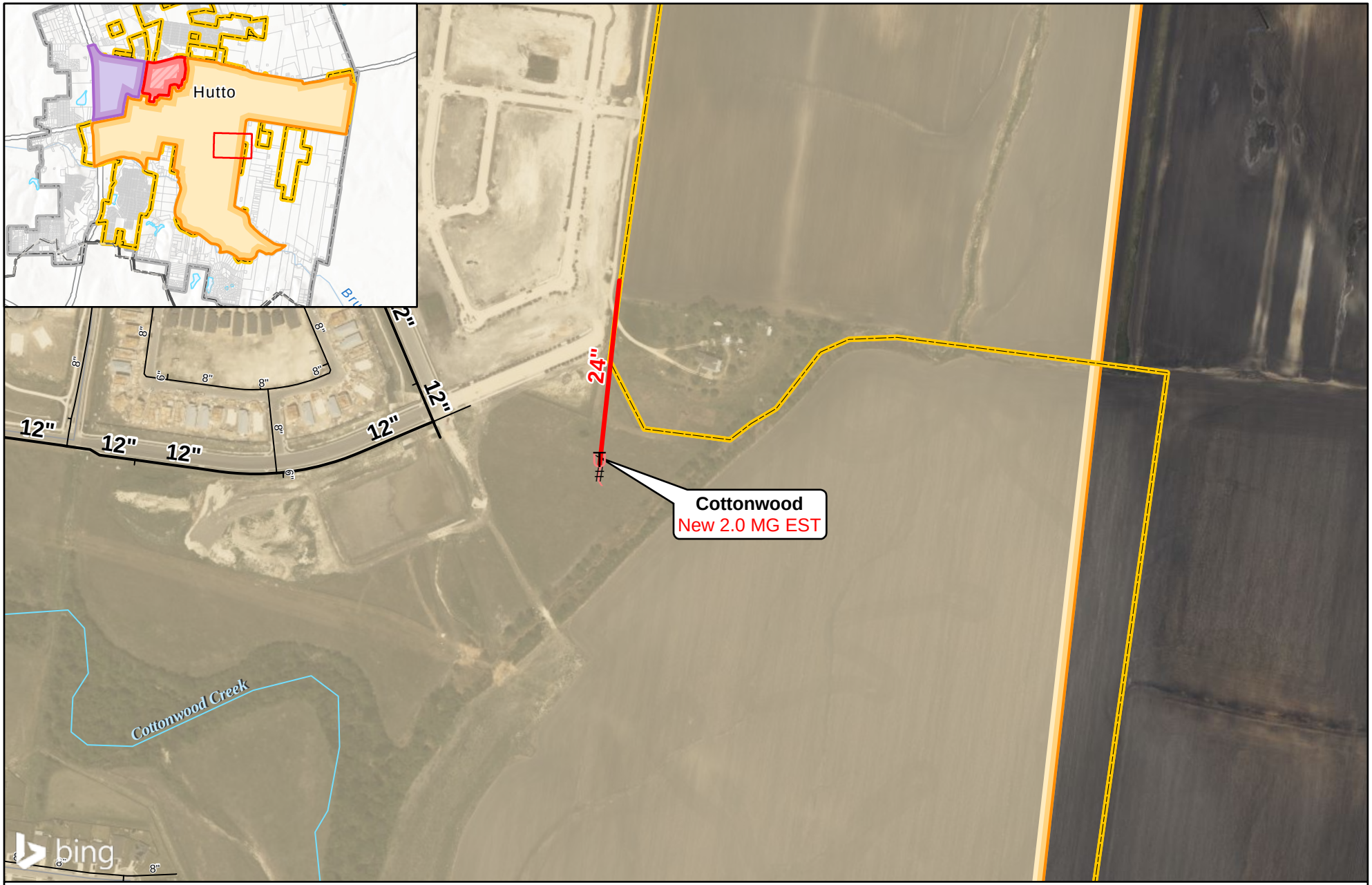
This project includes a 16-inch pipeline along FM 1660 from the existing 16-inch pipeline to the proposed 24-inch pipeline in Project 5. Project 5 must be completed in conjunction with this project.

Project Drivers:

Without this project, the distribution system will not have adequate transmission capacity to serve growth in the southeastern part of the Water Service Area.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	16" WL & Appurtenances	4,400	LF	$ 375	$ 1,650,000
2	30" Boring and Casing	500	LF	$ 660	$ 330,000



PROJECT 7
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

0 420

SCALE IN FEET

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 7 — **Phase:** 2022-2027

Project Name: Cottonwood EST

Project Description:

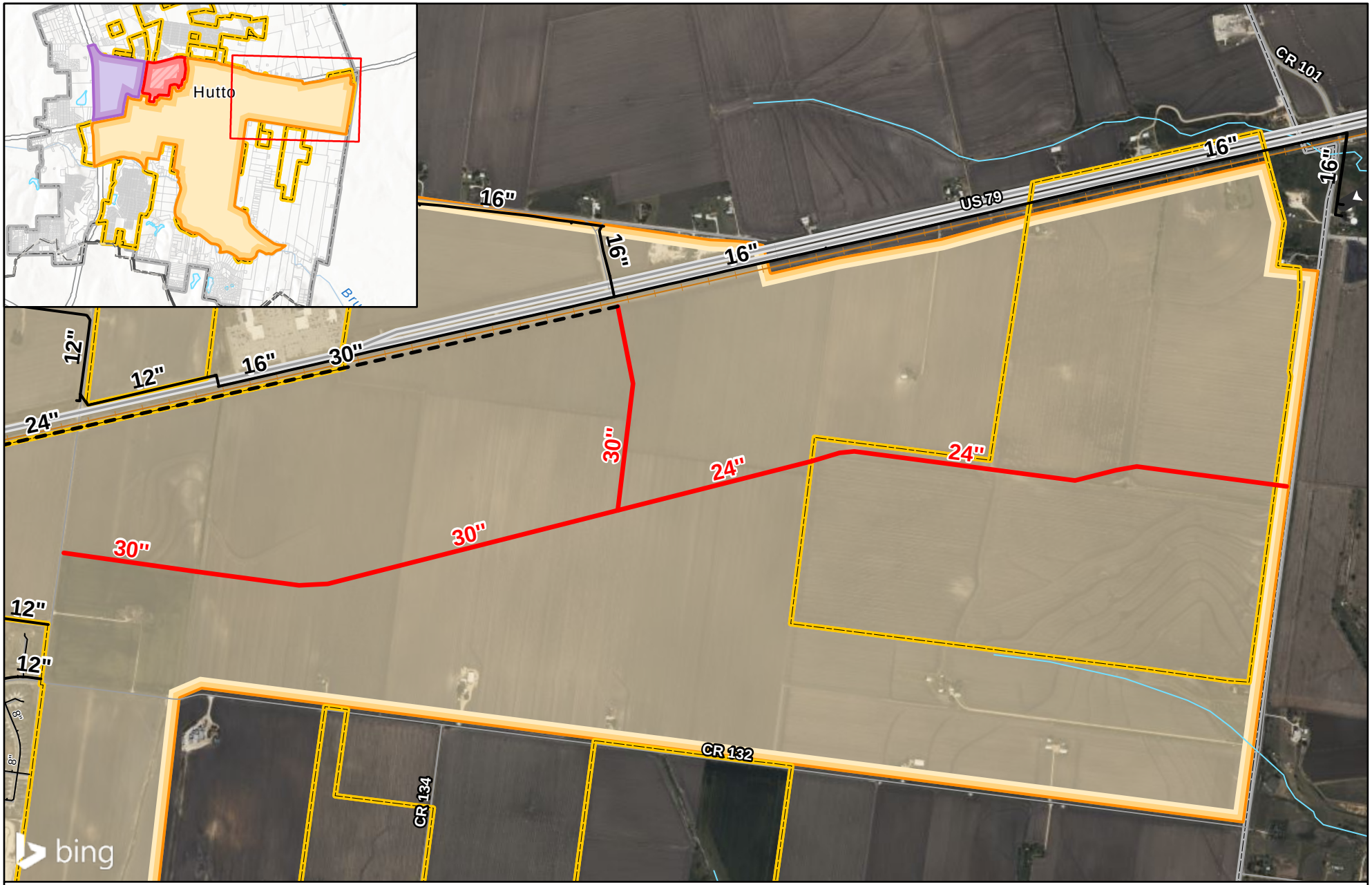
This project includes a 2.0-MG elevated storage tank in the 801' PP near the eastern end of Carl Stern Drive. Project 5 must be completed before this project is complete.

Project Drivers:

Without this project, the 801' PP will not have adequate elevated storage capacity to serve projected growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	2.0 MG Elevated Storage Tank	1	LS	$ 7,000,000	$ 7,000,000



PROJECT 8D
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

0 1,000
SCALE IN FEET

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 8D — **Phase:** 2022-2027

Project Name: Megasite Water Lines

Project Description:

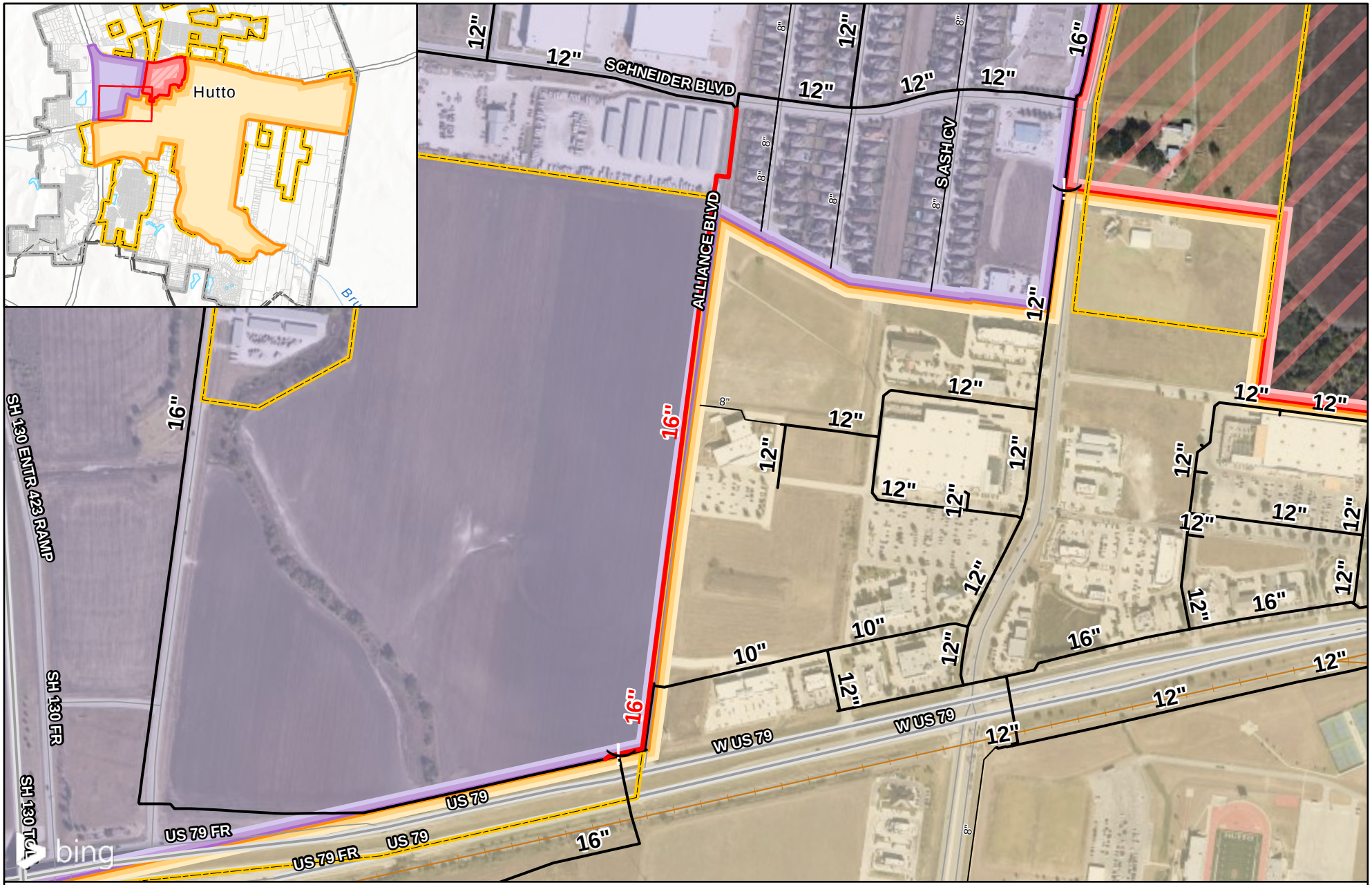
This project includes 24- and 30-inch water lines through the Megasite that will connect to the proposed pipelines in Project 1 and Project 5. Project 1 must be completed before this project.

Project Drivers:

This project will serve development in the Megasite.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	24" WL & Appurtenances	5,700	LF	$ 560	$ 3,192,000
2	30" WL & Appurtenances	9,100	LF	$ 700	$ 6,370,000



PROJECT 9D
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line

- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

0 590

SCALE IN FEET

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 9D — **Phase:** 2022-2027

Project Name: Alliance Boulevard Water Line

Project Description:

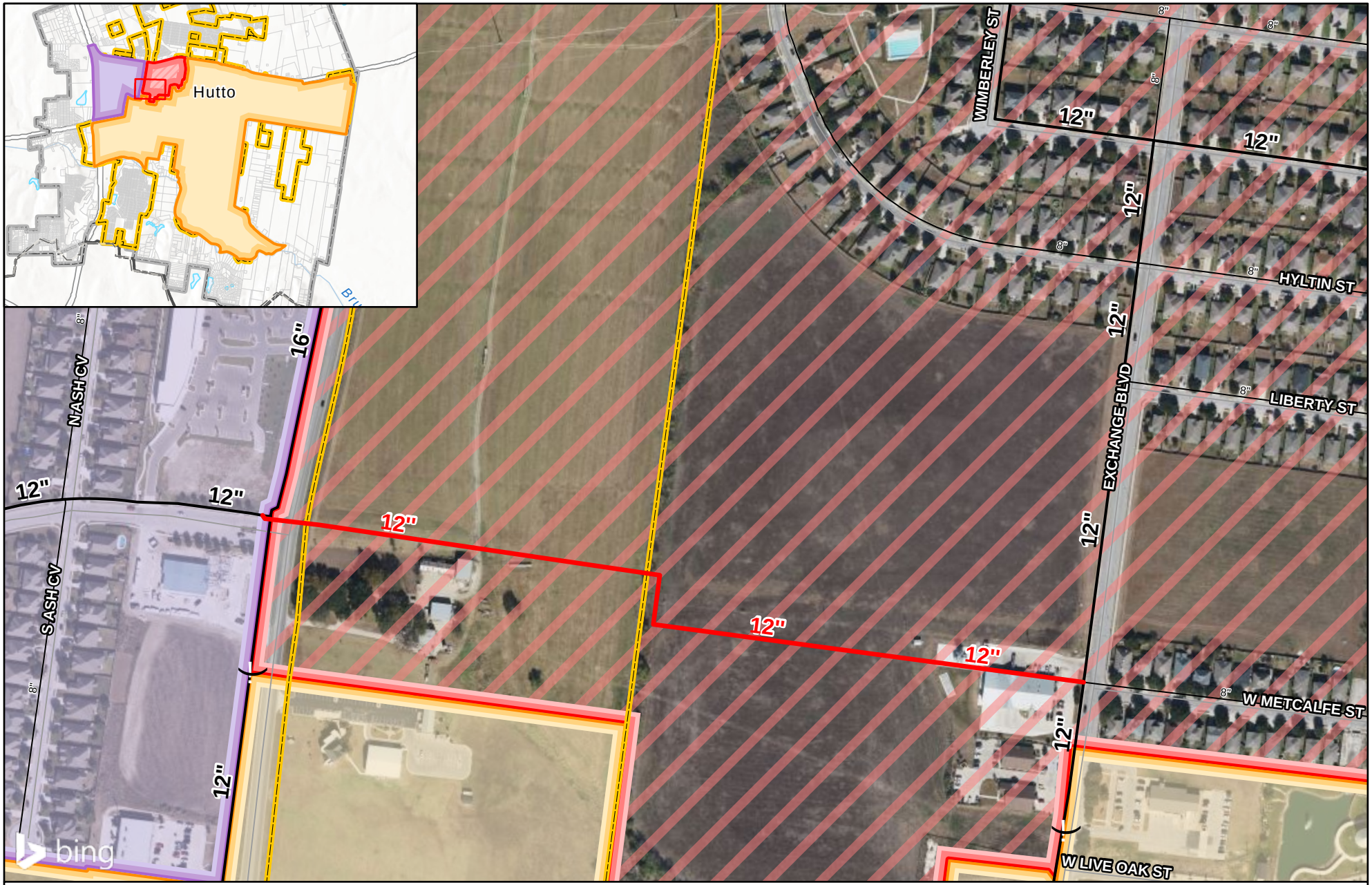
This project includes a 16-inch pipeline along Alliance Boulevard from the existing 12-inch pipeline along Schneider Boulevard to the existing 16-inch pipeline along the north side of Highway 79.

Project Drivers:

This project will serve development in the southern area of the 890' PP.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	16" WL & Appurtenances	3,400	LF	$ 375	$ 1,275,000
2	ROW and Easements - 20 Feet Wide	500	LF	$ 120	$ 60,000



PROJECT 10D
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

0 330

SCALE IN FEET

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 10D — **Phase:** 2022-2027

Project Name: Emory Farms Avenue Water Line

Project Description:

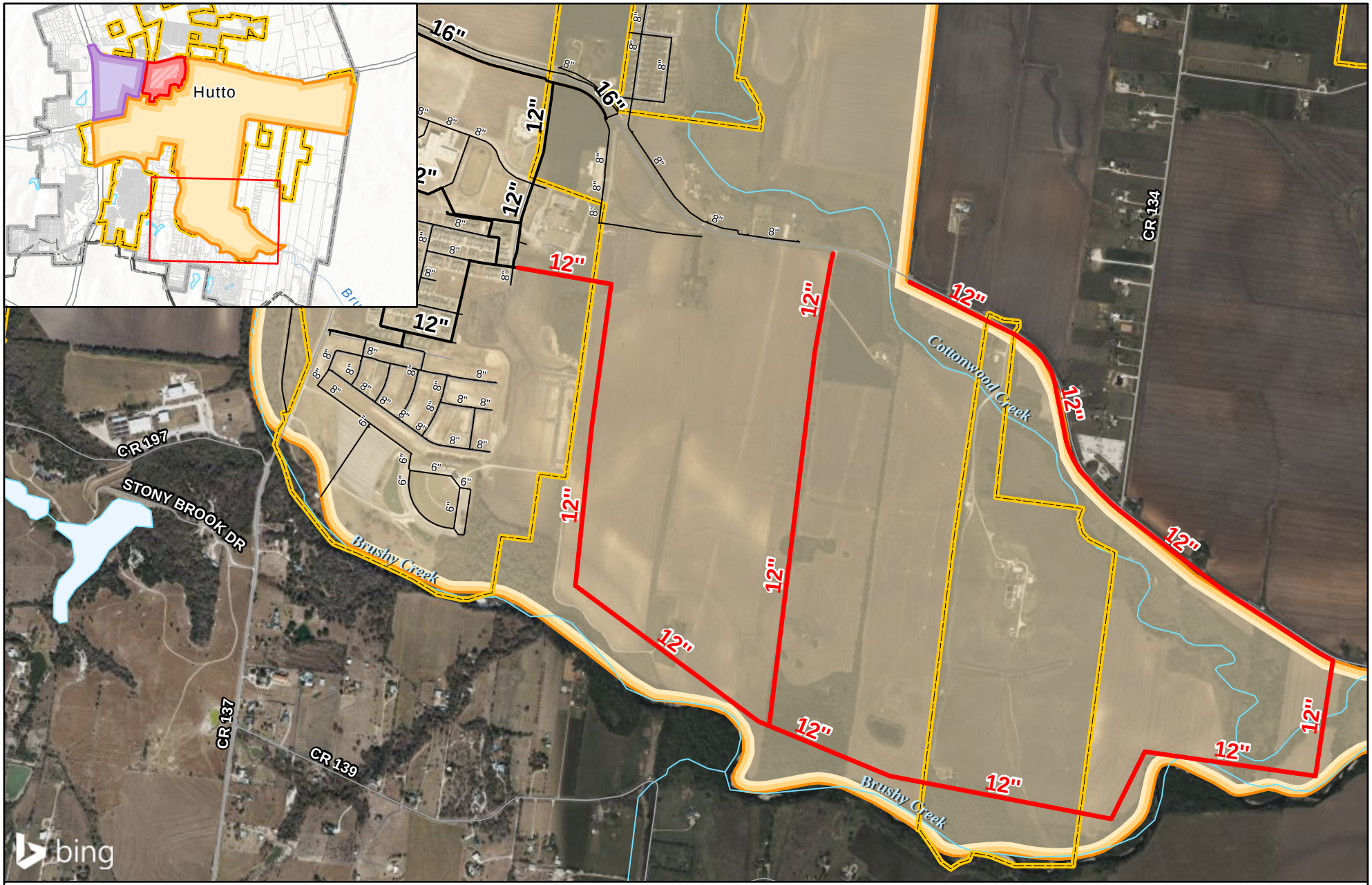
This project includes a 12-inch pipeline from the existing 12-inch pipeline along Emory Farms Avenue to the existing 12-inch pipeline along Exchange Boulevard.

Project Drivers:

This project will serve development in the southern area of the 890' PP.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	2,500	LF	$ 240	$ 600,000



PROJECT 11D
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

0 1,000
SCALE IN FEET

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 11D — **Phase:** 2022-2027

Project Name: FM 1660 South Water Lines

Project Description:

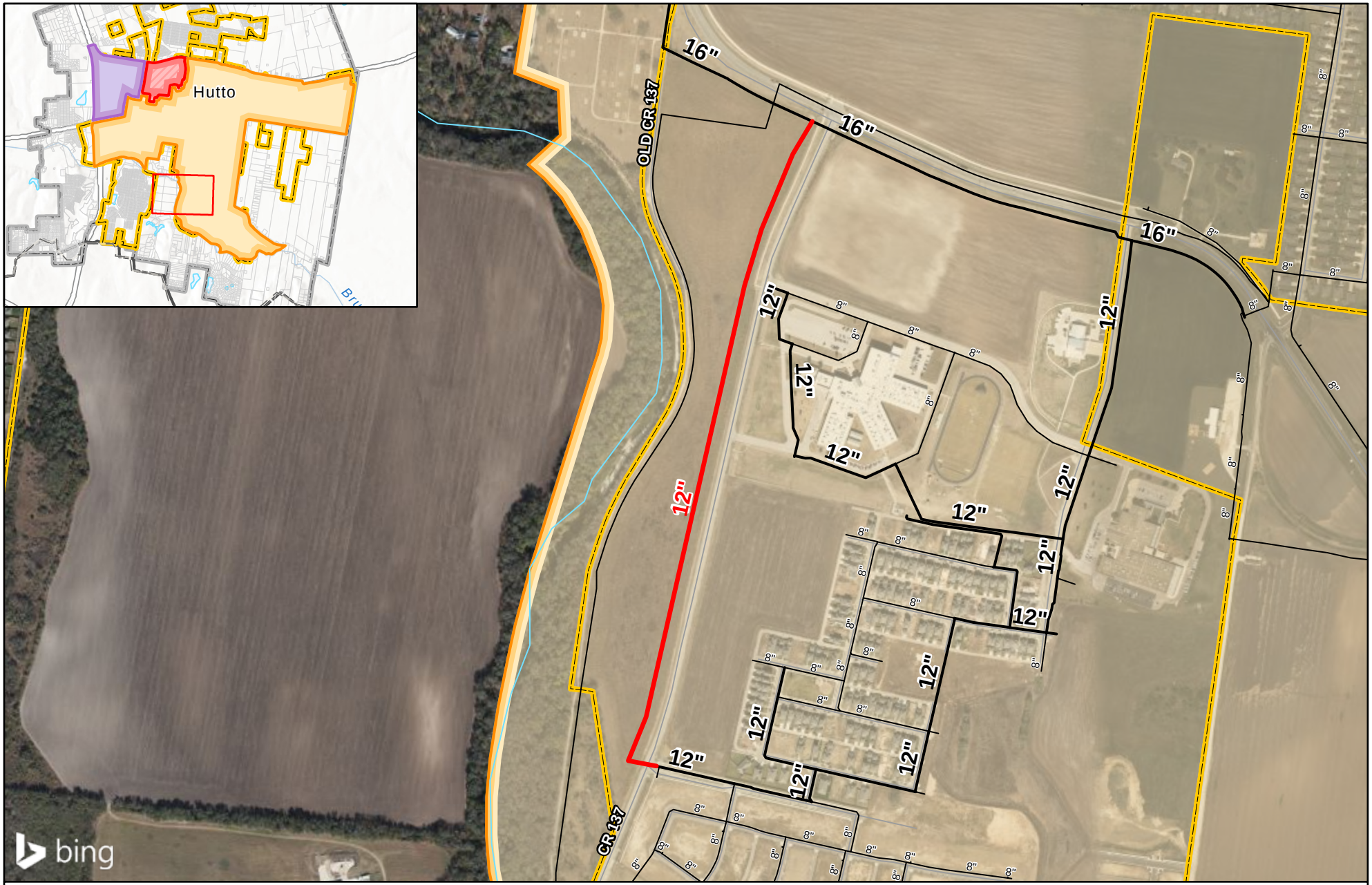
This project includes 12-inch pipelines in the southernmost part of the Water Service Area. Project 5 and Project 6 must be completed before this project.

