



BCWCID #2 Annual Road Meeting

Postponed: March 28, 2020

New Date: September 26, 2020

Copies of this presentation will be also available on the BCWCID2 website

Recognizing of Dignitaries and Invitees

- Judge Paul Pape, Bastrop County
- Mel Hamner ~ Commissioner, Bastrop County
- Connie Schroeder ~ Mayor, City of Bastrop
- Trey Job ~ Interim City Manager, City of Bastrop
- Joseph Willrich ~ PE, BEFCO Engineering

BCWCID #2 Road Committee Volunteers & Unit Assignments

- VACANT – Unit 1
- JoAnne Egitto - Unit 2 and Vice-Chair
- Gregory Stigall- Unit 3
- Don Fee – Unit 4
- Kathleen Newton – Unit 5

THANK YOU FOR YOUR SERVICE!!

Presentation Overview

- Accomplishments/Updates Since Last Meeting
 - 4.8 miles & 137 Homes completed
 - 2.6Mi & 98 Homes under construction currently
- Building FY 2021-26 Plan
 - FY = Oct 1 – Sep 30



First 40+ years

Tahitian Established in the 70's All Platted and Road Designs Approved

- All Arterial Roads Completed
- 52% of All Roads Completed 31.5 Miles of 61 Miles
- 72% of Resident's Homes on Completed Roads as at January 1, 2020
 - Up 4.5% from last year's presentation
 - Cost of Materials Increased 5% in 2020
- Use of Contractors to build roads faster; and then County completes chip seal
 - County has limited Resources but saves District Approx. \$50-60K per Mile on Completion
- Funded Via Road District Statute (Road Fees)
 - \$18 per lot per Month .. \$204 per year
 - \$21 Max by Current Statute Updated 2017 by the BCWCID2 Board
 - All lots (Vacant & Occupied) are responsible for paying fees by statute
 - 2020 - 75% of Road Fees collected to be used for Road Construction and 25% for Road Maintenance, same as 2019 funding.

Road Construction Process

- Road selection has been prioritized by highest home density
 - Home Density is defined by the highest # of homes per feet of street where the smallest Home Density factor = the highest density of homes
 - 10 homes/1000 feet of street (or 100 Home Density) is prioritized above 4 homes/1000 feet of street (or 250 Home Density)
- Other Factors Used for Selection
 - Feeder Streets where multiple highly populated roads feed thru a lesser populated road
 - Emergency Access /Bus Routes
 - High Risk Roads - IE: elevation/slope, single lanes and drainage,
 - Logical groupings for efficiency & completeness, which saves the District funds
- Roads, once completed, will be accepted by County after walk-thru, approval and following the warranty period.

2019 Financials for Road Construction/Road Maintenance

- The District collected \$1.056M in annual road fees.
- Costs of Roads in High Density Areas are more expensive per mile due to extra cost per driveway
- In 2019, roads were constructed with the use of contracted labor, WCID2 labor and support of the Bastrop County via Interlocal Agreements.
- Projected road fees and FEMA reimbursements will be used to fund 2020 chip seal & road construction.
- A financial analysis will be available on the website once our final 2019 audit is completed, expected in April.

Major Road Maintenance – 2019 List

Motor Grader Work, Majority Also Rolled

- **We had a total of 63 roads that were in the maintenance work completed for the year. ****
- **We used 3,414 total tons of material (reclaimed concrete or flex base) and covered/maintained/graded over 32,000' (6-miles) of roadway in 2019. There was also over 6,000' of ditch work done on these roads. ****

This is a major 1st year accomplishment for our 2-person road crew!

Thank you for all your hard work!

****This does not include new construction or the chip sealing/prepping that was completed****

Key Factors & Data used in building the Oct 2020/Sept 2025 - 5 Year Plan

- Updated Density Figures
 - Road Committee reviewed and inventoried all roads late 2019 & early 2020
 - Engineering surveys completed for Year 1 locked roads and construction started February 2020
 - First 3 years locked for planning & engineering purposes
 - Last 2 years are subject to be changed, based on new builds, criteria or density changes
- Bastrop WCID2 5-year Road Plan by Road Committee and BEFCO
 - Streets Paved (by Feet)
 - Streets Not Paved (by Feet)
- List of Active Water Meters (Updated with New Home Builds in 2019)
 - # of Houses on Paved & Unpaved streets
- Bastrop ISD Bus Routes
- BCWCID2 Maps (Updated with New Road Paved Data)
 - Connection to County/City Roads
 - Collector Streets
 - Feeder Streets; which are streets used to get from a smaller to a larger road.
- Roads added when it was logical to add to complete an area

2020 Road Construction and Maintenance Priorities

- Road Fees cover Road Construction
 - Chip Seal & Completion of ‘In Process’ Roads to Start May/June
 - Road base material cost projected to remain locked for 2020
 - Current Estimate at \$265K/mile with Engineering
 - Cost of oil for chip seal is still a variable with the County
- Flood repairs from 2019 prior in the District are 100% complete. We are still waiting on some of the FEMA reimbursements to be paid out but we have received \$126k to date.
- 2 District employees full time on road maintenance
 - Team to Use County Equipment (Grader, Roller & Water Tanker) with ILA
 - State certified operator training offered at no cost from County and TXLAP sources
 - Improve Maintenance Process & Assist in Construction
 - Unfinished roads will be prioritized to be graded and rolled
 - We have made some great strides this year grading roads and getting access to properties.

Thank you Bastrop County Pct #1 For this Great Opportunity!

2019 Road Summary

- In 2019, the following 31 roads were conveyed to the Bastrop County: Ulupau Circle , Kalama Drive, Kai Court, Lamaloa Lane, N & S Kaupo Drive, Konhuanui Lane, Kalapu Court, Kamaiki Drive, Pahoiki Lane, Kimo Court, Kaena Lane, Huelo Court, Awehi Lane, Papaloa Lane, N & S Kanaio Drive, Kokomo Lane, Upola Court, Haloomaile Lane, Kou Court, Ahumoa Drive, Papawai Drive, Kaliu Court, Ohana Court, Pele Court, Puu Waa Waa Lane, E & W Maunalua Drive, Kaenapapa Lane, Haou Court, Kulua Court, N. Pahihi and Koae Court.
- In 2019, \$312K was spent on road maintenance.
- By Approving the Plan at the annual road meeting, the 1992 Master plan is updated and also communicated to the District residents, the Bastrop County and Bastrop City for the change in road inventory, roads to be reconstructed in 2020, future plans and cost estimates to complete.
- Most recent estimate of costs to complete the project for 100% conveyance of all roads to Bastrop County or Bastrop City is \$5.25 Million.

Proposed Road Projects – Oct 2019/ Sep 2020 (This Year)

October 2019 - September 2020 (Year 1) - Start 2020 Finish 2021											
Unit	Collector Road	Total Paved	Street	Length of Unpaved Road Measured by Feet	Homes	Feet Between Homes Being Paved	Avg Home Density of Roads to Be Paved; serviced by feeder	Previous 5 Year Planned Date to Pave	Bus Route Y/N	Comments	
2	Collector	1100	Pahalawe Lane	1100	4	275	214	2018/2019	Yes	IN PROCESS FOR 2020	
2		1740		1740	10	174		2018/2019	No	IN PROCESS FOR 2020	
5	Feeder	900	Mokulua Lane	3230	13	69	118	2018/2019	1 stop	IN PROCESS FOR 2020	
5		700		700	5	140		2018/2019	No	IN PROCESS FOR 2020	
5		420		420	2	210			No	