Project Drivers:

This project will serve development in the southernmost area of the 801' PP.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	28,600	LF	$ 240	$ 6,864,000
2	24" Boring and Casing	500	LF	$ 528	$ 264,000
3	ROW and Easements - 20 Feet Wide	8,000	LF	$ 120	$ 960,000



PROJECT 12D
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

0 670

SCALE IN FEET

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 12D — **Phase:** 2022-2027

Project Name: County Road 137 Water Line South

Project Description:

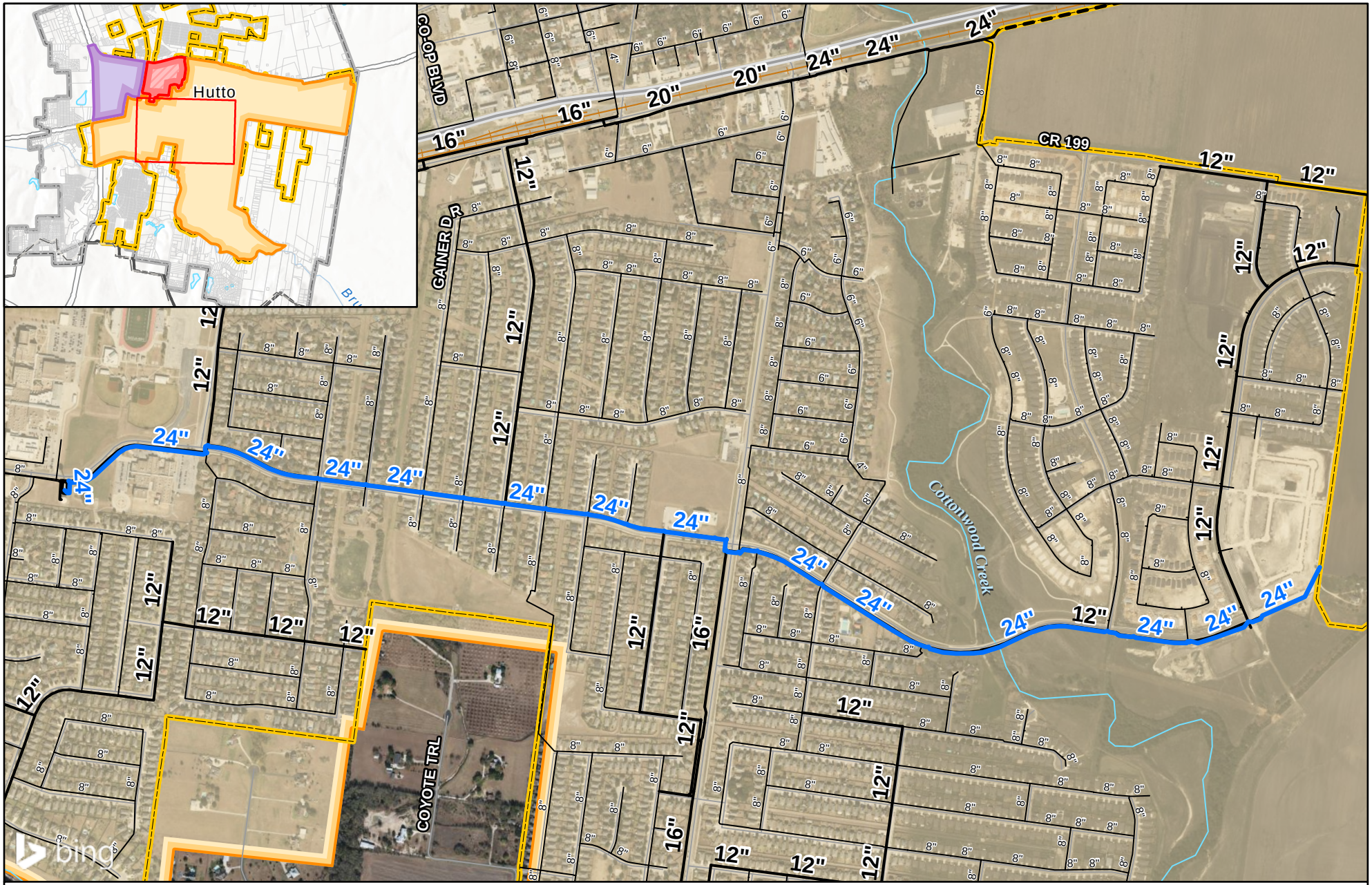
This project includes a 12-inch pipeline from the existing 16-inch pipeline along FM 1660 to the existing 12-inch along Brooklands Boulevard.

Project Drivers:

This project will serve development in the southwestern part of the 801' PP.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	3,900	LF	$ 240	$ 936,000



PROJECT 13

CITY OF HUTTO

PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System

- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements

- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements

- Elevated Storage Tank
- Water Line

2047 Phased Improvements

- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements

- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

0 1,025

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**
Construction Project Number: 13 — **Phase: 2028-2032**

Project Name: Carl Stern Water Line Replacement

Project Description:

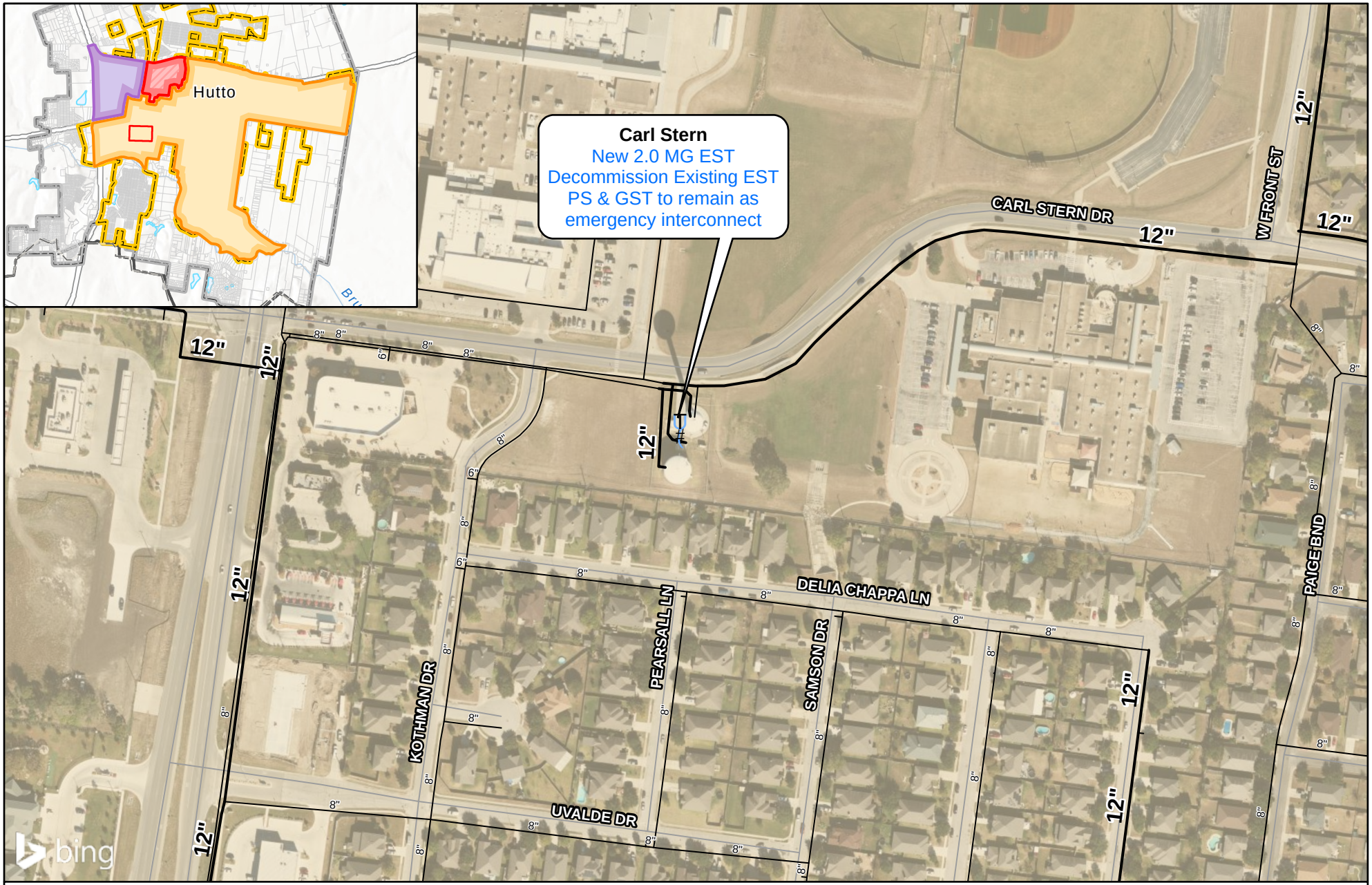
This project includes a 24-inch pipeline to replace the existing pipelines along Carl Stern Drive from the proposed Project 5 pipelines to the Carl Stern PS. This project must be completed before Project 14.

Project Drivers:

Without this project, the 801' PP will not have adequate transmission capacity to serve growth in the western part of the PP.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	24" WL & Appurtenances	12,200	LF	$ 560	$ 6,832,000
2	36" Boring and Casing	500	LF	$ 792	$ 396,000
3	ROW and Easements - 20 Feet Wide	12,200	LF	$ 120	$ 1,464,000



PROJECT 14
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

0 250
SCALE IN FEET

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**
Construction Project Number: 14 — **Phase: 2028-2032**

Project Name: New Carl Stern Elevated Storage Tank

Project Description:

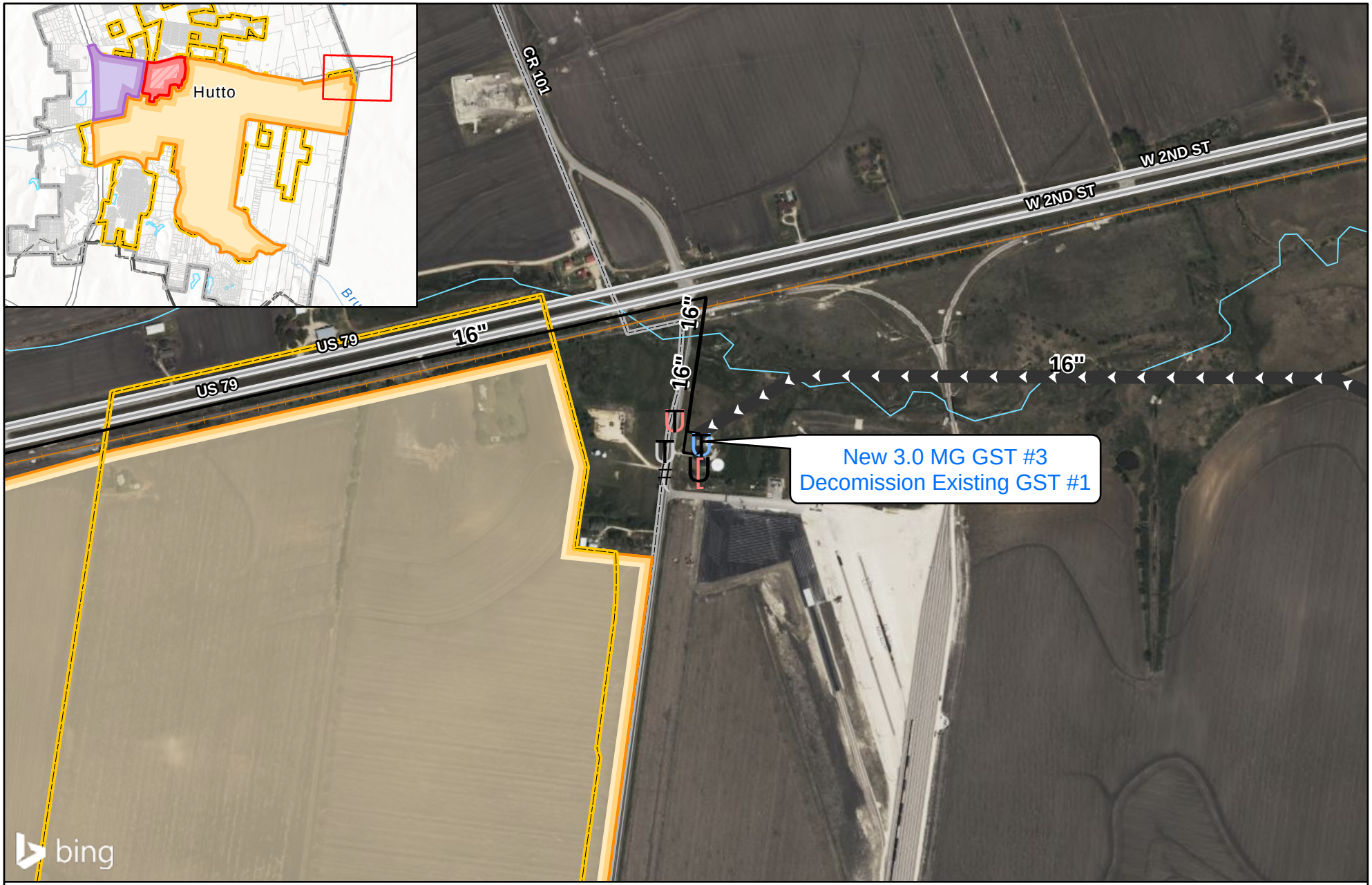
This project includes a 2.0-MG elevated storage tank in the 801' PP at the existing Carl Stern PS. This project will replace the existing Carl Stern EST. Project 13 must be completed before this project is complete.

Project Drivers:

Without this project, the 801' PP will not have adequate elevated storage capacity to serve projected growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	2.0 MG Elevated Storage Tank	1	LS	$ 7,000,000	$ 7,000,000
2	Decommission Carl Stern Elevated Storage Tank	1	LS	$ 250,000	$ 250,000



PROJECT 15
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

0 750
SCALE IN FEET

Created By Freese and Nichols, Inc.
Job No.: HTO22233
Location: H:\W_WW_PLANNING\01_DELIVERABLES\00_FINAL_REPORT\CIP_Map_Series.aprx
Updated: Friday, December 9, 2022 12:03 PM
User Name: 06166

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**
Construction Project Number: 15 — **Phase: 2028-2032**

Project Name: Frame Switch GST #3

Project Description:

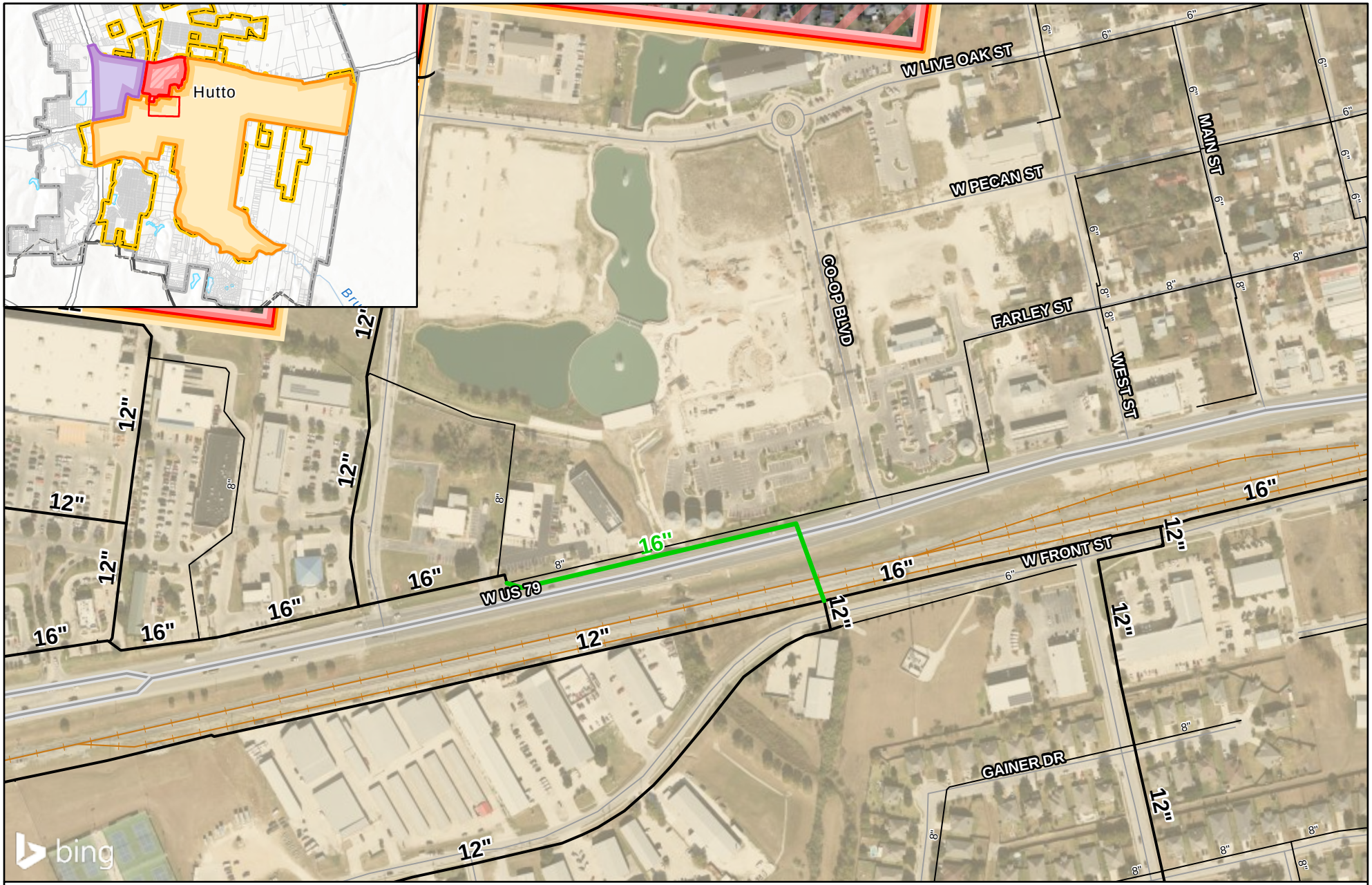
This project includes a second 3.0-MG GST at the Frame Switch PS.

Project Drivers:

Without this project, the Frame Switch PS will not have adequate ground storage capacity.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	3.0 MG Ground Storage Tank	1	LS	$ 5,100,000	$ 5,100,000
2	Decommission Ground Storage Tank	1	LS	$ 200,000	$ 200,000



PROJECT 16
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

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SCALE IN FEET

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 16 — **Phase:** 2033-2047

Project Name: Highway 79 Western Water Line Crossing

Project Description:

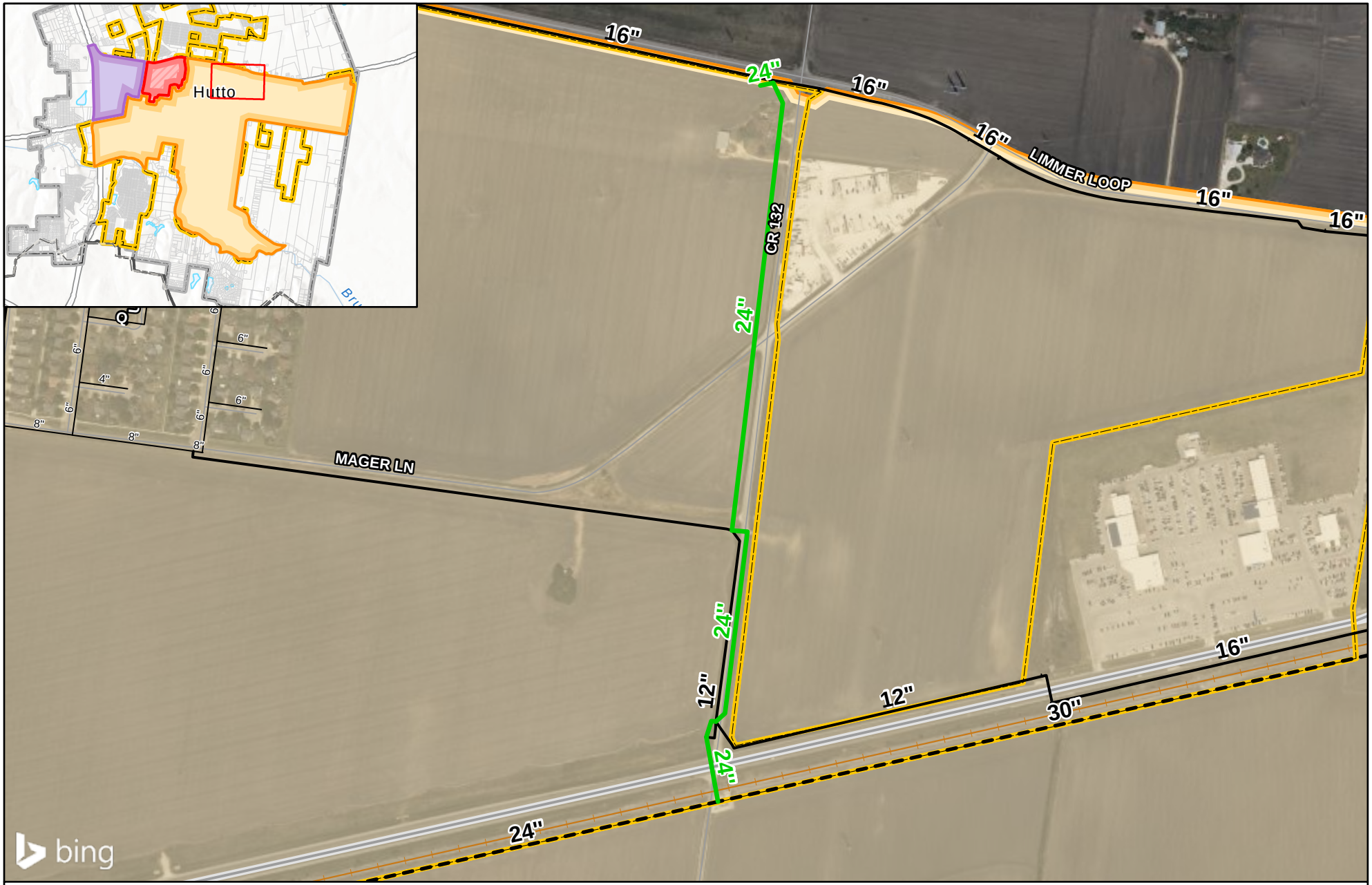
This project includes a 16-inch pipeline crossing Highway 79 to connect the existing 16-inch pipeline along the south side of Highway 79 to the existing 16-inch pipeline along the north side of Highway 79 near Exchange Boulevard.

Project Drivers:

Without this project, the 801' PP will have less connectivity between the north and south sides of Highway 79.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	16" WL & Appurtenances	1,100	LF	$ 375	$ 412,500
2	30" Boring and Casing	1,100	LF	$ 660	$ 726,000
3	ROW and Easements - 20 Feet Wide	1,100	LF	$ 120	$ 132,000



PROJECT 17
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

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SCALE IN FEET

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**
Construction Project Number: 17 — **Phase: 2033-2047**

Project Name: County Road 132 Water Line North

Project Description:

This project includes a 24-inch pipeline along County Road 137 to connect the 30-inch pipeline currently under design on the south side of Highway 79 to the existing 12-inch pipeline along County Road 137 north of Highway 79. This project replaces the existing pipelines along County Road 137 north of Highway 79 to Limmer Loop with a 24-inch pipeline. This project must be completed before Project 18 is completed.

Project Drivers:

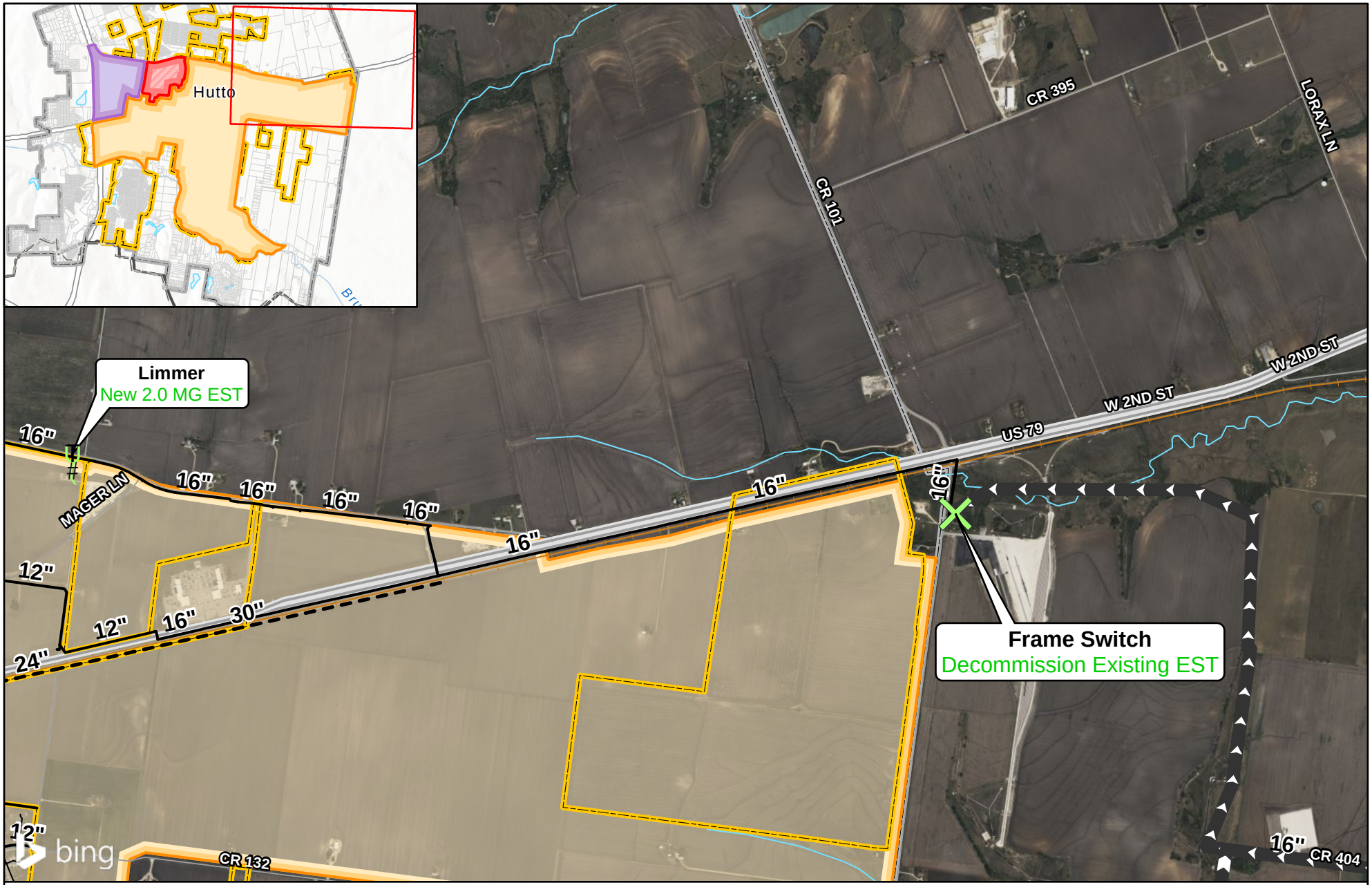
Without this project, the proposed Limmer EST will not have adequate connectivity to the rest of the 801' PP.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	24" WL & Appurtenances	3,700	LF	$ 560	$ 2,072,000
2	36" Boring and Casing	500	LF	$ 792	$ 396,000
3	ROW and Easements - 20 Feet Wide	3,700	LF	$ 120	$ 444,000

SUBTOTAL:		**$ 2,912,000**
CONTINGENCY	30%	$ 873,600
SUBTOTAL:		**$ 3,785,600**
ENG/SURVEY	20%	$ 757,200
SUBTOTAL:		**$ 4,542,800**
ADMIN	3%	$ 136,300
SUBTOTAL:		**$ 4,679,100**
Estimated Project Total:		**$ 4,679,100**

Comments:



PROJECT 18
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

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SCALE IN FEET

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**

Construction Project Number: 18 — **Phase:** 2033-2047

Project Name: Limmer EST

Project Description:

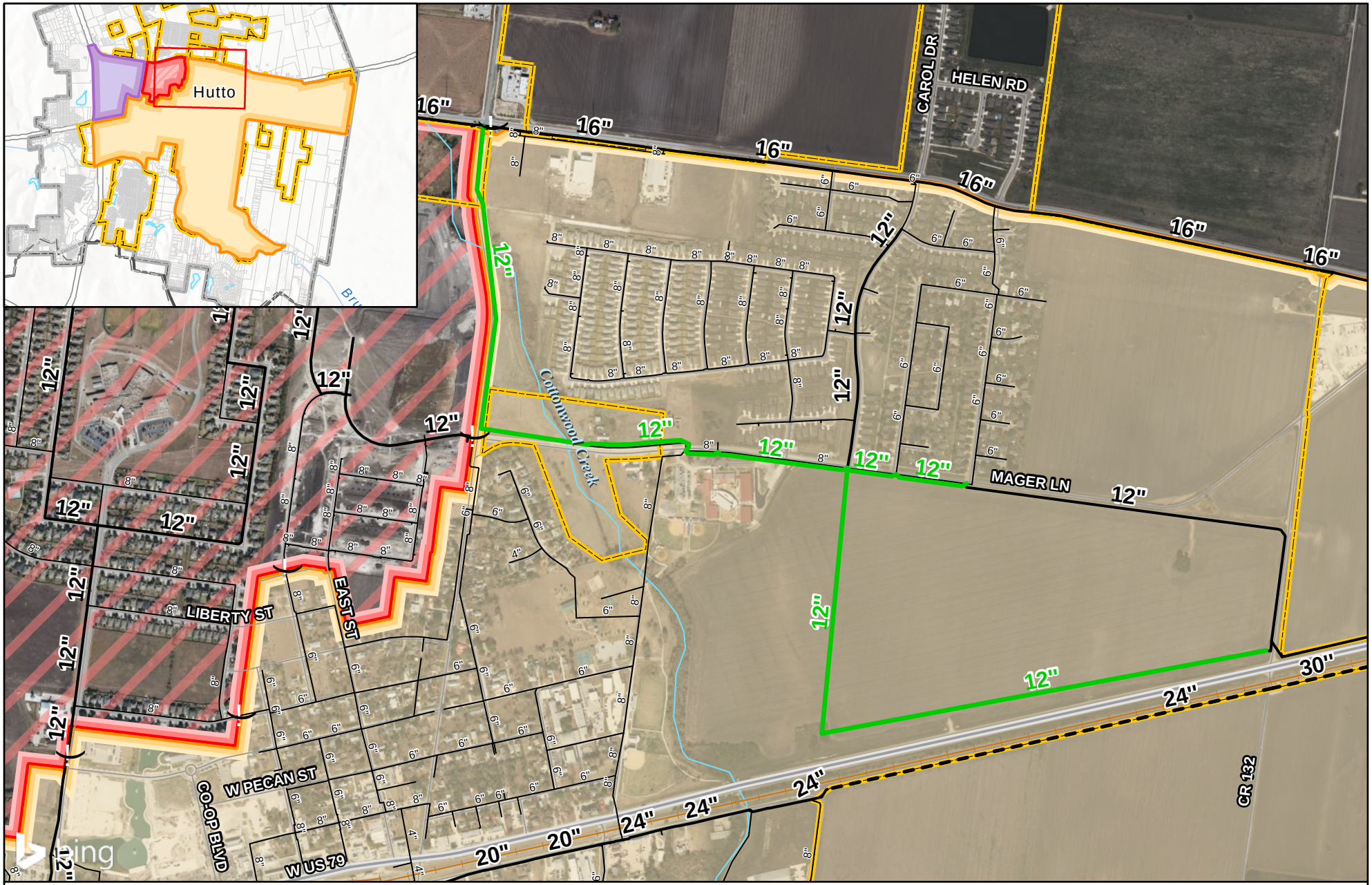
This project includes a 2.0-MG elevated storage tank in the 801' PP near the intersection of Limmer Loop and County Road 137. Project 17 must be completed before this project is complete.

Project Drivers:

Without this project, the 801' PP will not have adequate elevated storage capacity to serve projected growth.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	2.0 MG Elevated Storage Tank	1	LS	$ 7,000,000	$ 7,000,000
2	Decommission Frame Switch Elevated Storage Tank	1	LS	$ 750,000	$ 750,000



PROJECT 19D
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

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SCALE IN FEET

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**
Construction Project Number: 19D — **Phase: 2033-2047**

Project Name: **801' PP Northern Water Lines**

Project Description:

This project includes a 12-inch pipeline along FM 1660 that connects the existing 16-inch pipeline along Limmer Loop to the existing 8-inch pipeline along Mager Lane in the 801' PP. This project also replaces the existing 8-inch pipeline along Mager Lane to the intersection with Kates Way, and includes a 12-inch pipeline to serve the area between Mager Lane and Highway 79.

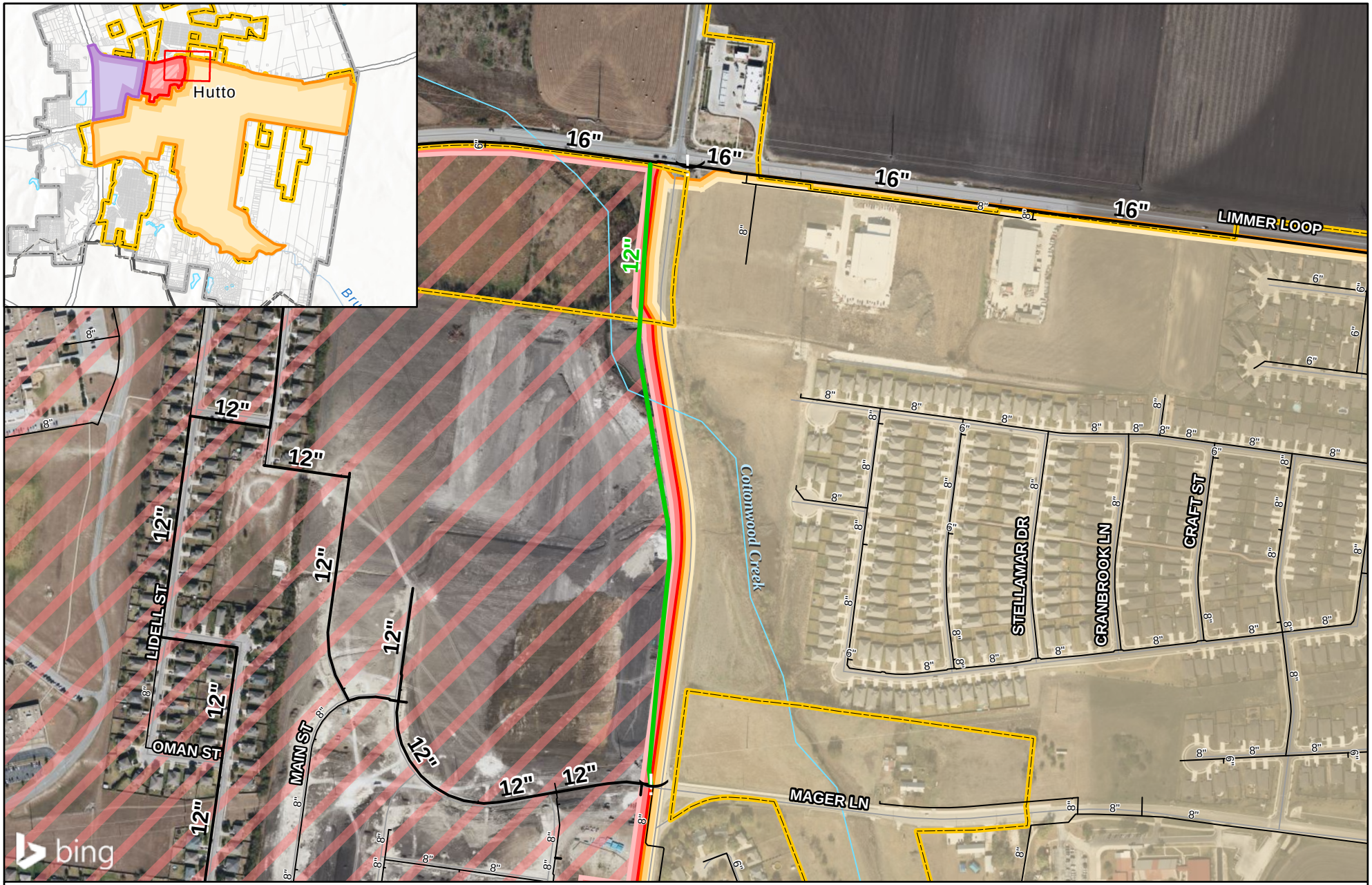
Project Drivers:

This project will improve connectivity in the northwestern area of the 801' PP.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	12,800	LF	$ 240	$ 3,072,000
2	24" WL & Appurtenances	3,700	LF	$ 560	$ 2,072,000
3	24" Boring and Casing	500	LF	$ 528	$ 264,000
4	36" Boring and Casing	500	LF	$ 792	$ 396,000
5	ROW and Easements - 20 Feet Wide	16,500	LF	$ 120	$ 1,980,000
				SUBTOTAL:	**$ 7,784,000**
			CONTINGENCY	30%	$ 2,335,200
				SUBTOTAL:	**$ 10,119,200**
			ENG/SURVEY	20%	$ 2,023,900
				SUBTOTAL:	**$ 12,143,100**
			ADMIN	3%	$ 364,300
				SUBTOTAL:	**$ 12,507,400**
				Estimated Project Total:	**$ 12,507,400**

Comments:



PROJECT 20D
CITY OF HUTTO
PHASED CIP

CITY OF HUTTO

FREESE AND NICHOLS

Existing System
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Valve (to be closed)
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Supply Line

2027 Phased Improvements
- Pump Station
- Elevated Storage Tank
- Ground Storage Tank
- Control Valve
- Wholesale Delivery Point
- Water Line

2032 Phased Improvements
- Elevated Storage Tank
- Water Line

2047 Phased Improvements
- Elevated Storage Tank
- Water Line
- Decommission

Under Design / Construction Improvements
- Water Line
- Supply Line
- 801 Pressure Plane
- Existing 890 Pressure Plane
- Future 890 Pressure Plane

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SCALE IN FEET

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City of Hutto

DRAFT Capital Improvement Cost Estimate — **December 9, 2022**
Construction Project Number: 20D — **Phase: 2033-2047**

Project Name: 890' PP Eastern Boundary Water Line

Project Description:

This project includes a 12-inch pipeline along FM 1660 that connects the existing 16-inch pipeline along Limmer Loop to the existing 12-inch along Mager Lane.

Project Drivers:

This project will improve connectivity in the eastern area of the newly converted 890' PP.

Opinion of Probable Construction Cost

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	12" WL & Appurtenances	2,600	LF	$ 240	$ 624,000
2	ROW and Easements - 20 Feet Wide	2,600	LF	$ 120	$ 312,000

AGENDA ITEM REPORT
11.3.

To:	City Council
Subject:	Consideration and possible action on a resolution to authorize the City Manager to initiate certain Comprehensive Plan, Map and Zoning Amendments, in accordance with the Hutto Unified Development Code, for certain properties owned by the Cottonwood Development Corporation that are located in the Sports, Health and Entertainment District, Resolution No. R-2022-112 (Legal)
Meeting:	Thursday, December 15, 2022
Department:	Legal /
Staff Contact:	Dottie Palumbo

BACKGROUND INFORMATION:

Under Section 10.201, General rules, of the Hutto Unified Development Code, the City Council may authorize the Development Services Department to initiate Comprehensive Plan, Map and Zoning amendments where the zoning changes are consistent with the City's Comprehensive Plan. In 2019, the City Council created the Sports, Health and Entertainment District (the "District"), and the Cottonwood Development Corporation owns several tracts of land within the District. Approval of this Resolution will allow the City Manager to submit a Comprehensive Plan, Map and Rezoning application for the Cottonwood Development Corporation's properties within the District to the Development Services Department.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

ATTACHMENTS:

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF HUTTO, TEXAS, AUTHORIZING THE CITY'S INITIATION OF A COMPREHENSIVE PLAN AMENDMENT, MAP AMENDMENT AND REZONING FOR CERTAIN PROPERTIES IN THE SPORTS, HEALTH, AND ENTERTAINMENT DISTRICT; AND, ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in accordance with Section 10.201 General rules of the Hutto Unified Development Code, the City Council may authorize the Development Services Department to initiate Comprehensive Plan, Map and Zoning amendments where the zoning changes are consistent with the City's Comprehensive Plan; and,

WHEREAS, on November 21, 2019, the City Council created the Sports, Health and Entertainment District, ("District"); and,

WHEREAS, Cottonwood Development Corporation owns several tracts of land as identified in Exhibit A, (the "Property"); and,

WHEREAS, any amendments to the zoning of the District requires a Comprehensive Plan, Map and Zoning amendment to rezone the Property; and,

WHEREAS, approval of this Resolution will allow the City Manager to submit a Comprehensive Plan, Map and Rezoning application for the Property within the District to the Development Services Department.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

SECTION 1. The recitals to this Resolution are hereby incorporated herein and are hereby found and declared to be true and correct.

SECTION 2. The City Council authorizes the City Manager to initiate certain Comprehensive Plan, Map and Zoning Amendments for the Property in the District in accordance with the Hutto Unified Development Code and as described in Exhibit A.

SECTION 3. This resolution shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council, and upon approval, thereof, as prescribed by law.

SECTION 4. The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

CONSIDERED and RESOLVED by the City Council of the City of Hutto, Texas, on this the ___ day of _____**, 2022.**

THE CITY OF HUTTO, TEXAS

_____

Mike Snyder, Mayor

ATTEST:

_____

Angela Lewis, City Secretary

Exhibit A

Tract Descriptions

TRACT	PARCEL ID	LEGAL DESCRIPTION
TRACT 1	R494683	AW0271 – GATLIN, HRS. WM. SUR., ACRES 71.72
TRACT 2	R020270	AW0097 – BEALLE, J.B. SUR., ACRES 85.39
TRACT 3	R331409	AW0097 – BEALLE, J.B. SUR., ACRES 5.53
TRACT 4	R362998	AW0271 - GATLIN, HRS. WM. SUR., ACRES 40.982
TRACT 4	R395170	AW0271 - GATLIN, HRS. WM. SUR., ACRES 1.475
TRACT 5	R391646	AW0271 – GATLIN, HRS. WM. SUR., ACRES 34.636
TRACT 5	R494554	AW0271 - GATLIN, HRS. WM. SUR., ACRES 13.665
TRACT 5	R395173	AW0271 GATLIN, HRS. WM. SUR., ACRES 1.249

EXHIBIT A

LEGAL DESCRIPTION

Tract One:

BEING A 71.72 ACRES TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 71.712 ACRES TRACT DESCRIBED IN A WARRATNY DEED TO HUTTO HIGHWAY 79, LLC AND RECORDED IN DOCUMENT NO. 2008029543 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Type-II TXDOT right-of-way monument found for an angle point in the north right-of-way line of U.S. Highway Number 79 (U.S. HWY. 79), for the southwest corner of said 71.72 acres tract and from which another Type-II TXDOT right-of-way monument found angle point in the north right-of-way line of U.S. HWY. 79 bears, S03°21'30"W a distance of 42.49 feet;

THENCE leaving said north right-of-way line of U.S. HWY. 79, with the west line of said 71.72 acres tract, same being the east line of a called 9.12 acre tract described in a Dedication Deed to City of Hutto and recorded in Document 2004051791 of said O.P.R.W.C.T. the following two (2) courses and distances:

1. N03°19'15"E a distance of 1,125.96 feet to a 1/2-inch iron rod found for an angle point, and
2. N22°06'17"W a distance of 434.73 feet to a 1/2-inch iron rod found in said east line of the 9.12 acres tract, for the most westerly corner of said 71.72 acres tract;

THENCE with the north line of said 71.72 acres tract, same being the southeast line of a called 5.18 acres tract described in a General Warranty Deed to Hutto Independent School District and recorded in Document No. 2005068237 of said O.P.R.W.C.T., N55°39'27"E a distance of 523.34 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for and angle point in said north line of the 71.72 acres tract, same being the southeast corner of said 5.18 acres tract and the most southerly corner of a called 15.22 acres tract described in a Warranty Deed to the Board of Trustees of Hutto Independent School District and recorded in Vol. 1259, Pg. 928 of the Official Records of Williamson County, Texas (O.R.W.C.T.);

CONTINUING with said north line of the 71.72 acres tract and the southeast line of said 15.22 acres tract, the following two (2) course and distances:

1. N69°18'33"E a distance of 278.50 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, and
2. N30°16'05"E a distance of 576.87 feet to a set "X" in concrete in the south right-of-way line of County Road 136 (CR 136), a varying width right-of-way, for the northwest corner of said 71.72 acres tract, same being the northeast corner of said 15.22 acres tract and the northeast corner of a called 136.79 acres tract described in a Special Warranty Deed to Don L. Weiss and wife, Gladys O. Weiss and recorded in Vol. 1979, Pg. 705 of said O.R.W.C.T.;

THENCE leaving said south right-of-way line of CR 136, said north line of said 136.79 acres tract, and said north line of the 71.72 acres tract, with the east line of said 71.72 acres tract and crossing said 136.79 acres tract the following eight (8) courses and distances:

1. S07°45’56”W a distance of 397.43 to a 1/2-inch iron rod with plastic cap stamped “HALFF” set for the beginning of a curve to the left,
2. with the arc of said curve to the left a distance of 195.89 feet, said curve having a radius of 265.00 feet, a central angle of 42°21’12”, and a chord bearing S12°30’34”E a distance of 191.46 feet to a 1/2-inch iron rod with plastic cap stamped “HALFF” set,
3. S79°00’30”E a distance of 117.28 feet to a 1/2-inch iron rod with plastic cap stamped “HALFF” set,
4. S34°00’30”E a distance of 860.07 feet to a 1/2-inch iron rod with plastic cap stamped “HALFF” set,
5. S10°59’30”W a distance of 103.13 feet to a 1/2-inch iron rod with plastic cap stamped “HALFF” set,
6. S33°59’20”E a distance of 3.21 feet to a 1/2-inch iron rod with plastic cap stamped “HALFF” set for the beginning of a curve to the right,
7. with the arc of said curve to the right a distance of 199.64 feet, said curve having a radius of 536.48 feet, a central angle of 21°19’17”, and a chord bearing S23°05’23”E a distance of 198.49 feet to a 1/2-inch iron rod with plastic cap stamped “HALFF” set for a point of tangency, and
8. S12°49”11”E a distance of 260.96 feet to a 1/2-inch iron rod with plastic cap stamped “HALFF” set for said north right-of-way line of U.S. HWY. 79, for the southeast corner of said 71.72 acres tract;

THENCE with said north right-of-way line of U.S. HWY. 79 and said south line of the 71.72 acres tract the following four (4) courses and distances:

1. S77°18’32”W passing at a distance of 21.05 feet, a Type-II TXDOT right-of-way monument found, continuing in all a distance of 890.89 feet to a 1/2-inch iron rod with plastic cap stamped “HALFF” set for an angle point,
2. S32°31’33”W a distance of 35.45 feet to a Type-II TXDOT right-of-way monument found for an angle point,
3. S77°19’27”W passing at a distance of 391.79 feet, a Type-II TXDOT right-of-way monument found, continuing in all a distance of 729.68 feet to a Type-II TXDOT right-of-way monument found for an angle point, and
4. S74°52’32”W passing at a distance of 321.55 feet, a Type-II TXDOT right-of-way monument found, continuing in all a distance of 447.02 feet to said **POINT OF BEGINNING** and containing 71.72 acres.

Tract Two:

A:

BEING 63.15 ACRES OF LAND OUT OF THE J.B. BEALLE SURVEY, ABSTRACT NUMBER 97 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN JONATHAN EDWARD FRITZ AND SHARON K. FRITZ 89.08 ACRE TRACT RECORDED IN VOLUME 2198, PAGE 515, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AN EXCEPT THAT CERTAIN 19.99 ACRES TRACT OF LAND RECORDED IN DOCUMENT NUMBER 9849321, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND SAVE AND EXCEPT THAT CERTAIN 0.32 ACRES TRACT OF LAND RECORDED IN VOLUME 612, PAGE 53, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 63.15 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the northerly right-of-way line of Mager Lane, in the southerly line of aid 89.08 acre tract, same being the southeast corner of said 19.99 acre tract and the southwest corner hereof;

THENCE North 07 degrees 37 minutes 05 seconds East along said 19.99 acre tract easterly line, through said 89.09 acre tract, 1528.85 feet to an iron rod found in the southerly line of that certain Christopher Henry Fritz 106.84 acre tract as recorded in Document Number 2017012204, Official Public Records, said county, being the northeasterly corner of said 19.99 acre tract and the northwest corner hereof:

THENCE South 82 degrees 45 minutes 50 seconds East along said 106.84 acre tract southerly line and said 89.08 acre tract northerly line, 2010.54 feet to an iron rod found in the westerly right-of-way line of County Road 132, at the southeast corner of said 106.84 acre tract same being the northeast corner of said 89.09 acre tract and the northeast corner hereof;

THENCE South 07 degrees 37 minutes 05 minutes West, along said easterly right-of-way line and said 89.08 acre tract easterly line, 709.16 feet to an iron rod set in said line, being in the northerly line of county Road 136 having a 60” wide right-of-way, for an angle corner in the easterly line hereof;

THENCE along said County Road 136 northerly line, through said 89.08 acre tract, the following 3 calls,

1. South 51 degrees 29 minutes 58 seconds West, 280.72 feet to an iron rod set,
2. South 51 degrees 33 minutes 10 seconds West, 713.52 feet to an iron rod set,
3. South 62 degrees 55 minutes 43 seconds West, 208.18 feet to an iron rod et at the intersection of said Mager Lane and said County Road 136 northerly line, same being in the southerly line of aid 89.08 acre tract, for the southeast corner hereof

THENCE North 82 degrees 18 minutes 17 seconds West, along Mager Lane and said 89.08 acre tract southerly line, 1,149.66 feet to POINT OF BEGINNING.

B:

BEING 22.24 ACRES OF LAND OUT OF THE J.B. BEALLE SURVEY, ABSTRACT NUMBER 97 IN WILLIAMSON COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN JONATHAN EDWARD FRITZ AND SHARON K. FRITZ 106.84 ACRE TRACT RECORDED IN VOLUME 784, PAGE 684, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 4.6387 ACRE TRACT OF LAND (LIMMER LOOP) AS RECORDED IN DOCUMENT NUMBER 2004013916, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND THE NORTHERLY 75.21 ACRES OF LAND, SAID 22.24 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED A FOLLOWS:

BEGINNING at an iron rod found in westerly right-of-way line of County Road 132, at the northeast corner of that certain Christopher Henry Frits 89.08 acre tract as recorded in Document Number 2017012204, Official Public Records, said county, same being the southeast corner of said 106.84 acre tract and the southeast corner hereof;

THENCE North 82 degrees 45 minutes 50 seconds West, along said 89.08 acre tract northerly line and said 106.84 acre tract southerly line, 2010.54 feet to an iron rod found at the northeast corner of that certain 19.99 acre tract as recorded in Document Number 984931, Official Public Records, said county, same being the northeast corner of Clark's Crossing, Section Three, a subdivision recorded in Cabinet Q, Slide 103, Plat Records, said County;

THENCE North 82 degrees 57 minutes 43 seconds West, along said 19.99 acre tract northerly line and said 106.84 acre tract southerly line, 202.85 feet to an iron rod found at the southeast former of Carol Meadows, a subdivision recoded in Cabinet W, Slide 300, Plat Records, said county, same being the southwest corner of said 106.84 acre tract and the southeast corner hereof;

THENCE North 07 degrees 50 minutes 45 seconds East, along said Carol Meadows subdivision easterly line and said 106.84 acre tract westerly line, 508.97 feet to a point for the southwest corner of said 4.6387 acre tract, same being the northwest corner hereof;

THENCE along said 4.6387 acre tract southerly line, through said 106.8 acre tract the following five courses:

1. South 85 degrees 08 minutes 39 seconds East, 55.20 feet to a point at the beginning of a curve to the right having a radius of 1955.00 feet;
2. South 81 degrees 49 minutes 22 seconds East, along said curve to the right, 251.16 feet to a point
3. South 77 degrees 58 minutes 57 seconds East, 1860.53 feet to an iron rod found;
4. South 34 degrees 57 minutes 03 second East, 73.54 feet to an iron rod found in said County Road 132 westerly right-of-way lines, same being the southeast corner of said 4.6387 acre tract and the northerly corner hereof;

THENCE South 07 degrees 34 minutes 26 seconds West, along said westerly right-of-way line and said 106.84 acre tract easterly line, 296.84 feet to the
POINT OF BEGINNING.

Tract Three:

Being 5.53 acres of land situated in J.B. Bealle Survey Abstract No. 97, in Williamson County, Texas, being a part of that tract described as 89.08 acres in a Special Warranty Deed to Jonathan Edward Fritz and Sharon K. Fritz, recorded in Volume 2198, Page 515, Deed Records of Williamson County, Texas, as surveyed on the ground on this, the 22nd day of June 2018, by Texas Land Surveying, Inc., and further described by metes and bounds as follows:

BEGINNING: at a 1/2" iron rod with plastic cap stamped "TLS INC" set at the intersection of the southeast margin of County Road 136 and the west margin of County Road 132, said set iron rod being 30 feet from the approximate center line of the pavement of said County Road 136 and 25 feet from the approximate center line of the pavement of said County Road 132 as surveyed on this date, said iron rod being in the described east line of said Fritz tract, for the northeast corner of this tract, from which a Cotton Spindle found in the pavement near the intersection of the northwest margin of said County road 136 and the east margin of said county Road 132 bears: N 28'68" E 134.98 feet, also from said et iron rod another 1/2" iron rod found near the intersection of the southeast margin of said County Road 136 and the East margin of said County Road 132 bears: N 50°10'05" E 62.94 feet

THENCE: S 07°23'40" W. 717.91 feet with the west margin of said County Road 132 being 25 feet from and parallel with the approximate center line of pavement a surveyed to a 1/2" iron rod with plastic cap stamped "TLS INC" set for the southeast corner of this tract, said set iron rod being on, or near the north margin of a gravel or dirt county road that is no longer in use and overgrown, said set iron rod being the described southeast corner of said Fritz tract;

THENCE: N 82°20'12" W 779.02 feet to a 1/2" iron rod with plastic cap stamped "TLS INC" set for the southeast corner of that tract described as 0.3247 acre in a deed to Jonah Water Supply and recorded in Volume 812, Page 53 of the Deed Records of Williamson County, Texas, for the southwest corner of this tract;

THENCE: N 37°51'43" W 152.65 feet with the east line of said Jonah Water Supply tract to a 1/2" iron rod with plastic cap stamped "TLS INC" set for the north corner of said Jonah Water Supply tract in the southeast margin of aid County Road 136, described as being 80 feet wide in said Jonah Water Supply deed, said set iron rod being 30 feet from the approximate center line of the pavement of said County Road 136, for the northwest corner of this tract;

THENCE: N 52°04'44" E 854.51 feet with the southeast margin of said County Road 136 being 30 feet from and parallel with the approximate center line of pavement as surveyed to the Point of Beginning.

Tract Four:

BEING A 42.457 ACRE TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, IN WILLIAMSON COUNTY, TEXAS; SAID 42.457 ACRE TRACT BEING THE REMAINING PORTION OF THAT CERTAIN CALLED 50.79 ACRE TRACT OF LAND (FIRST TRACT) DESCRIBED IN AN EXECUTOR'S DEED TO REBECCA LYNN TEICHELMAN BORGNE, ROXANA RUTH TEICHELMAN AND TIMOTHY DON TEICHELMAN, AS RECORDED IN DOCUMENT NO. 2015039011 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 42.457 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4-inch iron pipe found marking the northwest corner of said 50.79 acre remainder tract and the herein described tract, same being the northeast corner of that certain called 49.55 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Cottonwood Development Corporation, as recorded in Document No. 2019066428, O.P.R.W.C.T., said iron pipe also being on the south right-of-way (R.O.W.) line of County Road 136 – also known as Mager Lane (having a variable width);

THENCE, South 82° 23' 21" East, with the north line of said 50.79 acre remainder tract, and partway with the south R.O.W. line of said County Road 136, a distance of 1,544.09 feet to a 1/2-inch iron rod with (illegible) orange cap found for the northeast corner of the herein described tract, said point also being on the west R.O.W. line of County Road 132 (having a variable width);

THENCE, South 07° 04' 28" West, with the common east line of the herein described tract and the west R.O.W. line of said County Road 132, a distance of 868.82 feet to TxDOT Type II monument found for the easternmost southeast corner of the herein described tract, said monument marking the northerly end of a corner clip at the intersection of the west R.O.W. line of aid County Road 132 and the north R.O.W. line of U.S. Highway No. 79 (having a variable width);

THENCE, South 47° 28' 51" West, with the southeast line of the herein described tract and with said corner clip, a distance of 65.10 feet to a TxDOT Type II monument found for the westernmost southeast corner of the herein described tract, said monument marking the southerly end of said corner clip at the intersection of the west R.O.W. line of said County Road 132 and the north R.O.W. line of said U.S. Highway No. 79;

THENCE, South 77° 19' 11" West, with the common south line of the herein described tract and the north R.O.W. line of said U.S. Highway No. 79, a distance of 1,619.27 feet to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" set for the southwest corner of the herein described tract;

THENCE, North 07° 55' 54" East, with the west line of said 50.79 acre remainder tract and the herein described tract, and with the east line of said 49.55 acre tract, a distance of 1,480.32 feet to the **POINT OF BEGINNING** and containing 42.457 acres of land, more or less.

Tract Five

BEING A 49.55 ACRE TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 136.79 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO DON L. WEISS AND WIFE GLADYS O. WEISS AND

RECORDED IN VOL. 1979, PG. 705 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.) AND RE-RECORDED TO ATTACH FIELDS NOTES IN DOCUMENT NO. 9651974 OF SAID O.R.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS A FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the north right-of-way line of U.S. Highway Number 79 (U.S. HWY. 79), a varying width right-of-way according to Document No. 2008027842 of said O.P.R.W.C.T., for the southeast corner of a called 71.712 acres tract described in a Warranty Deed to Hutto Highway 79, LLC and recorded in Document No. 2008029543 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.) and from which a Type-II TXDOT right-of-way monument found in said north right-of-way line of U.S. HWY. 79 bears S77°18'32"W a distance of 212.05 feet;

THENCE leaving said north right-of-way line of U.S. HWY. 79, with the east line of said 71.712 acres tract, crossing said 136.79 acres tract the following eight (8) courses and distances:

1. N12°49'11"W a distance of 260.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for the beginning of a curve to the left,
2. with the arc of said curve to the left a distance of 199.64 feet, said curve having a radius of 536.48 feet, a central angle of 21°19'17", and a chord bearing N23°05'23"W a distance of 198.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. N33°59'20"W a distance of 3.21 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N10°59'30"E a distance of 103.13 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. N34°00'30"W a distance of 860.07 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. N79°00'30"W a distance of 117.28 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for the beginning of a curve to the right,
7. with the arc of said curve to the right a distance of 195.89 feet, said curve having a radius of 265.00 feet, a central angle of 42°21'12", a chord bearing N12°30'34"W a distance of 191.46 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, and
8. N07°45'56"E a distance of 397.43 to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the south right-of-way line of County Road 136 (CR 136), a varying width right-of-way, same being the north line of said 136.79 acres tract, for the northeast corner of said 71.712 acres tract, and from which a set "X" in concrete bears, N82°23'40"W a distance of 448.70 feet;

THENCE with said south right-of-way line of CR 136 and said north line of the 136.79 acres tract, S82°33'38"E a distance of 1,722.70 feet to a 1/2-inch iron rod found in said south right-of-way line of CR 136, for the northeast corner of said 136.79 acres tract;

THENCE leaving said south right-of-way line of CR 136, with the east line of said 136.79 acres tract, same being the west line of a called 50.79 acres tract described in an Executor's Deed to Rebecca Lynn

Teichelman Borgne, et al and recorded in document no. 2015039011 of said O.P.R.W.C.T., S07°56’43”W a distance of 1,471.51 feet to a 1/2-inch iron rod with plastic cap stamped “HALFF” set in said north right-of-way line of U.S. HWY. 79;

THENCE with said north right-of-way line of U.S. HWY. 79, the following three (3) courses and distances:

1. S77°19’11”W a distance of 691.96 feet passing a Type-II TXDOT right-of-way monument found, continuing in all a distance of 762.50 feet to another Type-II TXDOT right-of-way monument found for an angle point,
2. N13°00’51”W a distance of 4.05 feet to a Type-II TXDOT right-of-way monument found for an angle point, and
3. S77°18’32”W a distance of 59.60 feet to the **POINT OF BEGINNING** and containing 49.55 acres.

AGENDA ITEM REPORT
12.1.

To:	City Council
Subject:	Consideration and possible action regarding possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, Local Government Corporations and Tax Increment Reinvestment Zone Boards, City Council Liaisons, and Area Government appointments.
Meeting:	Thursday, December 15, 2022
Department:	City Secretary /
Staff Contact:	

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

ATTACHMENTS:

AGENDA ITEM REPORT
12.2

To:	City Council
Subject:	Presentation and Possible Action to Accept the Financial Report for the Month Ending October 31, 2022
Meeting:	Thursday, December 15, 2022
Department:	Finance
Staff Contact:	Christina Bishop

BACKGROUND INFORMATION:

General fund: General fund results for the first month of the fiscal year resulted in 4.22% of general fund revenues being collected and 2.75% of budgeted expenditures being spent. This compares with 4.20% of budgeted revenues being collected and 3.70% of expenditures being spent in October of the previous fiscal year.

Current revenues were consistent with expectations for the year, particularly with a majority of ad valorem taxes remaining uncollected until December, and initial franchise taxes being remitted after the close of the first quarter. Included in this packet is an analysis of building permit revenue trends. Historically, October and November are weaker in permit collections (last fiscal year being an anomaly). This October's permit revenues were in line with expectations, while November's collections were weaker than average. Staff will continue to monitor these collections over the coming months to determine impacts on the budget.

Expenditures for October were also in line with expectations, and are expected to increase in November and December as budgeted positions are filled and personnel expenses increase accordingly.

Utility Operating Fund: Revenues in the utility operating fund are at 9.10% at the end of October, with 4.71% of budgeted expenditures being spent. The utility fund currently shows a surplus of $672,249 through the first month of the year. The prior fiscal year's trend of strong revenues and increasing utility accounts has carried into the first month of the fiscal year.

Other: The City closed on its 2022 General Obligation bonds in October. Proceeds of $25,224,711 were used to pay issuance costs, reimburse prior capital expenditures associated with 1660 projects, along with payment of one current expenditure related to the 1660 projects.

SUMMARY OF REQUEST:

Not applicable.

STAFF REVIEW:

Staff completed, reviewed, and analyzed the attached financial statements and investment report.

FISCAL NOTES:

Not applicable.

AGENDA ITEM REPORT
12.2

ATTACHMENTS:

1. Financial Report for the Month Ending October 31, 2022

MONTHLY FINANCIAL AND INVESTMENT REPORT

FOR THE MONTH ENDED OCTOBER 31, 2022

Finance Department

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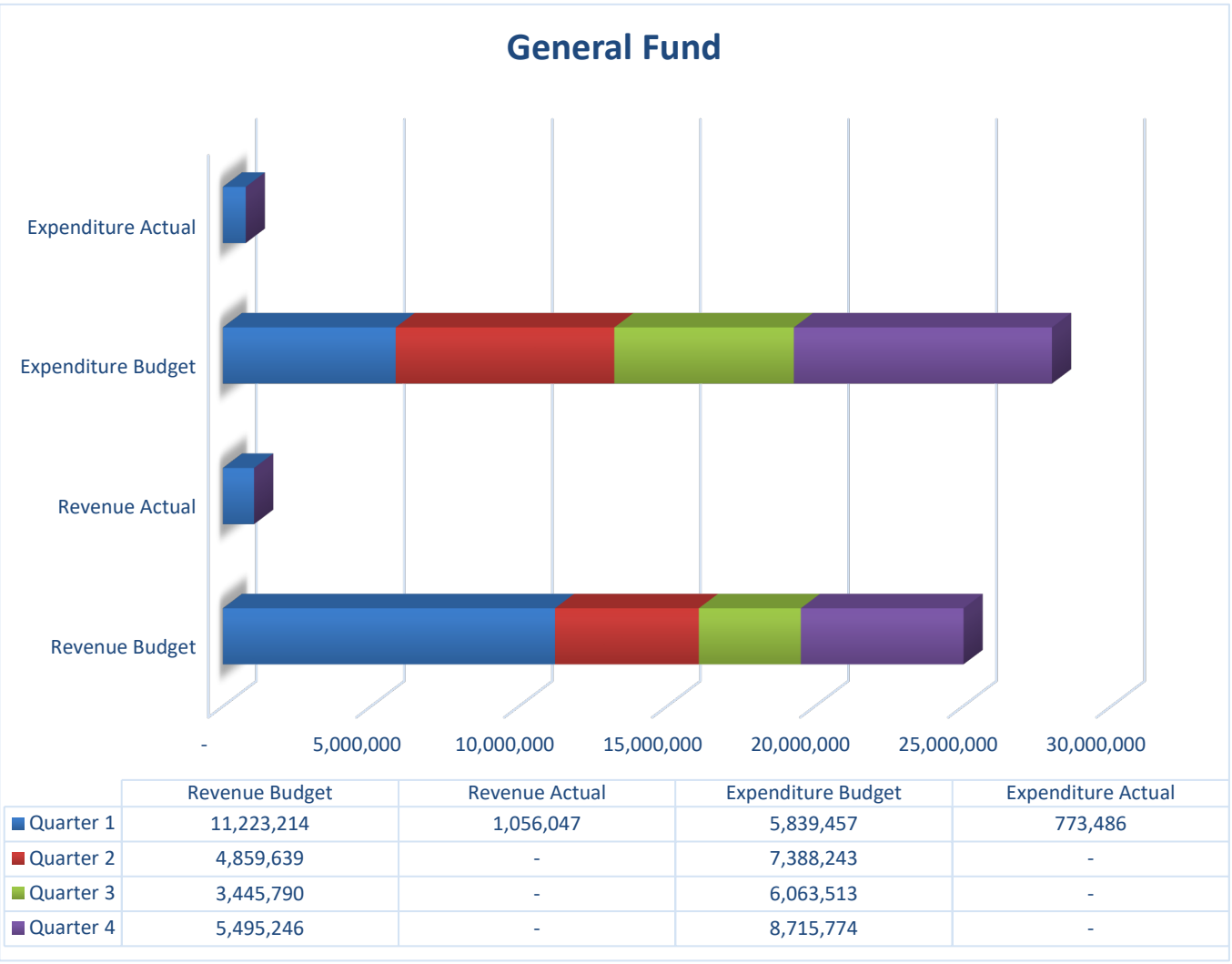
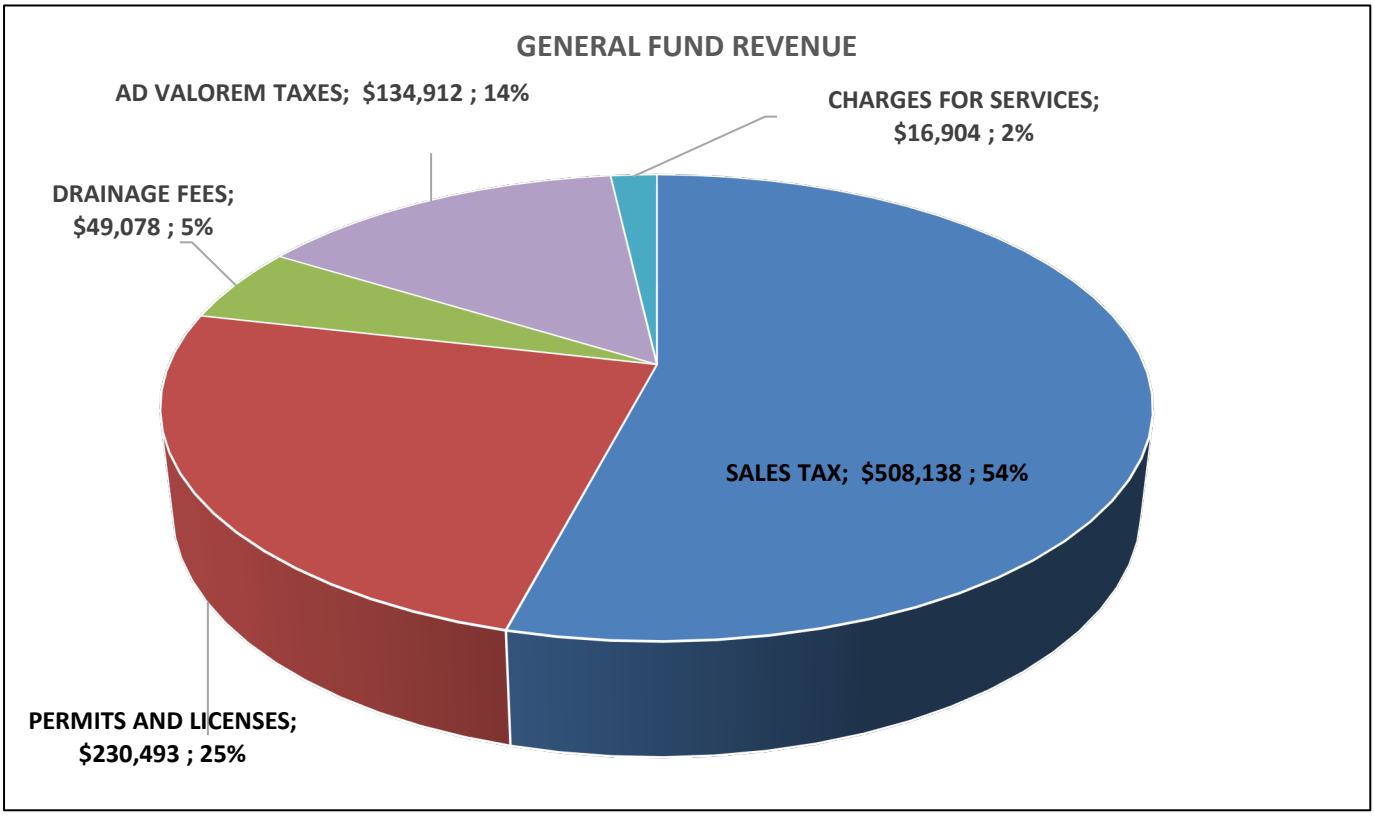
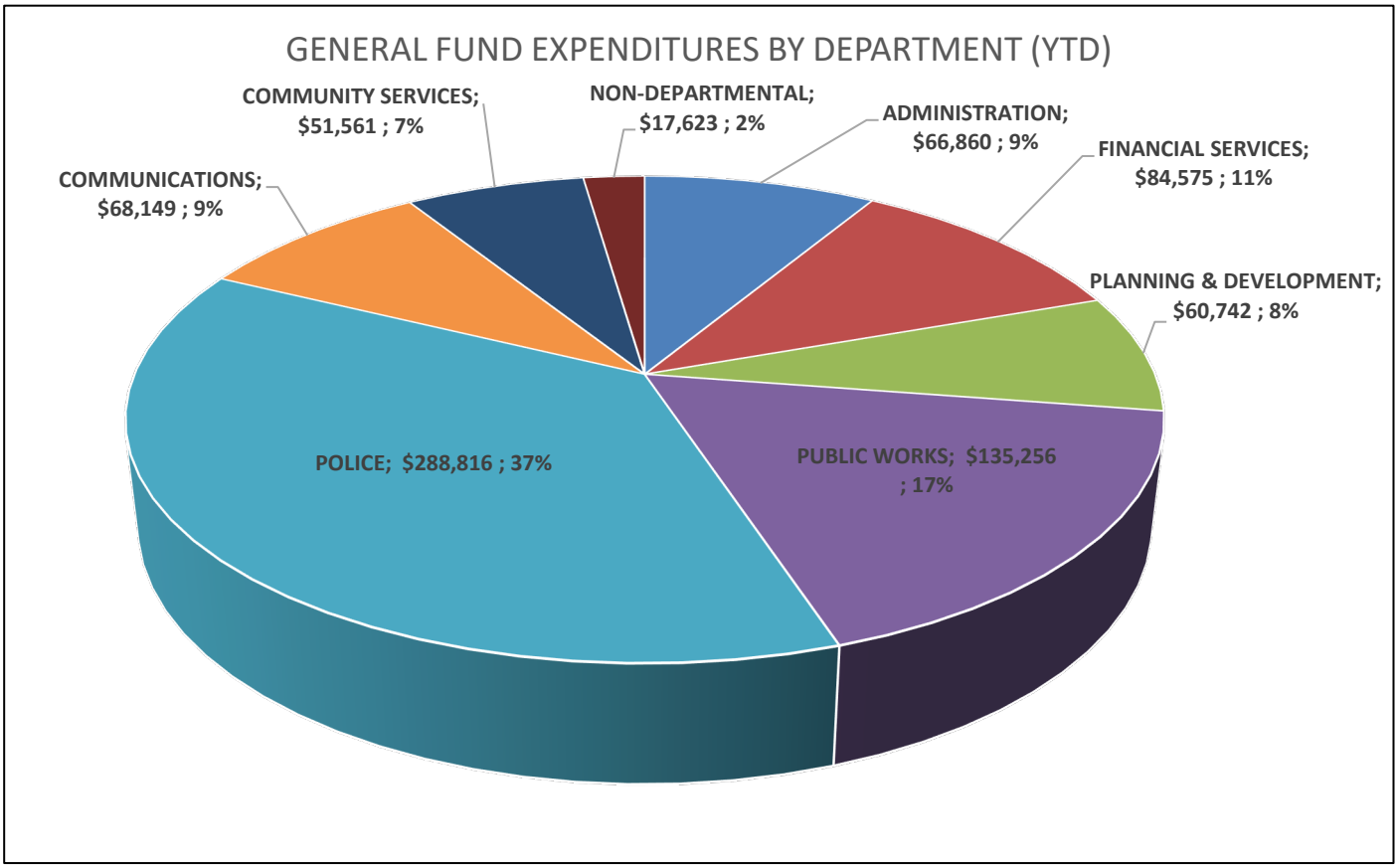
FINANCIAL DASHBOARD FOR THE MONTH ENDING OCT 31, 2022

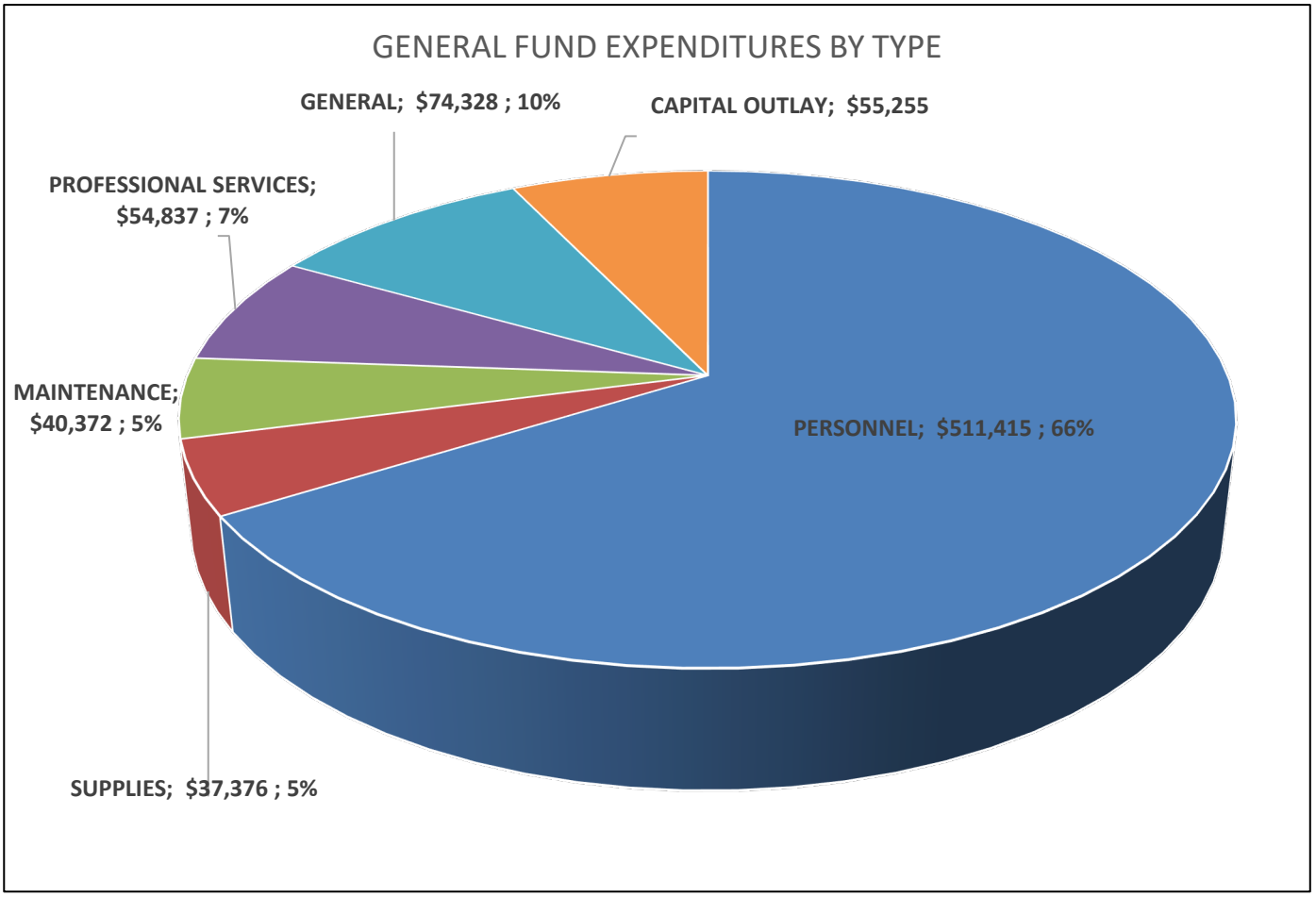


	Revenue Budget	Revenue Actual	Expenditure Budget	Expenditure Actual
Quarter 1	11,223,214	1,056,047	5,839,457	773,486
Quarter 2	4,859,639	-	7,388,243	-
Quarter 3	3,445,790	-	6,063,513	-
Quarter 4	5,495,246	-	8,715,774	-

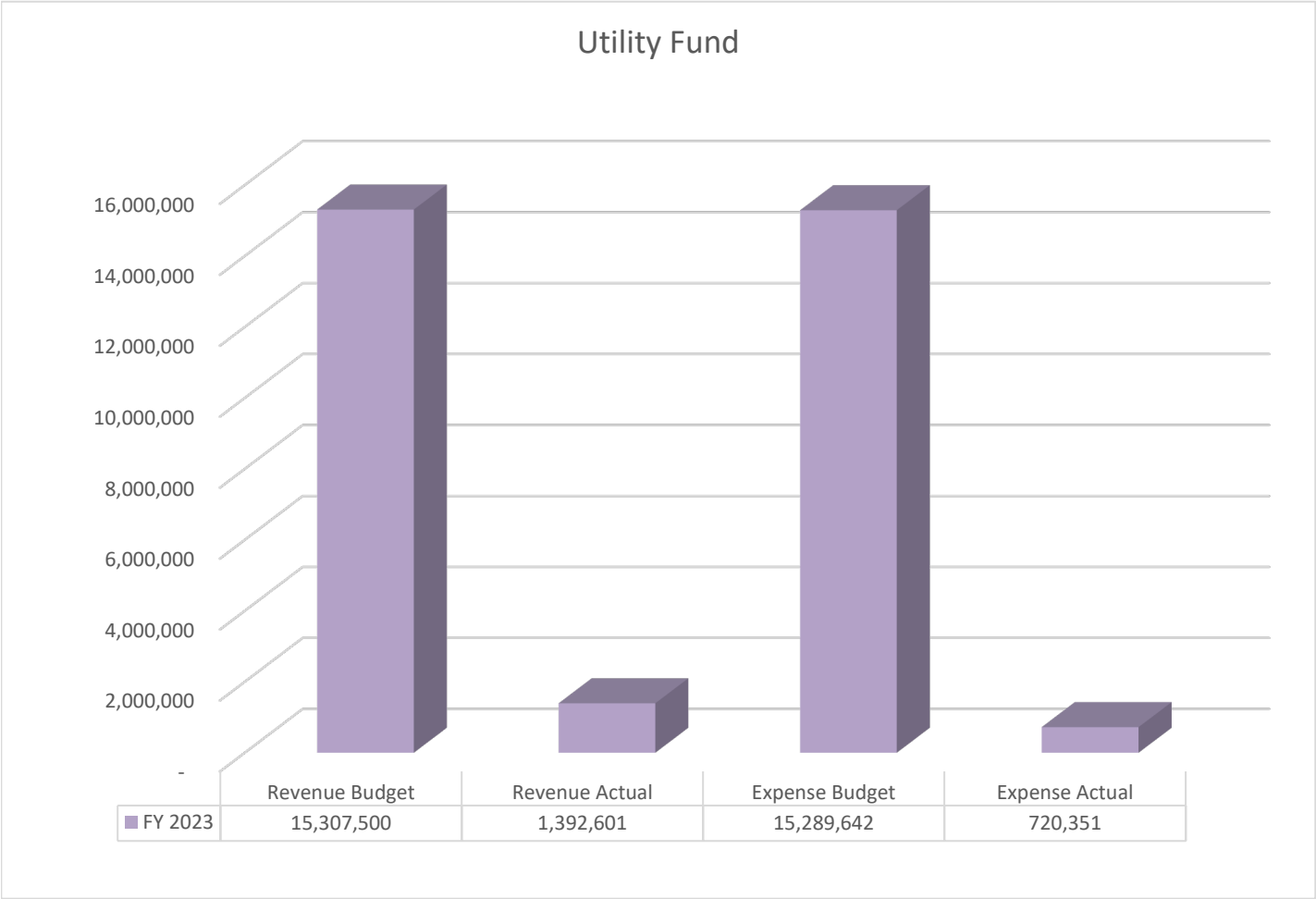


FINANCIAL DASHBOARD FOR THE MONTH ENDING OCT 31, 2022





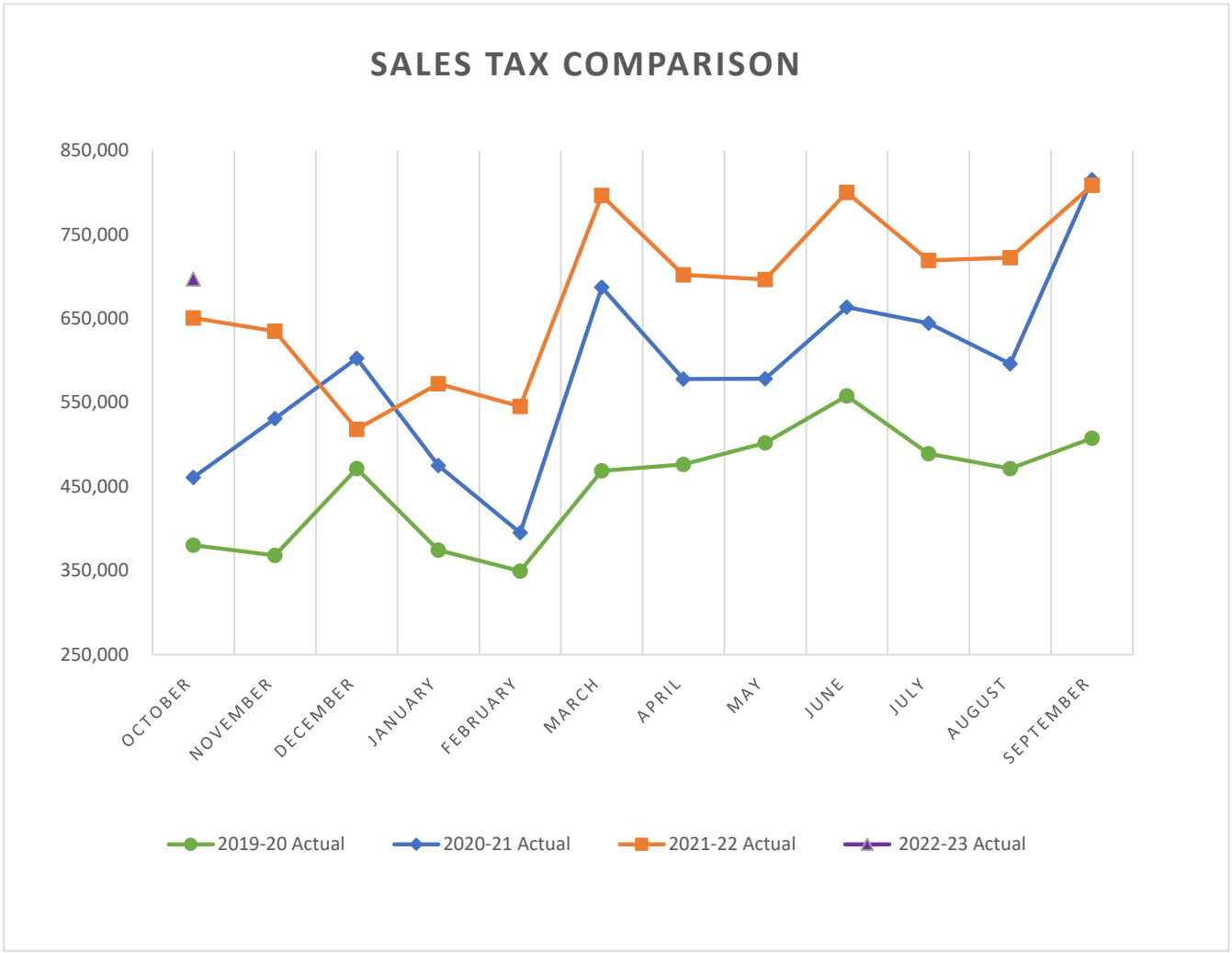
FINANCIAL DASHBOARD FOR THE MONTH ENDING OCT 31, 2022



- Utility revenues were at 9.10% of budget
- Expenses were at 4.71% of budget

CITY ONLY Monthly Sales Tax Revenue

Received Month	FY Accrual Month	2019-20 Actual	2020-21 Actual	2021-22 Actual	2022-23 Estimate	2022-23 Actual
December	October	380,217	460,839	650,779	508,138	697,257
January	November	368,031	531,091	635,102	585,600	
February	December	471,312	602,713	518,338	664,573	
March	January	374,496	475,083	572,428	523,844	
April	February	349,480	395,000	545,417	435,541	
May	March	468,816	687,438	796,610	757,994	
June	April	476,524	578,119	702,235	637,455	
July	May	501,930	578,444	696,432	637,814	
August	June	558,000	663,684	800,353	731,802	
September	July	489,116	644,647	719,296	710,811	
October	August	471,586	596,256	722,693	657,454	
November	September	507,797	815,296	808,638	898,975	
% Y-T-D Change		48.3%	29.7%	16.2%	**7,750,000**	**697,257**



CITY OF HUTTO

GENERAL FUND

STATEMENT OF REVENUES

FOR THE MONTH ENDED OCTOBER 31, 2022

REVENUES	BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
AD VALOREM TAXES	$ 10,911,184	$ 134,912	$ 134,912	$ (10,776,272)	1.24%
SALES TAX	7,615,000	508,138	508,138	(7,106,862)	6.67%
FRANCHISE FEES	977,355	-	-	(977,355)	0.00%
PERMITS AND LICENSES	3,715,200	230,493	230,493	(3,484,707)	6.20%
CHARGES FOR SERVICES	382,650	16,904	16,904	(365,746)	4.42%
FINES	305,500	23,603	23,603	(281,897)	7.73%
DRAINAGE FEES	550,000	49,078	49,078	(500,922)	8.92%
GRANT REVENUE	-	1,477	1,477	1,477	0.00%
OTHER REVENUES	100,000	37	37	(99,963)	0.04%
INTEREST	50,000	86,585	86,585	36,585	173.17%
SUB - TOTAL	$ 24,606,889	$ 1,051,227	$ 1,051,227	$ (23,555,662)	4.27%
TRANSFER FROM OTHER FUNDS	417,000	4,820	4,820	(412,180)	1.16%
TOTAL REVENUES	$ 25,023,889	$ 1,056,047	$ 1,056,047	$ (23,967,842)	4.22%

GENERAL FUND SUMMARY					
TOTAL REVENUE INCLUDING TRANSFERS	$ 25,023,889	$ 1,056,047	$ 1,056,047	$ (23,967,842)	4.22%
GENERAL FUND EXPENDITURES	28,006,987	771,583	771,583	27,235,404	2.75%
BUDGETED FUND BALANCE	17,791,570	17,791,570	17,791,570	-	
BALANCE	$ 14,808,472	$ 18,076,034	$ 18,076,034	$ 3,267,562	

NOTES:

The General Fund accounts for the resources used to finance the fundamental operations of the City.
It is the basic fund of the City and covers all activities for which a separate fund has not been established.

CITY OF HUTTO
GENERAL FUND
STATEMENT OF EXPENDITURES
FOR THE MONTH ENDED OCTOBER 31, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
ADMINISTRATION					
PERSONNEL	$ 1,000,859	$ 28,518	$ 28,518	$ 972,341	2.85%
SUPPLIES	4,150	169	169	3,981	4.07%
PROFESSIONAL SERVICES	51,500	-	-	51,500	0.00%
GENERAL	22,750	-	-	22,750	0.00%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL ADMINISTRATION	$ 1,079,259	$ 28,687	$ 28,687	$ 1,050,572	2.66%
CITY COUNCIL					
PERSONNEL	$ 75,074	$ 3,070	$ 3,070	$ 72,004	4.09%
SUPPLIES	7,750	(10)	(10)	7,760	-0.13%
PROFESSIONAL SERVICES	5,000	-	-	5,000	0.00%
GENERAL	437,299	3,086	3,086	434,213	0.71%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL CITY COUNCIL	$ 525,123	$ 6,146	$ 6,146	$ 518,977	1.17%
Legal					
PROFESSIONAL SERVICES	$ 375,000	$ 820	$ 820	374,180	0.22%
TOTAL CITY COUNCIL	$ 375,000	$ 820	$ 820	$ 374,180	0.22%
HUMAN RESOURCES					
PERSONNEL	$ 450,016	$ 16,683	$ 16,683	$ 433,333	3.71%
SUPPLIES	4,610	36	36	4,574	0.79%
MAINTENANCE	20,000	-	-	20,000	0.00%
PROFESSIONAL SERVICES	171,700	3,446	3,446	168,254	2.01%
GENERAL	20,800	65	65	20,735	0.31%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL HUMAN RESOURCES	$ 667,126	$ 20,230	$ 20,230	$ 646,896	3.03%
ECONOMIC DEVELOPMENT					
PERSONNEL	$ 336,217	$ 9,300	$ 9,300	$ 326,917	2.77%
SUPPLIES	23,000	29	29	22,971	0.13%
MAINTENANCE	7,000	-	-	7,000	0.00%
PROFESSIONAL SERVICES	33,000	-	-	33,000	0.00%
GENERAL	10,100	(351)	(351)	10,451	-3.47%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL ECONOMIC DEVELOPMENT	$ 409,317	$ 8,978	$ 8,978	$ 400,339	2.19%
FINANCE					
PERSONNEL	$ 970,177	$ 37,292	$ 37,292	$ 932,885	3.84%
SUPPLIES	10,250	163	163	10,087	1.59%
MAINTENANCE	4,500	-	-	4,500	0.00%
PROFESSIONAL SERVICES	255,250	3,987	3,987	251,263	1.56%
GENERAL	425,600	25,329	25,329	400,271	5.95%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL FINANCE	1,665,777	66,771	66,771	1,599,006	4.01%
MUNICIPAL COURT					
PERSONNEL	$ 371,590	$ 16,587	$ 16,587	$ 355,004	4.46%
SUPPLIES	6,550	-	-	6,550	0.00%
MAINTENANCE	27,500	-	-	27,500	0.00%
PROFESSIONAL SERVICES	1,750	-	-	1,750	0.00%
GENERAL	27,150	1,217	1,217	25,933	4.48%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL MUNICIPAL COURT	$ 434,540	$ 17,804	$ 17,804	$ 416,736	4.10%

CITY OF HUTTO
GENERAL FUND
STATEMENT OF EXPENDITURES
FOR THE MONTH ENDED OCTOBER 31, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
PLANNING & DEVELOPMENT					
PERSONNEL	$ 1,065,716	$ 37,317	$ 37,317	$ 1,028,400	3.50%
SUPPLIES	37,950	131	131	37,819	0.34%
MAINTENANCE	37,500	1,188	1,188	36,312	3.17%
PROFESSIONAL SERVICES	897,000	21,443	21,443	875,558	2.39%
GENERAL	32,150	664	664	31,486	2.06%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL PLANNING & DEVELOPMENT	$ 2,070,316	$ 60,742	$ 60,742	$ 2,009,575	2.93%
ENGINEERING					
PERSONNEL	$ 227,254	$ -	$ -	227,254	0.00%
MAINTENANCE	19,500	-	-	19,500	0.00%
PROFESSIONAL SERVICES	1,122,746	-	-	1,122,746	0.00%
TOTAL ENGINEERING	$ 1,369,500	$ -	$ -	$ 1,122,746	0.00%
CONSTRUCTION INSPECTION					
PERSONNEL	$ 350,829	$ 13,078	$ 13,078	$ 337,750	3.73%
SUPPLIES	20,500	233	233	20,267	1.14%
MAINTENANCE	2,000	-	-	2,000	0.00%
PROFESSIONAL SERVICES	23,247	-	-	23,247	0.00%
GENERAL	6,500	-	-	6,500	0.00%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL CONSTRUCTION INSPECTION	$ 403,076	$ 13,311	$ 13,311	$ 389,764	3.30%
STREETS & DRAINAGE					
PERSONNEL	$ 679,495	$ 27,216	$ 27,216	$ 652,280	4.01%
SUPPLIES	75,000	8,567	8,567	66,433	11.42%
MAINTENANCE	225,000	6,620	6,620	218,380	2.94%
PROFESSIONAL SERVICES	322,761	6,550	6,550	316,211	2.03%
GENERAL	225,000	17,737	17,737	207,263	7.88%
CAPITAL OUTLAY	3,272,878	55,255	55,255	3,217,624	1.69%
TOTAL STREETS & DRAINAGE	$ 4,800,134	$ 121,945	$ 121,945	$ 4,678,189	2.54%
POLICE					
PERSONNEL	$ 5,786,270	$ 245,424	$ 245,424	$ 5,540,846	4.24%
SUPPLIES	593,900	12,235	12,235	581,665	2.06%
MAINTENANCE	59,200	12,158	12,158	47,042	20.54%
PROFESSIONAL SERVICES/FEES	585,000	13,847	13,847	571,153	2.37%
GENERAL	122,600	5,152	5,152	117,448	4.20%
CAPITAL OUTLAY	363,500	-	-	363,500	0.00%
TOTAL POLICE	$ 7,510,470	$ 288,816	$ 288,816	$ 7,221,654	3.85%
CITY SECRETARY					
PERSONNEL	$ 240,125	$ 7,466	$ 7,466	$ 232,659	3.11%
SUPPLIES	1,450	27	27	1,423	1.85%
MAINTENANCE	60,000	-	-	60,000	0.00%
PROFESSIONAL SERVICES	112,000	2,263	2,263	109,738	2.02%
GENERAL	12,200	6	6	12,194	0.05%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL CITY SECRETARY	$ 425,775	$ 9,761	$ 9,761	$ 416,013	2.29%
COMMUNICATIONS					
PERSONNEL	$ 386,830	$ 9,128	$ 9,128	$ 377,702	2.36%
SUPPLIES	5,000	249	249	4,751	4.99%
MAINTENANCE	17,000	-	-	17,000	0.00%
PROFESSIONAL SERVICES	96,200	-	-	96,200	0.00%
GENERAL	9,000	-	-	9,000	0.00%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL COMMUNICATIONS	$ 514,030	$ 9,377	$ 9,377	$ 504,653	1.82%

CITY OF HUTTO
GENERAL FUND
STATEMENT OF EXPENDITURES
FOR THE MONTH ENDED OCTOBER 31, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
LIBRARY					
PERSONNEL	$ 254,249	$ 9,500	$ 9,500	$ 244,749	3.74%
SUPPLIES	46,500	6,446	6,446	40,054	13.86%
MAINTENANCE	2,400	2,300	2,300	100	95.83%
PROFESSIONAL SERVICES	-	-	-	-	0.00%
GENERAL	6,500	546	546	5,954	8.40%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL LIBRARY	$ 309,649	$ 18,792	$ 18,792	$ 290,857	6.07%
COMMUNITY RELATIONS					
PERSONNEL	$ 190,612	$ 8,316	$ 8,316	$ 182,296	4.36%
SUPPLIES	241,400	1,859	1,859	239,541	0.77%
PROFESSIONAL SERVICES	480,000	630	630	479,370	0.13%
GENERAL	9,000	5,029	5,029	3,971	55.88%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL COMMUNITY RELATIONS	$ 921,012	$ 15,834	$ 15,834	$ 905,177	1.72%
INFORMATION TECHNOLOGY					
PERSONNEL	$ 284,683	$ 12,775	$ 12,775	$ 271,908	4.49%
SUPPLIES	64,600	-	-	64,600	0.00%
MAINTENANCE	210,000	1,149	1,149	208,851	0.55%
PROFESSIONAL SERVICES	500,000	460	460	499,540	0.09%
GENERAL	50,600	-	-	50,600	0.00%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL INFORMATION TECHNOLOGY	$ 1,109,883	$ 14,384	$ 14,384	$ 1,095,499	1.30%
PARKS & RECREATION					
PERSONNEL	$ 782,164	$ 17,784	$ 17,784	$ 764,381	2.27%
SUPPLIES	142,350	2,657	2,657	139,693	1.87%
MAINTENANCE	125,000	7,268	7,268	117,732	5.81%
PROFESSIONAL SERVICES	305,750	1,393	1,393	304,358	0.46%
GENERAL	48,900	-	-	48,900	0.00%
CAPITAL OUTLAY	333,000	-	-	333,000	0.00%
TOTAL PARKS & RECREATION	$ 1,737,164	$ 29,101	$ 29,101	$ 1,708,063	1.68%

CITY OF HUTTO
GENERAL FUND
STATEMENT OF EXPENDITURES
FOR THE MONTH ENDED OCTOBER 31, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
FLEET MAINTENANCE					
PERSONNEL	$ 94,618	$ 4,728	$ 4,728	$ 89,890	5.00%
SUPPLIES	32,950	260	260	32,690	0.79%
MAINTENANCE	138,000	3,953	3,953	134,047	2.86%
PROFESSIONAL SERVICES	12,000	-	-	12,000	0.00%
GENERAL	250	-	-	250	0.00%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL FLEET MAINTENANCE	$ 277,818	$ 8,940	$ 8,940	$ 268,878	3.22%
FACILITY MAINTENANCE					
PERSONNEL	$ 213,348	$ 5,235	$ 5,235	$ 208,113	2.45%
SUPPLIES	41,450	2,549	2,549	38,901	6.15%
MAINTENANCE	560,000	5,735	5,735	554,265	1.02%
PROFESSIONAL SERVICES	138,500	-	-	138,500	0.00%
GENERAL	4,000	-	-	4,000	0.00%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL FACILITY MAINTENANCE	$ 957,298	$ 13,520	$ 13,520	$ 943,779	1.41%
NON-DEPARTMENTAL					
SUPPLIES	$ 12,500	$ 1,776	$ 1,776	$ 10,724	14.21%
MAINTENANCE	-	-	-	-	0.00%
PROFESSIONAL SERVICES	-	-	-	-	0.00%
GENERAL	432,220	15,847	15,847	416,373	3.67%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL NON-DEPARTMENTAL	$ 444,720	$ 17,623	$ 17,623	$ 427,097	3.96%
TOTAL EXPENDITURES	$ 28,006,987	$ 771,583	$ 771,583	$ 26,988,650	2.75%

CITY OF HUTTO
OTHER FUNDS
STATEMENT OF REVENUES AND EXPENDITURES
FOR THE MONTH ENDED OCTOBER 31, 2022

		CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
HOTEL TAX FUND						
REVENUES		$ 200,000	$ -	$ -	$ (200,000)	0.00%
EXPENDITURES		200,000	-	-	200,000	0.00%
	NET CHANGE	$ -	$ -	# $ -	# $ -	
PEG CAPITAL FUND						
REVENUES		$ 70,000	$ -	$ -	$ (70,000)	0.00%
EXPENDITURES		45,000	-	$ -	45,000	0.00%
	NET CHANGE	$ 25,000	$ -	$ -	$ (25,000)	
PARK IMPROVEMENT FUND						
REVENUES		$ 251,500	$ -	$ -	$ (251,500)	0.00%
EXPENDITURES		1,000,000	15,370	$ 15,370	984,630	1.54%
	NET CHANGE	$ (748,500)	$ (15,370)	$ (15,370)	$ 733,130	
COMMUNITY PID FEES						
REVENUES		$ -	$ 9,470	$ 9,470	$ 9,470	100.00%
EXPENDITURES		-	-	-	-	0.00%
	NET CHANGE	$ -	$ 9,470	$ 9,470	$ 9,470	
TRANSPORTATION IMPROVEMENT FUND						
REVENUES		$ 2,101,500	$ 239,999	$ 239,999	$ (1,861,501)	11.42%
EXPENDITURES		-	-	-	-	0.00%
	NET CHANGE	$ 2,101,500	$ 239,999	$ 239,999	$ (1,861,501)	
2022 GENERAL OBLIGATION BONDS						
REVENUES		$ 25,007,500	$ 25,684,423	$ 25,684,423	$ 676,923	102.71%
EXPENDITURES		25,000,000	2,904,370	2,904,370	(22,095,630)	11.62%
	NET CHANGE	$ 7,500	$ 22,780,053	$ 22,780,053	$ (21,418,708)	
COMMUNITY DEVELOPMENT CORPORATION						
REVENUES		$ 2,502,250	$ 178,852	$ 178,852	$ (2,323,398)	7.15%
EXPENDITURES		1,999,118	53,988	53,988	1,945,130	2.70%
	NET CHANGE	$ 503,132	$ 124,864	$ 124,864	$ (378,268)	

CITY OF HUTTO

UTILITY FUND

STATEMENT OF REVENUES & EXPENSES

FOR THE MONTH ENDED OCTOBER 31, 2022

	BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
REVENUES					
CHARGES FOR SERVICES	$ 14,935,000	$ 1,346,696	$ 1,346,696	$ (13,588,304)	9.02%
FEES	356,000	37,939	37,939	(318,061)	10.66%
OTHER REVENUES	15,000	2,430	2,430	(12,570)	16.20%
INTEREST	1,500	5,536	5,536	4,036	369.05%
SUB - TOTAL	$ 15,307,500	$ 1,392,601	$ 1,392,601	$ (13,914,899)	9.10%
TRANSFER FROM OTHER FUNDS	-	-	-	-	0.00%
TOTAL REVENUES	$ 15,307,500	$ 1,392,601	$ 1,392,601	$ (13,914,899)	9.10%
EXPENSES					
UTILITY BILLING					
PERSONNEL	$ 406,029	$ 18,469	$ 18,469	$ 387,559	4.55%
SUPPLIES	167,350	343	343	167,007	0.21%
MAINTENANCE	49,500	-	-	49,500	0.00%
PROFESSIONAL SERVICES	25,000	-	-	25,000	0.00%
GENERAL	449,000	25,525	25,525	423,475	5.68%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL UTILITY BILLING	$ 1,096,879	$ 44,338	$ 44,338	$ 1,052,541	4.04%
PUBLIC WORKS ADMIN					
PERSONNEL	$ 749,608	$ 18,096	$ 18,096	$ 731,512	2.41%
SUPPLIES	3,000	-	-	3,000	0.00%
PROFESSIONAL SERVICES	550,000	-	-	550,000	0.00%
GENERAL	2,100	-	-	2,100	0.00%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL PUBLIC WORKS ADMIN	$ 1,304,708	$ 18,096	$ 18,096	$ 1,286,612	1.39%
UTILITY OPERATIONS					
PERSONNEL	$ 1,037,245	$ 40,826	$ 40,826	$ 996,419	3.94%
SUPPLIES	316,250	19,812	19,812	296,438	6.26%
MAINTENANCE	483,000	7,992	7,992	475,008	1.65%
PROFESSIONAL SERVICES	3,397,000	18,395	18,395	3,378,606	0.54%
GENERAL	394,500	-	-	394,500	0.00%
CAPITAL OUTLAY	589,943	20,352	20,352	569,591	3.45%
TOTAL UTILITY OPERATIONS	$ 6,217,938	$ 107,376	$ 107,376	$ 6,110,562	1.73%
NON-DEPARTMENTAL					
PROFESSIONAL SERVICES	$ 75,000	$ 3,409	$ 3,409	$ 71,591	4.55%
GENERAL	133,918	8,699	8,699	125,219	6.50%
TRANSFERS TO OTHER FUNDS	6,461,199	538,433	538,433	5,922,766	8.33%
TOTAL NON-DEPARTMENTAL	$ 6,670,117	$ 550,541	$ 550,541	$ 6,119,576	8.25%
TOTAL EXPENSES	$ 15,289,642	$ 720,351	$ 720,351	$ 14,569,290	4.71%
NET CHANGE IN FUND BALANCE	**$ 17,858**	**$ 672,249**	**$ 672,249**	**$ (654,391)**	

CITY OF HUTTO
UTILITY FUNDS
STATEMENT OF REVENUES AND EXPENSES
FOR THE MONTH ENDED OCTOBER 31, 2022

		CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
UTILITY IMPACT FEES FUND						
REVENUES		$ 5,000,000	$ 478,841	$ 478,841	$ (4,521,159)	9.58%
EXPENSES		3,162,217	-	-	3,162,217	0.00%
	NET CHANGE	$ 1,837,783	$ 478,841	$ 478,841	$ (7,683,376)	
UTILITY CIP FUND						
REVENUES		$ 50,000	$ 17,871	$ 17,871	$ (32,129)	35.74%
EXPENSES		7,500,000	-	-	7,500,000	0.00%
	NET CHANGE	$ (7,450,000)	$ 17,871	$ 17,871	$ (7,532,129)	
SOLID WASTE FUND						
REVENUES		$ 2,262,000	$ 204,383	$ 204,383	$ (2,057,617)	9.04%
EXPENSES		2,088,750	-	-	2,088,750	0.00%
		$ 173,250.00	$ 204,382.67	$ 204,382.67	$ (4,146,367)	

City of Hutto
% of Annual Permit Revenue Collected by Month
FY 2020 - FY2023

Fiscal Year	October	November	December	January	February	March	April	May	June	July	August	September
2022-2023 [1]	8%	3%										
2021-2022 [2]	9%	18%	10%	11%	7%	10%	4%	6%	10%	5%	3%	6%
2020-2021 [2]	4%	5%	5%	8%	5%	16%	9%	2%	16%	6%	10%	15%
2019-2020 [2]	9%	4%	6%	10%	15%	14%	6%	7%	10%	5%	5%	9%

[1] Percentage of revenue collected in comparison to adopted budget

[2] Percentage of revenue collected in comparison to actual annual revenue

INVESTMENT PORTFOLIO REPORT

For the Month Ended

October 31, 2022

Prepared by
Valley View Consulting, L.L.C.

The investment portfolio of the City of Hutto is in compliance with the Public Funds Investment Act and the Investment Policy and Strategies.

Controller

Senior Accountant

These reports were compiled using information provided by the City. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Summary

Month End Results by Investment Category:

Asset Type	September 30, 2022 Book Value	September 30, 2022 Market Value	October 31, 2022 Book Value	October 31, 2022 Market Value	Ave. Yield
Bank Deposits	$ 13,985,287	$ 13,985,287	$ 13,497,789	$ 13,497,789	0.04%
MMF Sweep/MMA	1,882,463	1,882,463	1,886,243	1,886,243	2.41%
LGIPs	56,251,424	56,251,424	81,603,289	81,603,289	3.02%
Totals	**$ 72,119,174**	**$ 72,119,174**	**$ 96,987,321**	**$ 96,987,321**	

Average Yield - Current Month (1)	
Total Portfolio	2.60%
Rolling Three Month Treasury	3.23%
Rolling Six Month Treasury	2.93%

Fiscal Year-to-Date Average Yield (2)	
Total Portfolio	2.60%
Rolling Three Month Treasury	3.23%
Rolling Six Month Treasury	2.93%
TexPool	2.93%

Interest Earnings		
Monthly Interest Income	$ 187,016	Approximate
Year-to-date Interest Income	$ 187,016	Approximate

(1) Average Yield calculated using month end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

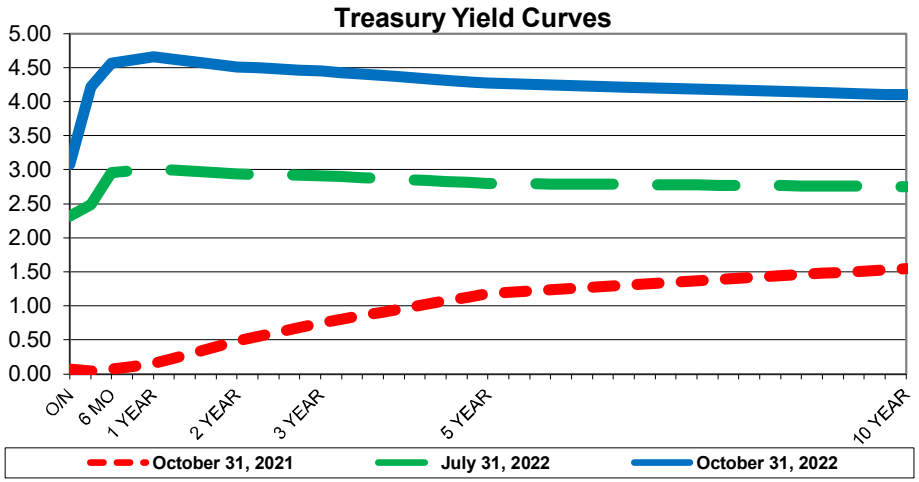
(2) Fiscal Year-to-Date Average Yields calculated using month end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

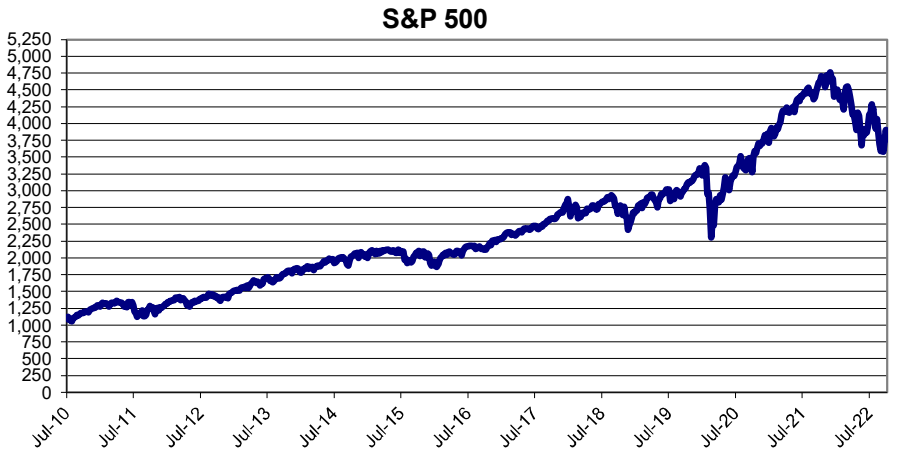
Note: Portfolio values within this report prior to January 1, 2019 were obtained from previous monthly reports prepared on behalf of the City and were not checked for accuracy or completeness.

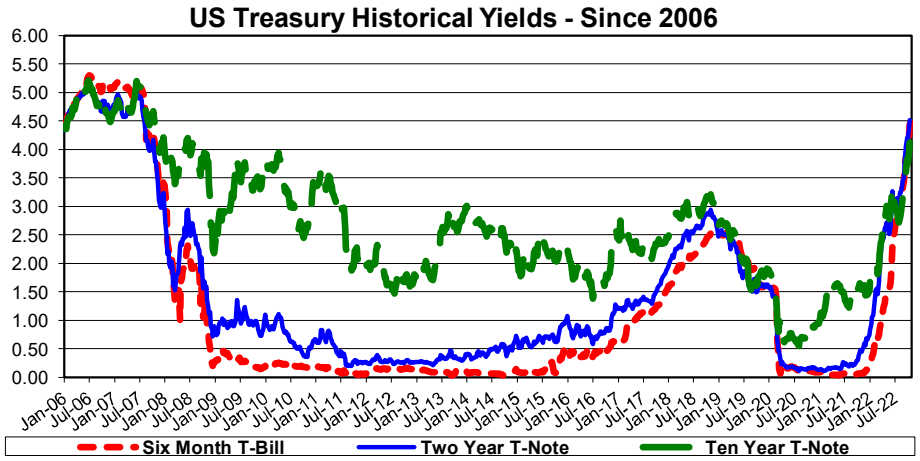
Economic Overview

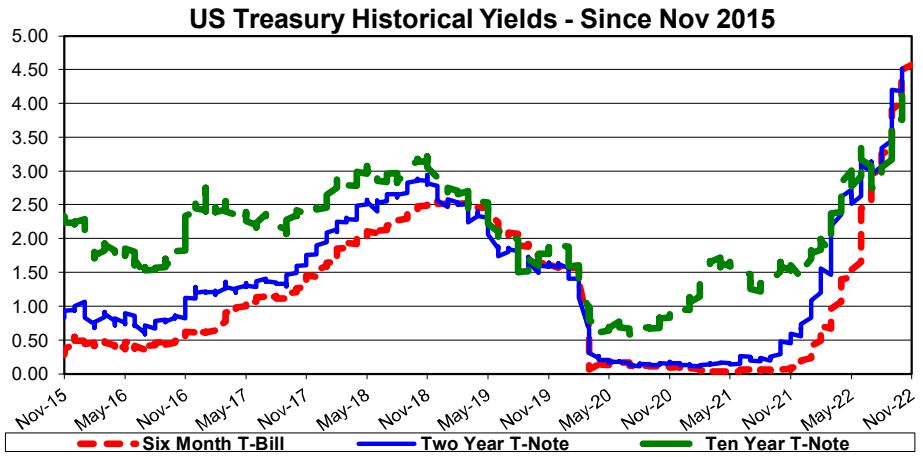
10/31/2022

The Federal Open Market Committee (FOMC) raised the Fed Funds target range 0.75% to 3.75% - 4.00% November 2nd (Effective Fed Funds are trading +/-3.83%). An additional 0.50% - 0.75% increase is currently anticipated December 14th. Third Quarter GDP jumped to positive 2.6% (Advance Estimate). International economies continued slowing. October Non-Farm Payroll added 263k new jobs with a Three Month Average of 289k. Crude oil bounced back above $88 per barrel. The Stock Markets "stabilized" at +/-20% below the 2021 peak. The negatively sloped yield curve (6 months to 10 years, with peak yield at 1 year) may indicate lower future interest rates. Inflation remained well over the FOMC 2% target (Core PCE 5+% and CPI 8+%).









Investment Holdings

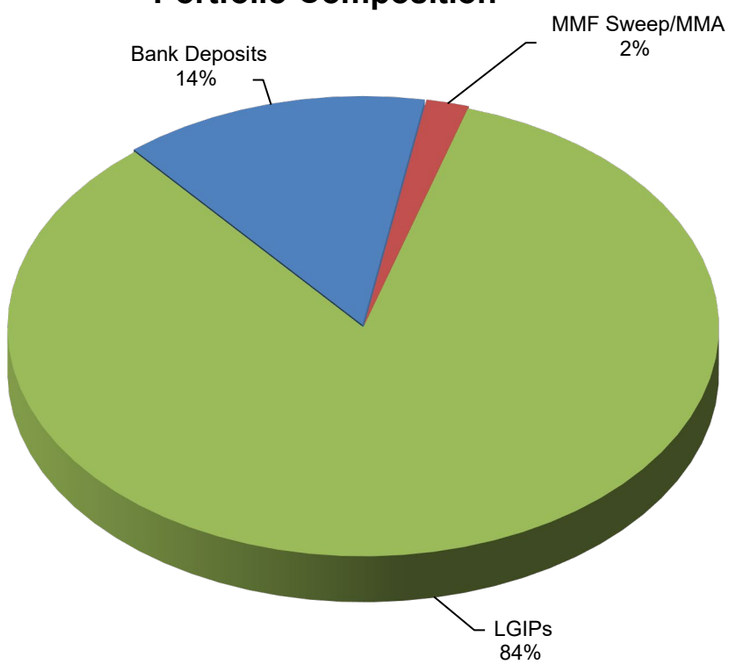
October 31, 2022

Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (days)	Yield
Wells Fargo Bank		0.00%	11/01/22	10/31/22	$ 13,287,913	$ 13,287,913	1.00	$ 13,287,913	1	0.00%
Cadence Bank		2.66%	11/01/22	10/31/22	209,877	209,877	1.00	209,877	1	2.66%
Bank of Texas MMF		2.41%	11/01/22	10/31/22	1,886,243	1,886,243	1.00	1,886,243	1	2.41%
TexPool	AAAm	2.93%	11/01/22	10/31/22	19,770,517	19,770,517	1.00	19,770,517	1	2.93%
Texas Class	AAAm	3.23%	11/01/22	10/31/22	32,544,374	32,544,374	1.00	32,544,374	1	3.23%
TexSTAR	AAAm	2.85%	11/01/22	10/31/22	29,288,398	29,288,398	1.00	29,288,398	1	2.85%
					$ 96,987,321	**$ 96,987,321**		**$ 96,987,321**	**1**	**2.60%**
									(1)	**(2)**

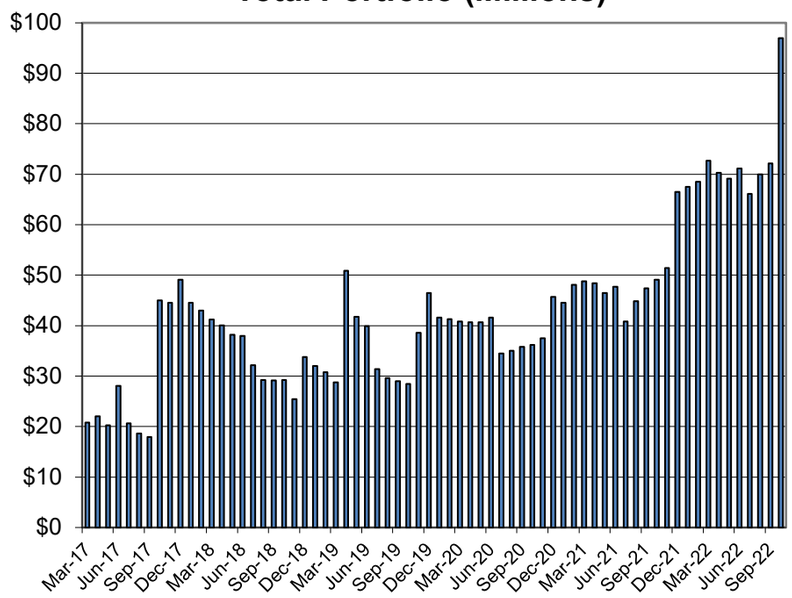
(1) Weighted average life - For purposes of calculating weighted average life, bank accounts, pools and money market funds are assumed to have an one day maturity.

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank accounts, pools and money market funds.

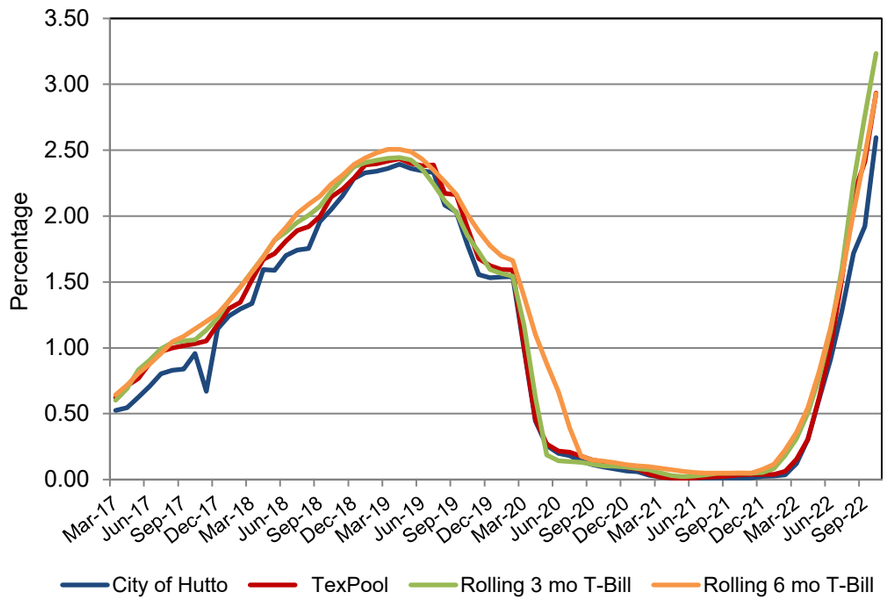
Portfolio Composition



Total Portfolio (Millions)



Total Portfolio Performance



Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 09/30/22	Increases	Decreases	Book Value 10/31/22	Market Value 09/30/22	Change in Market Value	Market Value 10/31/22
Wells Fargo Bank	0.00%	11/01/22	$ 13,777,877	$ –	$ (489,964)	$ 13,287,913	$ 13,777,877	$ (489,964)	$ 13,287,913
Cadence Bank	2.66%	11/01/22	207,410	2,466	–	209,877	207,410	2,466	209,877
Bank of Texas MMF	2.41%	11/01/22	1,882,463	3,780	–	1,886,243	1,882,463	3,780	1,886,243
TexPool	2.93%	11/01/22	19,552,484	218,033	–	19,770,517	19,552,484	218,033	19,770,517
Texas Class	3.23%	11/01/22	7,481,335	25,063,039	–	32,544,374	7,481,335	25,063,039	32,544,374
TexSTAR	2.85%	11/01/22	29,217,606	70,792	–	29,288,398	29,217,606	70,792	29,288,398
TOTAL / AVERAGE	**2.60%**		**$ 72,119,174**	**$ 25,358,111**	**$ (489,964)**	**$ 96,987,321**	**$ 72,119,174**	**$ 24,868,147**	**$ 96,987,321**

Fund Allocation - Book & Market Value
October 31, 2022

	Total	Operating Funds	Debt Service	Capital Projects	Grant Funds	PID Funds	Utility Funds	2014 TWDB
Wells Fargo Bank	$ 13,287,913	$ 13,287,913						
Cadence Bank	209,877	209,877						
Bank of Texas MMF	1,886,243							1,886,243
TexPool	19,770,517	19,770,517						
Texas Class	32,544,374			25,042,498		3,458,507	4,043,370	
TexSTAR	29,288,398	15,400,770	1,100,553	5,811,341	6,975,733			
Total	**$ 96,987,321**	**$ 48,669,077**	**$ 1,100,553**	**$ 30,853,839**	**$ 6,975,733**	**$ 3,458,507**	**$ 4,043,370**	**$ 1,886,243**

Fund Allocation - Book & Market Value
September 30, 2022

	Total	Operating Funds	Debt Service	Capital Projects	Grant Funds	PID Funds	Utility Funds	2014 TWDB
Wells Fargo Bank	$ 13,777,877	$ 13,777,877						
Bancorp South	207,410	207,410						
Bank of Texas MMF	1,882,463							1,882,463
TexPool	19,552,484	19,552,484						
Texas Class	7,481,335					3,449,037	4,032,298	
TexSTAR	29,217,606	15,329,941	1,097,893	5,830,900	6,958,871			
Total	**$ 72,119,174**	**$ 48,867,712**	**$ 1,097,893**	**$ 5,830,900**	**$ 6,958,871**	**$ 3,449,037**	**$ 4,032,298**	**$ 1,882,463**

AGENDA ITEM REPORT
12.3.

To:	City Council
Subject:	Discussion and possible action to execute Supplemental Agreement No 1 to the existing professional services agreement with DCS executed August 23, 2019 related to the Shiloh, Noack, and Frame Switch pump station improvement projects in the amount of $310,640.00 (Wade Benton)
Meeting:	Thursday, December 15, 2022
Department:	Engineering /
Staff Contact:	Wade Benton

BACKGROUND INFORMATION:

The DCS Agreement for professional services (PSA) was executed on August 23, 2019 and included design and bid phase services related to pump station improvements at the Frame Switch, Noack and Shiloh sites. Supplemental #1 captures changes to the original scope to include the addition of the proposed 3MG Ground Storage Tank #2 (GST #2) and additional bid packages to expedite delivery of the pumps and generators at the Frame Switch site. The additional services provide necessary modifications to the Frame Switch Pump Station that were identified as part of water master planning. Further modifications to the Frame Switch project scope include removal of the 890' pressure plane (PP) pumps, an increase of pumping capacity for the 801' PP to 20 million gallons per day (mgd) and construction of GST#2.

The proposed Supplemental Agreement modifies DCS' original scope to bid the construction of the proposed Shiloh, Noack, and Frame Switch water supply improvements as four separate bid packages. Project milestones are listed chronologically below. The first bid package includes the Shiloh and Noack pump improvements. The second and third bid packages for pre-purchasing Frame Switch pumps and generators both advertise in mid-December 2022. The fourth bid package is for construction of the Frame Switch pump station and GST #2.

Project Milestone Dates:
11/27/22: Advertise Shiloh and Noack Pump Stations
12/11/22: Advertise Pre-purchase packages for Frame Switch pumps and generator
1/11/23: Shiloh and Noack bid opening and Frame Switch pre-purchase bid opening
1/19/23: Council to consider Shiloh and Noack construction contract and pre-purchase packages
2/13/23: Advertise Frame Switch pump station and GST construction
2/23/23: Shiloh and Noack Notice to Proceed for construction
3/15/23: Open Frame Switch pump station and GST construction bids
4/10/23: Frame Switch Notice to Proceed for construction
3/1/24: S&N substantially complete and operational
5/3/24: Frame Switch Pumps and GST substantially complete and operational

AGENDA ITEM REPORT
12.3.

Bidding the Shiloh and Noack pump improvements separately and ahead of Frame Switch improvements allows both to proceed to construction while design and coordination continues for the Frame Switch pump station and GST#2. All projects at the Shiloh, Noack, and Frame Switch sites are anticipated to be substantially complete and operational by May 2024.

A separate individual project order (IPO) amendment for Freese & Nichols' Frame Switch GST#2 design will also be presented for Council consideration at a later date to capture modifications to their scope of work to eliminate engineering scope overlap on the project.

SUMMARY OF REQUEST:

Authorize the City Manager to execute a supplemental contract agreement amendment for professional engineering services with DCS to bid the Shiloh and Noack pump improvements and design the Frame Switch Pump Station Improvements and GST coordination in the amount of $310,640.00.

STAFF REVIEW:

Staff recommends execution of the supplemental contract agreement amendment for professional engineering services with DCS.

FISCAL NOTES:

2022 CO'S BOND FUND

57-040-058-6678

Available Budget:	**5,000,000.00**
Proposed Expenditure:	**310,640.00**
Budget Remaining:	**4,689,360.00**

PROFESSIONAL SERVICES
SUPPLEMENTAL AGREEMENT # 1
FOR
TRANSMISSION AND DISTRIBUTION PUMPING STATIONS

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This Supplemental Agreement No. 1 to a contract for Professional Services is made by and between the City of Hutto, Texas ("City") and DCS ENGINEERING, LLC ("Consultant"). City and Consultant may be referred to herein singularly as "Party" or collectively as the "Parties."

WHEREAS, the City and Consultant executed an Agreement for Professional Services ("Agreement") on the 23 day of August, 2019 for the Transmission and Distribution Pumping Stations project ("Project") in the amount of $2,264,454.00; and

WHEREAS, the City and Consultant desire to enter into a Supplemental Agreement # 1 for Professional Services for the Project in the amount of $310,640.00, on the 11th day of November, 2022 for the Scope of Services, Time of Performance, and Compensation to the Agreement; and

NOW, THEREFORE, premises considered, the City and the Consultant agree that said Agreement is amended as follows:

l.

Article II. Term shall be amended by changing the term of the Agreement to terminate on December 31, 2024, with the ratification and incorporation of the remaining terms of the Agreement.

Article III. Scope of Services, Time of Performance, Compensation, and Appendix A, shall be amended as set forth in the attached addendum to Appendix A.

Article IV. Compensation to Consultant and Appendix B (Fee Schedule), shall be amended by increasing by $310,640.00 the amount payable under the Agreement for a total of $2,575,094.00, as shown by the attached Addendum to Appendix B (Fee Schedule).

2.

Except as amended hereby and as previously amended as indicated above, the terms of the Agreement shall remain unchanged and in full force and effect.

EXECUTED and **AGREED** to as of the dates indicated below.

CITY OF HUTTO	**CONSULTANT**
_____	Darren Strozewski
(Signature)	*(Signature)*
Printed Name: _____	Printed Name: Darren Strozewski
Title: _____	Title: Principal
Date: _____	Date: 11/11/22

APPROVED AS TO FORM:

_____

Attorney for City of Hutto

SUPPLEMENTAL AGREEMENT #1 FOR
TRANSMISSION AND DISTRIBUTION PUMPING STATIONS
APPENDIX A – SCOPE OF SERVICES

In accordance with the Professional Services Agreement for the Transmission and Distribution Pumping Stations between City and Consultant ("Agreement"), City and Consultant agree as follows:

The following adjustments are needed for scope of work items removed, added, or modified which have occurred during the course of the final design phase of the project and are required to meet the May 3, 2024 substantial completion date. The changes will adjust the engineering fee in DCS's Professional Services Agreement for the Transmission and Distribution Pumping Stations contract executed on August 23, 2019 for the below lump sum and time & material fees.

SCOPE OF SERVICES

1. Specific Project Data

A. Description

On November 1, 2022, the City, DCS, and Freese & Nichols, Inc. (FNI) held a meeting to coordinate the proposed Frameswitch Pumping Station Improvements design (by DCS) with the proposed 3.0 MG Ground Storage Tank design (by FNI) on the existing Frameswitch Pumping Station Site. FNI explained that the recent Water Master Plan and associated water modeling efforts for the City resulted in changes to the proposed Frameswitch Pumping Station. Namely, the 890' pressure plane (PP) Pumping Station was removed, the 801' PP Pumping Station capacity was changed to 20.0 mgd, and one 3.0 MG Ground Storage Tank would be constructed at the same time that the pumping station construction would be occurring on the site.

At the time of the meeting, DCS's plans and specifications for Shiloh, Noack, and Frameswitch Pumping Stations had reached 100% completion pending receipt of City 100% plan review comments. Major milestones for this project included a first advertisement date of November 9, 2022, bid opening date of December 21, 2022, and Substantial Completion Date of May 3, 2024. The May 3, 2024 date is required by the City in order to meet the projected water demands in the summer of 2024. Thus, the creation of a solution set to deliver the three pumping stations and/or the 3.0 MG Ground Storage Tank by no later than May 3, 2024 is required.

On November 2, 2022, the City, DCS, and FNI held a workshop meeting to discuss options on how to achieve the May 3, 2024 Substantial Completion Date including coordination of overlapping design work between the DCS and FNI projects; coordination of connection points between the projects; and avoidance of contractor claims during construction due to having two contractors under separate contracts on-site at the same time. DCS and FNI mutually agreed that the path to eliminate the above potential issues was for FNI to design the GST No. 2 and add it into DCS's 20.0 mgd Frameswitch Pumping Station plan set and specifications as a subsection of the project. It was also agreed that additional bid packages may be required to expedite portions of the project(s). DCS was tasked with identifying critical path items; creating a critical path milestone schedule; and finalizing the additional required bid packages to achieve the May 3, 2024 construction completion date.

On November 3, 2022, the City, DCS, and FNI held a third workshop to go over the proposed project schedule and projects; and finalize the division of work discussed in the November 2, 2022 meeting. Per this meeting, it was agreed that four (4) bid packages were required, would be produced, and would reach substantial completion by May 3, 2024 as shown in the attached schedule. Those four projects included:

1. Bid Pkg No. 1 – Frameswitch Pumping Station Pre-Purchase Pumps
2. Bid Pkg No. 2 – Frameswitch Pumping Station Pre-Purchase Generators
3. Bid Pkg No. 3 – Shiloh & Noack 5.7 mgd Pumping Stations
4. Bid Pkg No. 4 – 20.0 mgd Frameswitch Pumping Station and 3.0 MG GST No. 2

B. Number of Construction Contracts:
- There will be four (4) construction contracts produced for public bidding.
- Two of these contracts (Bid Pkg. No. 1 and No. 2) will be for equipment procurement directly from equipment suppliers for delivery to the project site and subsequent installation by the Frameswitch Pumping Station's General Contractor. These equipment procurement packages are required due to supply chain issues, equipment lead times, and/or their critical path requirements for reaching substantial construction completion by May 3, 2024.
- Two of these contracts (Bid Pkg No. 3 and No. 4) will be for construction contractors to build the three pumping stations as outlined by the above pumping station grouping.

2. Services of Engineer

A. The following high-level summary is provided to clarify the facility components and capacities which will be constructed via the above four mentioned bid packages defined in this Supplemental #1. DCS shall provide the scope of work related to the engineering designs listed below, unless noted otherwise:
- One new 5.70 MGD Pumping Station at Shiloh with four (4) pumps, emergency generator, surge control, and gas chlorination system
- One new 5.70 MGD Inline Pumping Station at the City owned property along the H.O.T. pipeline route in Noack with four (4) pumps, emergency generator, and surge control.
- One new 20.0 MGD 801' PP Pumping Station at Frameswitch with one jockey pump and five additional pumps, emergency generator(s), sodium hypochlorite dosing system, LAS dosing system
- Frameswitch EST altitude valve and tank mixing system
- Decommission the existing 4.32 mgd Frameswitch Pumping Station; and 3.27 mgd Shiloh Pumping Station
- Overall Water System SCADA Improvements: This project will include coordinating SCADA improvements identified by Trac-n-Trol and refined by DCS for the Water system including: water pumping stations, elevated tanks, water wells, and optimization of water supplied from Taylor.
- Contract documents will include process, architectural, plumbing, HVAC, structural, electrical, and SCADA plans and specifications required to construct a CMU building with standing seam roof at the Shiloh, Noack, and Frameswitch Pumping Station sites.
- Yard piping, grading and drainage for the 5 acre Frameswitch site
- 3.0 MG Ground Storage Tank No. 2 (by FNI)

B. The scope of work in this Supplemental Agreement # 1 modifies the original scope by adding two Pre-Purchase Packages (Bid Package No. 1 and 2), providing contract modifications to bid Shiloh and Noack Transmission Pumping Stations as a separate bid package (Bid Package No. 3) and redesigning the 20.0 mgd Frameswitch Pumping Station (Bid Package No. 4). The following detailed listing is provided to clarify the facility components from the original design contract which will be removed and added/modified in this Supplemental #1. DCS shall provide the scope of work related to the engineering designs listed below, unless noted otherwise:

<u>Scope Items Removed:</u>
- Bid Package No. 4 - 20.0 MGD Frameswitch Pumping Station:
  - Remove the four pumps dedicated to the 890' PP Pumping Station
  - Remove 890' PP suction/discharge header piping and valves
  - Remove 890' PP yard piping
  - Remove approximately 20' x 40' of north end of the Pump/Electrical/Chemical Building and adjust building location accordingly to the north
  - Remove approximately 20' length from the bridge crane and support frame
  - Remove 890'PP electrical/MCC equipment
  - Remove 890' PP generator and automatic transfer switch dedicated to these pumps
  - Remove drainage swales and culverts dedicated to exist GST and EST overflows

Scope Items Added/Modified:

- Bid Package No. 1 and 2 - Frameswitch Pumping Station: Two Pre-Purchase Packages **(Task 510, 520, 610, 620, 710, and 720 in Appendix B, Fee Schedule)**
  - Add preparation of Pre-Purchase Bid Package No. 1 for 801' PP pumps and pump cans as a standalone project (pump cans are critical path item to bring the project on-line)
  - Add preparation of Pre-Purchase Bid Package for generator(s) and automatic transfer switch(s) as a standalone project
  - Add assisting the City in receiving bids, opening bids, awarding the project, and preparing construction contract documents
  - Submittal Reviews: No new fee/no change from original contracted scope of work
- Bid Package No. 3 - Shiloh and Noack Transmission Pumping Stations: **(Task 530 in Appendix B, Fee Schedule)**
  - Modify contract documents and specifications to bid Shiloh and Noack Pumping Stations as a standalone project
  - Bidding & Award: No new fee/no change from original contracted scope of work for one bid package.
  - Submittal Reviews: No new fee/no change from original contracted scope of work
- Bid Package No. 4 - 20.0 MGD Frameswitch Pumping Station: **(Task 540, 545, 640, 740, and 840 in Appendix B, Fee Schedule)**
  - Add two additional 801' PP pumps for a total of 6 pumps
  - Modify 801' PP Pump selections to include one jockey pump and five booster pumps
  - Add pump selection for 801' PP Pumps sized for 20.0 mgd (firm) and size one jockey pump
  - Modify size of variable frequency drive on one of the five 801' PP pumps
  - Add variable frequency drive on the 801' PP jockey pump
  - Modify 801' PP suction/discharge header piping and valves for 20.0 mgd
  - Reduce building size for only 801' PP pumps
  - Modify Building Structural, Architectural, Mechanical, Electrical, and Process Appurtenances
  - Modify 801' PP electrical/MCC equipment for new pumps
  - Modify and/or add a second 801' PP generator with automatic transfer switch dedicated to these pumps
  - Modify supply, suction, and discharge yard piping alignment and sizes for 20 mgd and to keep GST No. 1 in service
  - Add yard piping to plans up to within 5 ft of proposed 3.0 MG GST No. 2
  - Add yard piping to plans for stub-outs to future 3.0 MG GST No.3
  - Add storm sewer piping for flows from EST, exist GST No 1, proposed GST No. 2, future GST No. 3, and site drainage
  - Add storm sewer inlets and/or manholes
  - Add overflow boxes for existing GST No.1 and EST
  - Modify site grading, drainage, and paving including cut/fill balance from GST over excavation
  - Add design of on-site detention pond per FNI's storm sewer and detention pond analysis
  - Add design of outfall structure into detention pond
  - Add detention pond outlet/overflow structure
  - Modify and relocate site fencing to property line of the 5 acre site
  - Modify GST No. 1 inlet/outlet yard piping to within 5 ft of GST
  - Modify and relocate 16" Heart of Texas Pipeline route and metering vault location
  - Modify and relocate 16" Taylor Interconnect Pipeline route and metering/flow control vaults
  - Modify Chemical Systems with storage tanks and piping for 20.0 mgd
  - Modify chemical dosing locations and routes to meet disinfection and treatment regulations

- Modify demolition plan including provisions for future demolition of GST No. 1 after GST No. 3 has been constructed
- Modify electrical conduit routes and stubouts for proposed and future improvements
- Add electrical conduit to within 5 ft of GST No. 2
- Modify facility decommissioning plan, activation plan, and phasing plan
- Add interim substantial completion plan with startup for three (3) of the six (6) 801' PP pumps by March 4, 2024
- Modify control loop descriptions
- Modify plans to incorporate 3.0 MG GST No. 2 plan sheets and specifications as one set of documents
- Add planning for potential future water supply pipeline route entering the site to supply water to GST No. 1, 2, and/or 3
- Add piping and valves to achieve water routing through exist GST No. 1 from proposed GST No. 2
- Add providing 90% and 100% Engineer's Cost Estimate
- Add conducting weekly coordination meetings with the City and FNI
- Add conducting 30% work session meeting with the City and FNI
- Add conducting 90% work session meeting with the City and FNI
- Add preparation of 30%, 90%, and 100% plans and specifications
- Add submitting the 100% plans and specifications to TCEQ for review/approval
- Add assisting the City in receiving bids, opening bids, awarding the project, and preparing construction contract documents
- Submittal Reviews: No new fee/no change from original contracted scope of work

ITEM 1.0 - PROJECT MANAGEMENT

Items 1.1 through 1.6 per the original contract are included by reference and are applicable per the additional scope of work in this supplemental agreement. The following scope of work is hereby added:

1.7 Bid Package Status and Coordination Meetings

The ENGINEER shall conduct project meetings to obtain input and decisions from City staff and FNI. ENGINEER shall be responsible for developing meeting agendas and shall prepare the material as needed to achieve the meeting objectives. ENGINEER shall prepare meeting minutes and submit them electronically to the City Engineer. Specific meetings planned for project management purposes are as follows:

- Conduct 12 weekly coordination meetings with the City and FNI
- Conduct one 30% work session meeting with the City and FNI
- Conduct one 90% work session meeting with the City and FNI

ITEM 2.0 - STUDY AND REPORT SERVICES

Items 2.1 through 2.4 per the original contract are included by reference. Portions of these items are applicable to revisit, review, modify, or update based on the scope of work in this supplemental agreement. No additional scope of work is added in this section.

ITEM 3.0 - PRELIMINARY DESIGN SERVICES

Items 3.1 through 3.4 per the original contract are not applicable to the supplemental scope of work. Items. Portions of items 3.5 and 3.6 are applicable to revisit, review, modify, or update based on the scope of work in this supplemental agreement. No additional scope of work is added in this section.

ITEM 4.0 - FINAL DESIGN SERVICES

Items 4.1 through 4.7 per the original contract are included by reference. Portions of these items are applicable to revisit, review, modify, or update based on the scope of work in this supplemental agreement. The following scope of work is hereby added:

4.8 Bid Package No. 1 and 2 – Two Pre-Purchase Packages

- In order to maintain a June 2024 construction completion date for the Frameswitch Pumping Station and 3.0 MG GST, DCS shall prepare pre-purchase bid packages for the 801' PP pumps and associated pump cans; and for 48-hour diesel generator(s) due to the critical path nature of these items.

4.8 Bid Package No. 3 – Shiloh and Noack Transmission Pumping Stations

- DCS shall provide modifications to the contract documents and specifications to bid Shiloh and Noack Pumping Station Improvements under a separate contract from the 20.0 mgd Frameswitch Pumping Station.

4.9 Bid Package No. 3 – 20.0 MGD Frameswitch Pumping Station

- DCS shall incorporate the above referenced removals and additions/modifications to the 20.0 MGD Frameswitch Pumping Station project per FNI's Water Master Plan and the addition of the 3.0 MG Ground Storage Tank to this project. A more detailed description of the work efforts to prepare the plans, specifications and Engineer's OPC for this 20.0 mgd Frameswitch Pumping Station is described below:
    - Prepare contract documents and specifications to bid 20.0 MGD Frameswitch Pumping Station as a standalone project (inclusive of the 3.0-MG GST No. 2).
    - Incorporate FNI's GST No. 2 specifications into the technical specifications.
    - Submit 100% plans and specifications to the City and TCEQ for review/approval.
    - Provide plan set modifications for general, site civil, pumping station, elevated storage tank modifications.
    - Update plan set to incorporate the 3.0-MG GST No. 2 design (by FNI)
    - Provide 20.0 MGD Pumping Station, civil, yard piping, and appurtenances 90% and 100% Engineer's OPC
    - Conduct weekly coordination meetings with City Staff and FNI through 100% design submittal to maintain progress.
    - Provide 30% and 90% design work session meetings with the City and FNI for comments, input, and review.
    - Submit 30% and 90% plans to the City 48 hours prior to work session meetings.

ITEM 5.0 – BIDDING AND AWARD SERVICES

Items 5.1 through 5.5 per the original contract are included by reference. Portions of these items are applicable to the scope of work in this supplemental agreement. The following scope of work is hereby added:

5.6 Bid Package No. 1 and 2 – Two Pre-Purchase Packages

- DCS shall assist the City in receiving bids from Suppliers for each pre-purchase bid package. Work will include conducting a prebid meeting with Suppliers to review the scope of work as presented on the contract documents. Addenda to the bid documents shall be generated as required to address Supplier comments or questions. Additional costs for advertising are not included in this task and will be billed separately, if required.
- Civcast will be utilized to maintain the plan holder and distribution lists. Civcast will provide bid packages to the Suppliers at no cost. DCS will provide PDF copies of the plans and specification book to Civcast for their use.
- DCS shall assist the City in the opening and tabulation of bids for supply of the equipment, and consult with the City as to the proper action to be taken, based on the engineering considerations involved. DCS shall also assist the City in the preparation of formal Contract Documents, perform the bid tabulation, and letter of recommendation of award for the Supplier.

5.7 Bid Package No. 3 – Shiloh and Noack Transmission Pumping Stations

- Un-invoiced fee per original contract Task 600 shall be invoiced upon completion of work. No additional fee for this item is being requested to complete the task for additional scope of work contained in Supplemental Agreement #1.

5.8 Bid Package No. 4 – 20.0 MGD Frameswitch Pumping Station

- DCS shall assist the City in receiving bids from general contractors for the 20.0 MGD Frameswitch Pumping Station Improvements. Work will include conducting a prebid meeting with the Contractors to review the scope of work as presented on the contract documents. Addenda to the bid documents shall be generated as required to address Contractor comments or questions. Additional costs for advertising are not included in this task and will be billed separately, if required.
- Civcast will be utilized to maintain the plan holder and distribution lists. Civcast will provide bid packages to the Contractors at no cost. DCS will provide PDF copies of the plans and specification book to Civcast for their use.
- DCS shall assist the City in the opening and tabulation of bids for construction of the Project, and consult with the City as to the proper action to be taken, based on the engineering considerations involved. DCS shall also assist the City in the preparation of formal Contract Documents, perform the bid tabulation, and letter of recommendation of award for the Contractor.

ITEM 6.0 - CONSTRUCTION MANAGEMENT & CONSTRUCTION ADMINISTRATION SERVICES

Items 6.1 through 6.9 per the original contract are included by reference. Portions of these items are applicable to the scope of work in this supplemental agreement. The following scope of work is hereby added:

6.10 Bid Package No. 1 and 2 – Two Pre-Purchase Packages

- DCS shall assist the City in performing the additional construction administration and construction management tasks associated with Suppliers for each pre-purchase bid package. Work will include conducting a kickoff meeting including agenda and minutes, monthly equipment status documentation with Supplier, distributing status report on equipment, equipment inventory and review upon delivery to project site, contract closeout paperwork including maintenance bonds/warranties, pay applications, and record drawing information. No additional effort is included for submittal reviews or other tasks enumerated in Items 6.1 through 6.9 since this is already included in the original contract's scope of work.

6.11 Bid Package No. 3 – Shiloh and Noack Transmission Pumping Stations

- Un-invoiced fee per original contract Task 700 and 710 shall be invoiced upon completion of work. No additional fee for this item is being requested to complete the task for additional scope of work contained in Supplemental Agreement #1.

6.12 Bid Package No. 4 – 20.0 MGD Frameswitch Pumping Station

- DCS shall assist the City in performing the additional construction administration and construction management tasks associated with the Contractor's bid package. Work will include conducting a precon meeting including agenda and minutes, conducting 14 monthly status meetings including agenda and minutes, 15 monthly pay application review and approvals, contract closeout paperwork including maintenance bonds/warranties, final pay application, and record drawing information. No additional effort is included for submittal reviews or other tasks enumerated in Items 6.1 through 6.9 since this is already included in the original contract's scope of work.

3. Owner's Responsibilities

A. Owner shall be responsible for permit fees, cost of newspaper advertisements for all phases of the project, and signatures as necessary for processing.

4. SubConsultants

A. Electrical Engineering – JRSA Engineering, Inc.

5. Other Modifications to Agreement:

None

TIME AND PERFORMANCE:

The work outlined above shall commence after this agreement is signed by the City which is assumed to be December 1, 2022. The consultant shall progress through the design of the project for the four Bid Packages as follows and as shown in the attached schedule:

1. Bid Package No. 1 – Frameswitch Pumping Station Pre-Purchase - Pumps
   - Bid Ready by December 9, 2022, award by City Council on January 19, 2023, and delivery of materials by August 17, 2023.
2. Bid Package No. 2 – Frameswitch Pumping Station Pre-Purchase - Generators
   - Bid Ready by December 9, 2022, award by City Council on January 19, 2023, and delivery of materials by August 17, 2023.
3. Bid Package No. 3 – Shiloh & Noack 5.70 mgd Transmission Pumping Stations
   - Bid Ready by November 23, 2022, award by City Council on January 19, 2023, Substantial Completion by February 26, 2024, and Final Completion by May 27, 2024.
4. Bid Package No. 4 – 20.0 mgd Frameswitch Pumping Station and 3.0 MG GST No. 2
   - Bid Ready by February 8, 2023, award by City Council on March 23, 2023, Interim Substantial Completion (Three 801' PP Pumps Operational) by March 4, 2024, Substantial Completion by May 3, 2024, and Final Completion by July 2, 2024.

SUPPLEMENTAL AGREEMENT #1 FOR
TRANSMISSION AND DISTRIBUTION PUMPING STATIONS
APPENDIX B: COMPENSATION

The Fee Schedule is shown below from the original contracted scope of work. Original tasks with description, percent completion as of November 1, 2022, original fee, and task supplemental fees are shown. There are not any instances where supplemental fees are being added to existing task numbers/scope items. New additional tasks for the scope of work described above have been added in bold at the bottom of the Fee Schedule. The below new tasks will be reflected on the first invoice after approval of the Supplemental Agreement by the City. The total fee from the original contract plus Supplemental #1 equals $2,575,094.00

Our proposed fees for the above detailed scope of work are provided on a Lump sum fee basis unless noted as a Time and Materials fee (T&M) per the below table by task. The below fees will not be exceeded without prior written approval from the City. For time and material tasks, staff will be billed separately per the attached manhour estimate and utilized as needed.

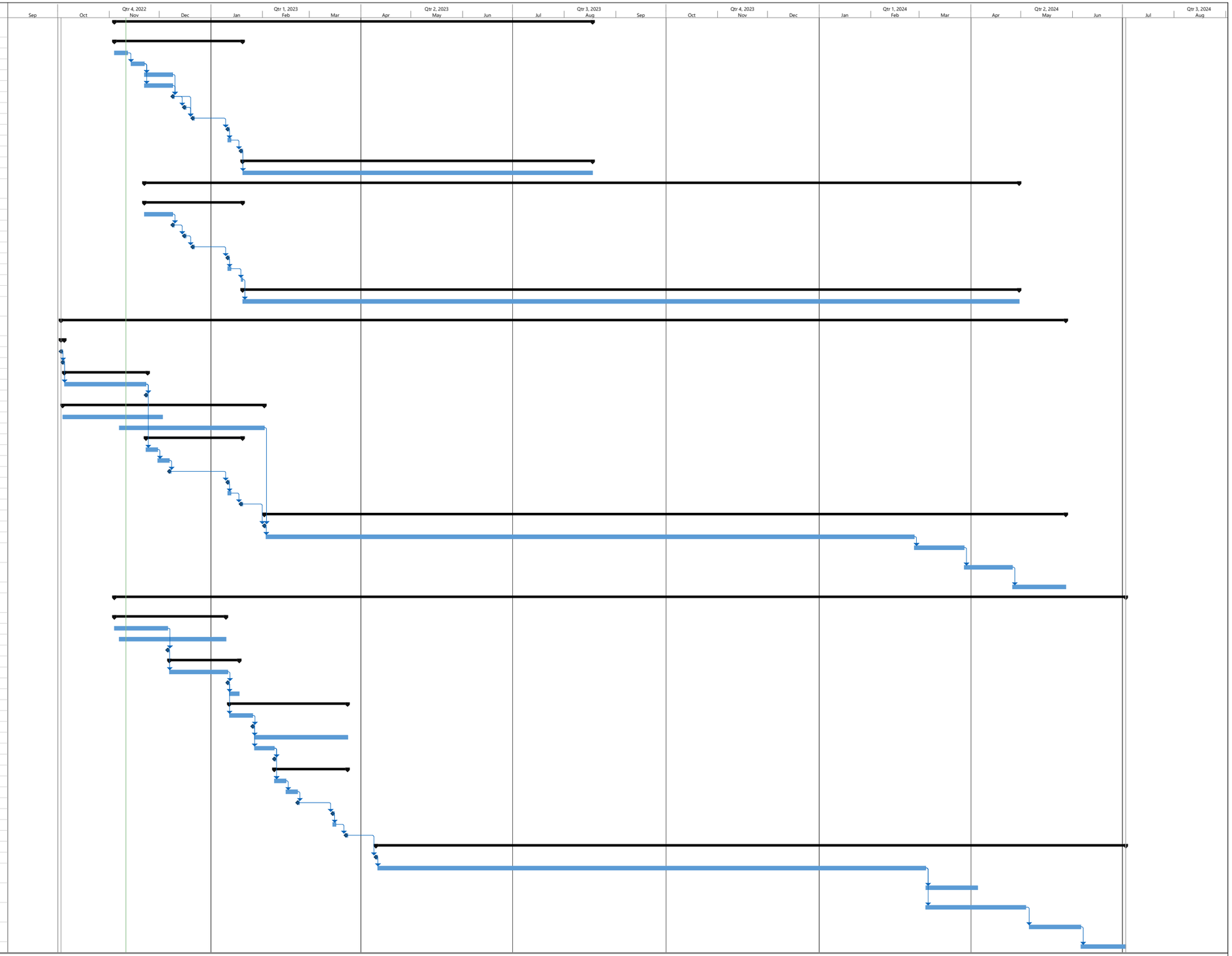
Fee Schedule Summary

Task	Description	Percent Complete on 11/1/22	Original Fee (Lump Sum)	Supplemental Fee (Lump Sum)
160	Project Management – Shiloh Pumping Station	100%	$18,117.00	N/A
161	Project Management – HOT Inline Pumping Station	100%	$20,130.00	N/A
162	Project Management – Frameswitch Pumping Station	100%	$26,840.00	N/A
163	Project Management – Frameswitch EST Modifications	100%	$2,013.00	N/A
200	Study & Report – Shiloh Pumping Station	100%	$10,800.00	N/A
201	Study & Report – HOT Inline Pumping Station	100%	$12,000.00	N/A
202	Study & Report – Frameswitch Pumping Station	100%	$16,000.00	N/A
203	Study & Report – Frameswitch EST Modifications	100%	$1,200.00	N/A
400	Preliminary Design – Shiloh Pumping Station	100%	$46,818.00	N/A
401	Preliminary Design – HOT Inline Pumping Station	100%	$52,020.00	N/A
402	Preliminary Design – Frameswitch Pumping Station	100%	$69,360.00	N/A
403	Preliminary Design – Frameswitch EST Modifications	100%	$5,202.00	N/A
500	Design – Shiloh Pumping Station	100%	$193,860.00	N/A
501	Design – HOT Inline Pumping Station	100%	$215,400.00	N/A
502	Design – Frameswitch Pumping Station	100%	$287,200.00	N/A
503	Design – Frameswitch EST Modifications	100%	$21,540.00	N/A
600	Bidding & Award Services	0%	$23,000.00	N/A
700	Construction Management & Administration – Shiloh Pumping Station	0%	$214,920.00	N/A
701	Construction Management & Administration – HOT Inline Pumping Station	0%	$238,800.00	N/A
702	Construction Management & Administration – Frameswitch Pumping Station	0%	$318,400.00	N/A
703	Construction Management & Administration – Frameswitch EST Modifications	0%	$23,880.00	N/A
800	Topographic Survey (Inland)	100%	$25,274.00	N/A
810	Geotechnical Investigation (Arias)	100%	$16,080.00	N/A
820	Environmental Investigation (IES)	100%	$18,600.00	N/A
830	Electrical Design – Shiloh Pumping Station (JRSA)	100%	$90,000.00	N/A
831	Electrical Design – HOT Inline Pumping Station (JRSA)	100%	$80,000.00	N/A

Task	Description	Percent Complete on 11/1/22	Original Fee (Lump Sum)	Supplemental Fee (Lump Sum)
832	Electrical Design – Frameswitch Pumping Station (JRSA)	100%	$145,000.00	N/A
833	Electrical Bidding Services	0%	$15,000.00	N/A
835	Electrical Construction Admin (JRSA) – Shiloh Pumping Station	0%	$16,000.00	N/A
836	Electrical Construction Admin (JRSA) – HOT Inline Pumping Station	0%	$16,000.00	N/A
837	Electrical Construction Admin (JRSA) – Frameswitch Pumping Station	0%	$25,000.00	N/A
510	**Bid Pkg No. 1 – Frameswitch PS Pre-Purchase Pumps - Design**	**0%**	**$0**	**$14,100.00**
610	**Bid Pkg No. 1 – Frameswitch PS Pre-Purchase Pumps - Bidding & Award**	**0%**	**$0**	**$10,995.00**
710	**Bid Pkg No. 1 – Frameswitch PS Pre-Purchase Pumps – Construction Administration and Management**	**0%**	**$0**	**$9,360.00**
520	**Bid Pkg No. 2 – Frameswitch PS Pre-Purchase Generators - Design**	**0%**	**$0**	**$14,100.00**
620	**Bid Pkg No. 2 – Frameswitch PS Pre-Purchase Generators - Bidding & Award**	**0%**	**$0**	**$10,995.00**
720	**Bid Pkg No. 2 – Frameswitch PS Pre-Purchase Generators – Construction Administration and Management**	**0%**	**$0**	**$9,360.00**
530	**Bid Pkg No. 3 – Shiloh & Noack PS - Specification Revisions**	**0%**	**$0**	**$8,970.00**
540	**Bid Pkg No. 4 – 20.0 mgd Frameswitch PS Revisions – Project Management and Coordination Meetings**	**0%**	**$0**	**$37,340.00**
545	**Bid Pkg No. 4 – 20.0 mgd Frameswitch PS Revisions – Plans & Specifications**	**0%**	**$0**	**$96,045.00**
640	**Bid Pkg No. 4 – 20.0 mgd Frameswitch PS Revisions – Bidding & Award**	**0%**	**$0**	**$22,770.00**
740	**Bid Pkg No. 4 – 20.0 mgd Frameswitch PS Revisions – Construction Administration and Management**	**0%**	**$0**	**$41,605.00**
840	**Bid Pkg No. 4 - 20.0 mgd Frameswitch PS Revisions - Electrical Plans & Specifications – JRSA (T&M)**	**0%**	**$0**	**$35,000.00**
	Subtotal =		$2,264,454.00	**$310,640.00**

N/A = Un-invoiced fee per original contract shall be invoiced upon completion of work. No additional fee for this item is being requested to complete the task for additional scope of work contained in Supplemental Agreement #1.

ID	Task Name	Duration	Start	Finish	Predecessors
1	**Bid Pkg. No. 1 - Frameswitch Pumping Station Pre-Purchase Pumps**	**205 days**	**Fri 11/4/22**	**Thu 8/17/23**	
2	**100% Submittal/Bid & Award**	**55 days**	**Fri 11/4/22**	**Thu 1/19/23**	
3	System Curve Generation by FNI	6 days	Fri 11/4/22	Fri 11/11/22	
4	Pump Selections by DCS	6 days	Mon 11/14/22	Mon 11/21/22	3
5	Prepare Pumps and Pump Cans Package	13 days	Tue 11/22/22	Thu 12/8/22	4
6	Prepare Generator/ATS Package	13 days	Tue 11/22/22	Thu 12/8/22	4
7	First Advertisement	1 day	Fri 12/9/22	Fri 12/9/22	5,6
8	Second Advertisement	1 day	Fri 12/16/22	Fri 12/16/22	7
9	Prebid	1 day	Wed 12/21/22	Wed 12/21/22	7,8
10	Bid Opening	1 day	Wed 1/11/23	Wed 1/11/23	9
11	Letter of Recommendation	2 days	Wed 1/11/23	Thu 1/12/23	10
12	Bid Award at Council Meeting (Regular Meeting)	1 day	Thu 1/19/23	Thu 1/19/23	11
13	**Delivery of Materials**	**150 days**	**Fri 1/20/23**	**Thu 8/17/23**	
14	Execution/Delivery of Pump and Pump Cans	150 days	Fri 1/20/23	Thu 8/17/23	12
15	**Bid Pkg. No. 2 - Frameswitch Pumping Station Pre-Purchase Generators**	**375 days**	**Tue 11/22/22**	**Mon 4/29/24**	
16	**100% Submittal/Bid & Award**	**43 days**	**Tue 11/22/22**	**Thu 1/19/23**	
17	Prepare Generator/ATS Package	13 days	Tue 11/22/22	Thu 12/8/22	
18	First Advertisement	1 day	Fri 12/9/22	Fri 12/9/22	17
19	Second Advertisement	1 day	Fri 12/16/22	Fri 12/16/22	18
20	Prebid	1 day	Wed 12/21/22	Wed 12/21/22	19
21	Bid Opening	1 day	Wed 1/11/23	Wed 1/11/23	20
22	Letter of Recommendation	2 days	Wed 1/11/23	Thu 1/12/23	21
23	Bid Award at Council Meeting (Regular Meeting)	1 day	Thu 1/19/23	Thu 1/19/23	22
24	**Delivery of Materials**	**332 days**	**Fri 1/20/23**	**Mon 4/29/24**	
25	Execution/Delivery of Generator(s) and Transfer Switch(es)	332 days	Fri 1/20/23	Mon 4/29/24	23
26	**Bid Pkg No. 3 - Shiloh & Noack 5.70 mgd Transmission Pumping Stations**	**431 days**	**Mon 10/3/22**	**Mon 5/27/24**	
27	**90% Design**	**2 days**	**Mon 10/3/22**	**Tue 10/4/22**	
28	Submit 90% Plans to TCEQ	1 day	Mon 10/3/22	Mon 10/3/22	
29	Submit 90% Plans and Specs to City	1 day	Tue 10/4/22	Tue 10/4/22	28
30	**100% Design**	**36 days**	**Wed 10/5/22**	**Wed 11/23/22**	
31	100% Design Development 100 % Cost Estimate	35 days	Wed 10/5/22	Tue 11/22/22	29
32	Submit 100% Design to the City and TCEQ	1 day	Wed 11/23/22	Wed 11/23/22	31
33	**Agency Submittals and Easements**	**87 days**	**Tue 10/4/22**	**Wed 2/1/23**	
34	TCEQ Permitting/Review	44 days	Tue 10/4/22	Fri 12/2/22	
35	Shiloh Easements Obtained by the City	63 days	Mon 11/7/22	Wed 2/1/23	
36	**Bidding and Award**	**42 days**	**Wed 11/23/22**	**Thu 1/19/23**	
37	First Advertisement	5 days	Wed 11/23/22	Tue 11/29/22	31
38	Second Advertisement	5 days	Wed 11/30/22	Tue 12/6/22	37
39	Prebid	1 day	Wed 12/7/22	Wed 12/7/22	38
40	Bid Opening	1 day	Wed 1/11/23	Wed 1/11/23	39
41	Letter of Recommendation	2 days	Wed 1/11/23	Thu 1/12/23	40
42	Bid Award at Council Meeting (Regular Meeting)	1 day	Thu 1/19/23	Thu 1/19/23	41
43	**Construction Phase**	**343 days**	**Thu 2/2/23**	**Mon 5/27/24**	
44	Notice to Proceed to Contractor	1 day	Thu 2/2/23	Thu 2/2/23	42,35
45	Construction - Substantial Completion	277 days	Fri 2/3/23	Mon 2/26/24	44
46	Exist Shiloh Pump Station Abandoned in Place (Prop PS Operating)	22 days	Tue 2/27/24	Wed 3/27/24	45
47	Construction - Demolition of Exist Shiloh Pump Station	21 days	Thu 3/28/24	Thu 4/25/24	46
48	Construction - Final Completion	22 days	Fri 4/26/24	Mon 5/27/24	47
49	**Bid Pkg No. 4 - 20.0 MGD Frameswitch Pumping Station and 3.0-MG GST No. 2**	**433 days**	**Fri 11/4/22**	**Tue 7/2/24**	
50	**30% Design**	**47 days**	**Fri 11/4/22**	**Mon 1/9/23**	
51	30% Design Development	22 days	Fri 11/4/22	Mon 12/5/22	
52	Geotechnical Investigation for 3.0-MG GST	46 days	Mon 11/7/22	Mon 1/9/23	
53	30% Design Workshop with the City and FNI	1 day	Tue 12/6/22	Tue 12/6/22	51
54	**90% Design**	**30 days**	**Wed 12/7/22**	**Tue 1/17/23**	
55	90% Design Development	25 days	Wed 12/7/22	Tue 1/10/23	53
56	90% Design Workshop with the City and FNI	1 day	Wed 1/11/23	Wed 1/11/23	55
57	90% Engineer's Cost Estimate	4 days	Thu 1/12/23	Tue 1/17/23	56
58	**100% Design**	**51 days**	**Thu 1/12/23**	**Thu 3/23/23**	
59	100% Design Development	10 days	Thu 1/12/23	Wed 1/25/23	56
60	Submit 100% Design to the City and TCEQ	1 day	Thu 1/26/23	Thu 1/26/23	59
61	TCEQ Permitting/Review	40 days	Fri 1/27/23	Thu 3/23/23	60
62	100% Engineer's Cost Estimate	8 days	Fri 1/27/23	Tue 2/7/23	60
63	100% Plans and Specs Submittal	1 day	Wed 2/8/23	Wed 2/8/23	62
64	**Bidding and Award**	**32 days**	**Wed 2/8/23**	**Thu 3/23/23**	
65	First Advertisement	5 days	Wed 2/8/23	Tue 2/14/23	62
66	Second Advertisement	5 days	Wed 2/15/23	Tue 2/21/23	65
67	Prebid	1 day	Wed 2/22/23	Wed 2/22/23	66
68	Bid Opening	1 day	Wed 3/15/23	Wed 3/15/23	67
69	Letter of Recommendation	2 days	Wed 3/15/23	Thu 3/16/23	68
70	Bid Award at Council Meeting (Special Meeting)	1 day	Thu 3/23/23	Thu 3/23/23	69
71	**Construction Phase**	**322 days**	**Mon 4/10/23**	**Tue 7/2/24**	
72	Notice to Proceed to Contractor	1 day	Mon 4/10/23	Mon 4/10/23	70
73	Construction - Interim Subtantial Completion (Three 801'PP Pumps Operational)	235 days	Tue 4/11/23	Mon 3/4/24	72
74	Exist Frameswitch Pump Station Abandoned in Place (Prop PS Operating)	23 days	Tue 3/5/24	Thu 4/4/24	73
75	Construction - Substantial Completion (All Pumps Operational)	44 days	Tue 3/5/24	Fri 5/3/24	73
76	Construction - Demolition of Existing Frameswitch Pump Station	23 days	Mon 5/6/24	Wed 6/5/24	75
77	Construction - Final Completion	19 days	Thu 6/6/24	Tue 7/2/24	76



Project: 2022.11.07_3_Schedule
Date: Fri 11/11/22

Task, Split, Milestone, Summary, Project Summary, Inactive Task, Inactive Milestone, Inactive Summary, Manual Task, Duration-only, Manual Summary Rollup, Manual Summary, Start-only, Finish-only, External Tasks, External Milestone, Deadline, Progress, Manual Progress

DCS
PROJECT FORECAST
MANHOUR & BUDGET ESTIMATE

PROJECT NAME: 20.0 MGD Frameswitch Pumping Station
PROJECT NUMBER: 20101518
DATE: 11/10/22

		PRC	VP	PM	DM	ENG	ENG	ENG	ENG	ENG	ENG	ENG	ENG	ENG	ADM	ASS. PM	SUB		
		Strozewski, Darren C.	Musa, Muhammad	Webb, Wiley	Simpson, Jessica R.	Hurta, Jordan T.	Salehi, Maryam	Psencik, Brandon	Upadhyaya, Ashraya	Jain, Trishla	Galindo, Patricio	Maldonado, Rodrigo	Gonzalez, Josue	Vyas, Saniya	Swinton, Brittany J.	Gagne, Cori	JRSA	HOURS	$ BUDGET ESTIMATE
	BILLABLE RATE	$ 250	$ 250	$ 175	$ 165	$ 165	$ 125	$ 125	$ 125	$ 125	$ 140	$ 110	$ 110	$ 105	$ 75	$ 80	N/A		
TASK NUMBER	**TASK DESCRIPTION**																		
510	**Bid Pkg No. 1 - Frameswitch PS Pre-Purchase Pumps - Design**																	0	$0
	Preparation of Pre-Purchase Bid Package for 801' PP pumps and pump cans as a standalone project (pump cans are critical path item to bring the project on-line)	2			4			8	8	60			8			32		122	$14,100
	SUBTOTAL HOURS	2	0	0	4	0	0	8	8	60	0	0	8	0	0	32	0	122	
	SUBTOTAL $ BUDGET ESTIMATE	$500	$0	$0	$660	$0	$0	$1,000	$1,000	$7,500	$0	$0	$880	$0	$0	$2,560	N/A		$14,100
TASK NUMBER	**TASK DESCRIPTION**																		
610	**Bid Pkg No. 1 - Frameswitch PS Pre-Purchase Generators - Bidding and Award**																	0	$0
	Add assisting the City in receiving bids, opening bids, awarding the project, and preparing construction contract documents	2	2	4	4			8		40					1	32		93	$10,995
	SUBTOTAL HOURS	2	2	4	4	0	0	8	0	40	0	0	0	0	1	32	0	93	
	SUBTOTAL $ BUDGET ESTIMATE	$500	$500	$700	$660	$0	$0	$1,000	$0	$5,000	$0	$0	$0	$0	$75	$2,560	N/A		$10,995
TASK NUMBER	**TASK DESCRIPTION**																		
710	**Bid Pkg No. 1 - Frameswitch PS Pre-Purchase Generators - Construction Administration and Management**	2		4	4			8	12	40								70	$9,360
	SUBTOTAL HOURS	2	0	4	4	0	0	8	12	40	0	0	0	0	0	0	0	70	
	SUBTOTAL $ BUDGET ESTIMATE	$500	$0	$700	$660	$0	$0	$1,000	$1,500	$5,000	$0	$0	$0	$0	$0	$0	N/A		$9,360
TASK NUMBER	**TASK DESCRIPTION**																		
520	**Bid Pkg No. 2 - Frameswitch PS Pre-Purchase Generators - Design**																	0	$0
	Add preparation of Pre-Purchase Bid Package for generator(s) and automatic transfer switch(s) as a standalone project	2			4			8	60	8			8			32		122	$14,100
	SUBTOTAL HOURS	2	0	0	4	0	0	8	60	8	0	0	8	0	0	32	0	122	
	SUBTOTAL $ BUDGET ESTIMATE	$500	$0	$0	$660	$0	$0	$1,000	$7,500	$1,000	$0	$0	$880	$0	$0	$2,560	N/A		$14,100
TASK NUMBER	**TASK DESCRIPTION**																		
620	**Bid Pkg No. 2 - Frameswitch PS Pre-Purchase Generators - Bidding and Award**																	0	$0
	Add assisting the City in receiving bids, opening bids, awarding the project, and preparing construction contract documents	2	2	4	4			8		40					1	32		93	$10,995
	SUBTOTAL HOURS	2	2	4	4	0	0	8	0	40	0	0	0	0	1	32	0	93	
	SUBTOTAL $ BUDGET ESTIMATE	$500	$500	$700	$660	$0	$0	$1,000	$0	$5,000	$0	$0	$0	$0	$75	$2,560	N/A		$10,995
720	**Bid Pkg No. 2 - Frameswitch PS Pre-Purchase Generators - Construction Administration and Management**	2		4	4			8	12	40								70	$9,360
	SUBTOTAL HOURS	2	0	4	4	0	0	8	12	40	0	0	0	0	0	0	0	70	
	SUBTOTAL $ BUDGET ESTIMATE	$500	$0	$700	$660	$0	$0	$1,000	$1,500	$5,000	$0	$0	$0	$0	$0	$0	N/A		$9,360
TASK NUMBER	**TASK DESCRIPTION**																		
530	**Bid Pkg No. 3 – Shiloh & Noack PS - Specification Revisions**																	0	$0
	Modify contract documents and specifications to bid Shiloh and Noack Pumping Stations as a standalone project	1			4			12		32						32		81	$8,970
	SUBTOTAL HOURS	1	0	0	4	0	0	12	0	32	0	0	0	0	0	32	0	81	
	SUBTOTAL $ BUDGET ESTIMATE	$250	$0	$0	$660	$0	$0	$1,500	$0	$4,000	$0	$0	$0	$0	$0	$2,560	N/A		$8,970
TASK NUMBER	**TASK DESCRIPTION**																		
540	**Bid Pkg. No. 4 - 20.0 mgd Frameswitch PS Revisions - Project Management and Meetings**																	0	$0
	Project Meetings																	0	$0
	Add conducting weekly coordination meetings with the City and FNI	24		24	24			30		10						4		116	$19,480
	Add conducting 30% work session meeting with the City and FNI	6		6	6			6								2		26	$4,450
	Add conducting 90% work session meeting with the City and FNI	6		6	6			6								2		26	$4,450
	Add providing 90% and 100% Engineer's Cost Estimate	8			24			24										56	$8,960
	SUBTOTAL HOURS	44	0	36	60	0	0	66	0	10	0	0	0	0	0	8	0	224	
	SUBTOTAL $ BUDGET ESTIMATE	$11,000	$0	$6,300	$9,900	$0	$0	$8,250	$0	$1,250	$0	$0	$0	$0	$0	$640	N/A		$37,340
TASK NUMBER	**TASK DESCRIPTION**																		

DCS
PROJECT FORECAST
MANHOUR & BUDGET ESTIMATE

PROJECT NAME: 20.0 MGD Frameswitch Pumping Station
PROJECT NUMBER: 20101518
DATE: 11/10/22

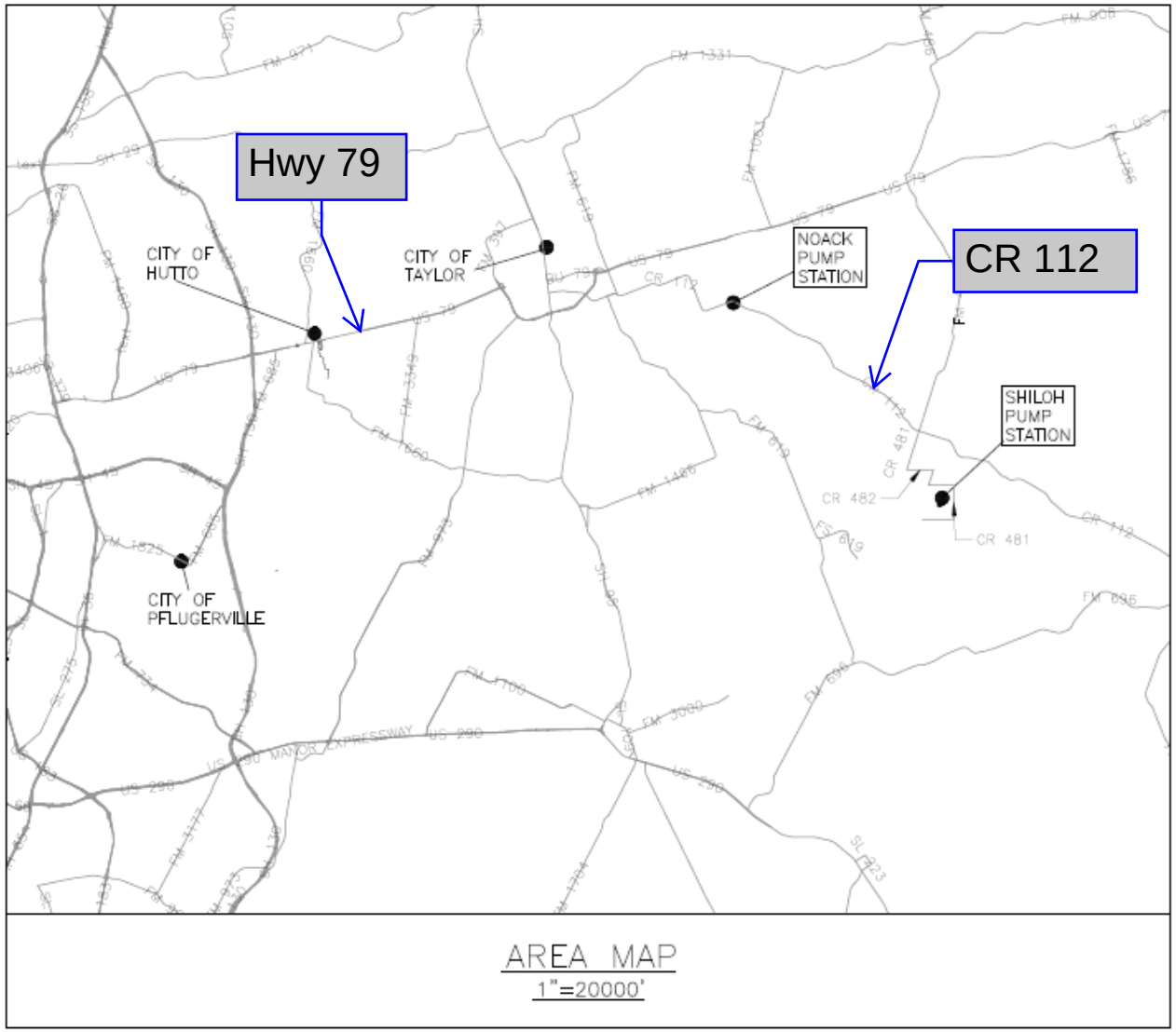
		PRC	VP	PM	DM	ENG	ENG	ENG	ENG	ENG	ENG	ENG	ENG	ENG	ADM	ASS. PM	SUB		
		Strozewski, Darren C.	Musa, Muhammad	Webb, Wiley	Simpson, Jessica R.	Hurta, Jordan T.	Salehi, Maryam	Psencik, Brandon	Upadhyaya, Ashraya	Jain, Trishla	Galindo, Patricio	Maldonado, Rodrigo	Gonzalez, Josue	Vyas, Saniya	Swinton, Brittany J.	Gagne, Cori	JRSA	HOURS	$ BUDGET ESTIMATE
	BILLABLE RATE	$ 250	$ 250	$ 175	$ 165	$ 165	$ 125	$ 125	$ 125	$ 125	$ 140	$ 110	$ 110	$ 105	$ 75	$ 80	N/A		
545	**Bid Pkg. No. 4 - 20.0 mgd Frameswitch PS Revisions - Plans and Specifications**																	0	$0
	Remove the four pumps dedicated to the 890' PP Pumping Station							1										1	$125
	Remove 890' PP suction/discharge header piping and valves							2										2	$250
	Remove 890' PP yard piping							2										2	$250
	Remove approximately 20' x 40' of north end of the Pump/Electrical/Chemical Building and adjust building location accordingly to the north							4	8									12	$1,500
	Remove approximately 20' length from the bridge crane and support frame							2	8									10	$1,250
	Remove 890' PP generator and automatic transfer switch dedicated to these pumps							2	4									6	$750
	Remove drainage swales and culverts dedicated to exist GST and EST overflows							2										2	$250
	Add two additional 801' PP pumps for a total of 6 pumps							4										4	$500
	Modify 801' PP Pump selections to include one jockey pump and five booster pumps				8			4										12	$1,820
	Add pump selection for 801' PP Pumps sized for 20.0 mgd (firm) and size one jockey pump							4										4	$500
	Modify 801' PP suction/discharge header piping and valves for 20.0 mgd							8	4									12	$1,500
	Reduce building size for only 801' PP pumps							1	4									5	$625
	Modify Building Structural, Architectural, Mechanical, Electrical, and Process Appurtenances							16	32									48	$6,000
	Modify and/or add a second 801' PP generator with automatic transfer switch dedicated to these pumps							2	4									6	$750
	Modify supply, suction, and discharge yard piping alignment and sizes for 20 mgd and to keep GST No. 1 in service							8						4				12	$1,420
	Add yard piping to plans up to within 5 ft of proposed 3.0 MG GST No. 2							6						4				10	$1,170
	Add yard piping to plans for stub-outs to future 3.0 MG GST No.3							1						2				3	$335
	Add storm sewer piping for flows from EST, exist GST No 1, proposed GST No. 2, future GST No. 3, and site drainage					2		8			4			8				22	$2,730
	Add storm sewer inlets and/or manholes					1		6			4			4				15	$1,895
	Add overflow boxes for existing GST No.1 and EST					1		4			4			8				17	$2,065
	Modify site grading, drainage, and paving including cut/fill balance from GST over excavation					1		24			8			24				57	$6,805
	Add design of on-site detention pond per FNI's storm sewer and detention pond analysis					1		4			4			16				25	$2,905
	Add design of outfall structure into detention pond					4		1			2			12				19	$2,325
	Add detention pond outlet/overflow structure					4		1			2			12				19	$2,325
	Modify and relocate site fencing to property line of the 5 acre site							2										2	$250
	Modify GST No. 1 inlet/outlet yard piping to within 5 ft of GST							8						4				12	$1,420
	Modify and relocate 16" Heart of Texas Pipeline route and metering vault location							6										6	$750
	Modify and relocate 16" Taylor Interconnect Pipeline route and metering/flow control vaults							4										4	$500
	Modify Chemical Systems with storage tanks and piping for 20.0 mgd						8											8	$1,000
	Modify chemical dosing locations and routes to meet disinfection and treatment regulations						4											4	$500
	Modify demolition plan including provisions for future demolition of GST No. 1 after GST No. 3 has been constructed				2			8										10	$1,330
	Modify facility decommissioning plan, activation plan, and phasing plan				2			4										6	$830

DCS
PROJECT FORECAST
MANHOUR & BUDGET ESTIMATE

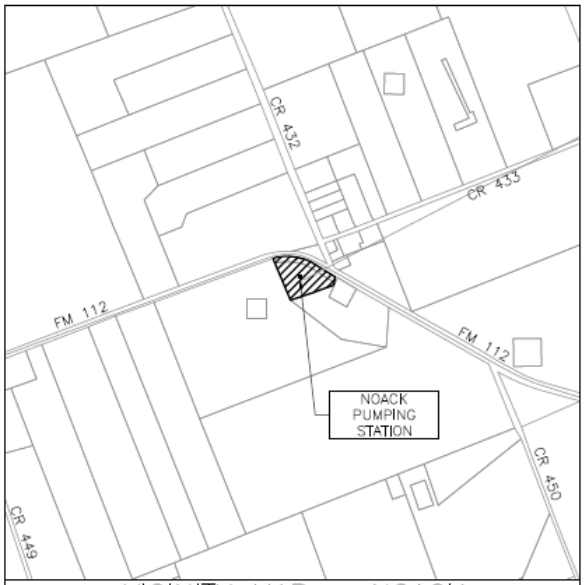
PROJECT NAME: 20.0 MGD Frameswitch Pumping Station
PROJECT NUMBER: 20101518
DATE: 11/10/22

		PRC	VP	PM	DM	ENG	ENG	ENG	ENG	ENG	ENG	ENG	ENG	ENG	ADM	ASS. PM	SUB		
		Strozewski, Darren C.	Musa, Muhammad	Webb, Wiley	Simpson, Jessica R.	Hurta, Jordan T.	Salehi, Maryam	Psencik, Brandon	Upadhyaya, Ashraya	Jain, Trishla	Galindo, Patricio	Maldonado, Rodrigo	Gonzalez, Josue	Vyas, Saniya	Swinton, Brittany J.	Gagne, Cori	JRSA	HOURS	$ BUDGET ESTIMATE
	BILLABLE RATE	$ 250	$ 250	$ 175	$ 165	$ 165	$ 125	$ 125	$ 125	$ 125	$ 140	$ 110	$ 110	$ 105	$ 75	$ 80	N/A		
	Add interim substantial completion plan with startup for three (3) of the six (6) 801' PP pumps by March 4, 2024				2			4										6	$830
	Modify control loop descriptions				8			12	40									60	$7,820
	Modify plans to incorporate 3.0 MG GST No. 2 plan sheets and specifications as one set of documents			2				12				12				2		28	$3,330
	Add planning for potential future water supply pipeline route entering the site to supply water to GST No. 1, 2, and/or 3											12						12	$1,320
	Add piping and valves to achieve water routing through exist GST No. 1 from proposed GST No. 2							4						4				8	$920
	Add preparation of 30%, 90%, and 100% plans and specifications				24	4		88	40	20		32	32	12	1	16		269	$32,775
	Add submitting the 100% plans and specifications to TCEQ for review/approval				2			4				8			1	8		23	$2,425
	SUBTOTAL HOURS	0	0	2	48	18	12	273	144	20	28	64	32	114	2	26	0	783	
	SUBTOTAL $ BUDGET ESTIMATE	$0	$0	$350	$7,920	$2,970	$1,500	$34,125	$18,000	$2,500	$3,920	$7,040	$3,520	$11,970	$150	$2,080	N/A		$96,045
TASK NUMBER	**TASK DESCRIPTION**																		
640	**Bid Pkg. No. 4 - 20.0 mgd Frameswitch PS Revisions - Bidding and Award**																	0	$0
	Add assisting the City in receiving bids, opening bids, awarding the project, and preparing construction contract documents	4	4	8	8			50	40	24					8	40		186	$22,770
	SUBTOTAL HOURS	4	4	8	8	0	0	50	40	24	0	0	0	0	8	40	0	186	
	SUBTOTAL $ BUDGET ESTIMATE	$1,000	$1,000	$1,400	$1,320	$0	$0	$6,250	$5,000	$3,000	$0	$0	$0	$0	$600	$3,200	N/A		$22,770
TASK NUMBER	**TASK DESCRIPTION**																		
740	**Bid Pkg. No. 4 - 20.0 mgd Frameswitch PS Revisions - Construction Administration and Management**	8		40	12			140	60	45								305	$41,605
	SUBTOTAL HOURS	8	0	40	12	0	0	140	60	45	0	0	0	0	0	0	0	305	
	SUBTOTAL $ BUDGET ESTIMATE	$2,000	$0	$7,000	$1,980	$0	$0	$17,500	$7,500	$5,625	$0	$0	$0	$0	$0	$0	N/A		$41,605
TASK NUMBER	**TASK DESCRIPTION**																		
840	**Bid Pkg. No. 4 - 20.0 mgd Frameswitch PS Revisios - Bidding and Award**																$ 35,000.00	0	$ 35,000.00
	Remove 890'PP electrical/MCC equipment																		
	Add electrical conduit to within 5 ft of GST No. 2																		
	Modify electrical conduit routes and stubouts for proposed and future improvements																		
	Modify 801' PP electrical/MCC equipment for new pumps																		
	Modify size of variable frequency drive on one of the five 801' PP pumps																		
	Add variable frequency drive on the 801' PP jockey pump																		
	SUBTOTAL HOURS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	0	
	SUBTOTAL $ BUDGET ESTIMATE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$ 35,000.00		$35,000
	TOTAL HOURS	69	8	102	156	18	12	589	336	359	28	64	48	114	12	234	N/A	2,149	
	TOTAL $ BUDGET ESTIMATE	$17,250	$2,000	$17,850	$25,740	$2,970	$1,500	$73,625	$42,000	$44,875	$3,920	$7,040	$5,280	$11,970	$900	$18,720	$ 35,000.00		$310,640

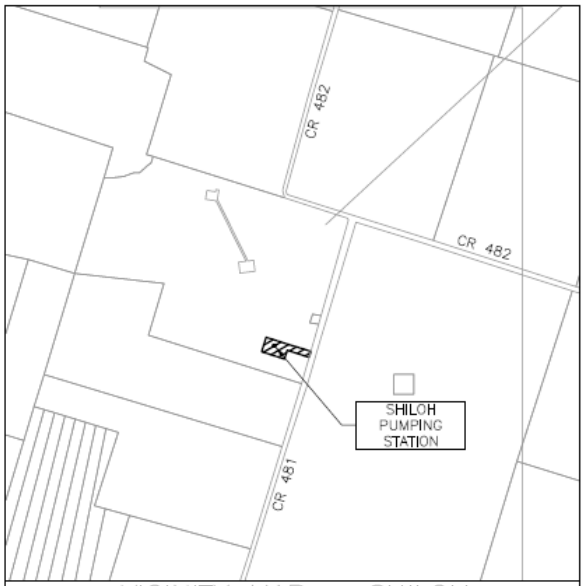
PROJECT LOCATION MAP
FRAME SWITCH, NOACK AND SHILOH PUMP STATIONS.



AREA MAP
1"=20000'



VICINITY MAP – NOACK PUMPING STATION
1"=1000'



VICINITY MAP – SHILOH PUMPING STATION
1"=1000'

AGENDA ITEM REPORT
12.4.

To:	City Council
Subject:	Consideration and possible action of wording on a rededication plaque for Hutto City Hall (Councilmember Robin Sutton)
Meeting:	Thursday, December 15, 2022
Department:	City Council /
Staff Contact:	

BACKGROUND INFORMATION:

Councilmember Robin Sutton requested an agenda item to discuss wording for a City Hall rededication plaque. In September 2021, the previous dedication plaque was removed and destroyed per City Council's direction.

The quote scope of work was for a bronze plaque with gold-raised lettering with the City seal. The plaque size will need to be 36" (w) x 24 "(h) with mounting will be studs on the back with non-corrosive hardware. The previous plaque was used as a guide, but we reserve the right to change the wording.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

GENERAL FUND - FACILITIES

Account: 10-090-051-6299	
Available Budget:	**$12,500.00**
Proposed Expenditure:	**$4,192.00**
Budget Remaining:	**$8,308.00**

ATTACHMENTS:

HUTTO CITY HALL
HUTTO CITY HALL
DOUG GAUL
Mayor
TOM HINES
Place 2
Mayor Pro-Tem
SCOTT ROSE
Place 1
NATE KILLOUGH
Place 3
TIM JORDAN
Place 4
PATTI TURNER
Place 5
TERRI GRIMM
Place 6
ODIS JONES
City Manager
Developer
MA PARTNERS
BUTLER FAMILY
Architect
JACKSON GALLOWAY
ARCHITECTS
Contractor
JOHN KING
CONSTRUCTION
DEDICATED MAY 2, 2019

HUTTO CITY HALL
DOUG GAUL
Mayor
TOM HINES
Place 2
Mayor Pro-Tem
SCOTT ROSE
Place 1
NATE KILLOUGH
Place 3
TIM JORDAN
Place 4
PATTI TURNER
Place 5
TERRI GRIMM
Place 6
Developer
MA PARTNERS
BUTLER FAMILY
Architect
JACKSON GALLOWAY
ARCHITECTS
Contractor
JOHN KING
CONSTRUCTION
DEDICATED MAY 2, 2019

AGENDA ITEM REPORT
12.5.

To:	City Council
Subject:	Mayor's Discussion on Status of Past Year's Council Actions (Mayor Mike Snyder and Mayor Pro Tem Peter Gordon)
Meeting:	Thursday, December 15, 2022
Department:	City Council /
Staff Contact:	

BACKGROUND INFORMATION:

At the December 1 City Council meeting, Mayor Snyder requested a discussion item regarding review of City Council decisions and actions in 2022 on the December 15 meeting agenda.

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

Not applicable to this item.

ATTACHMENTS: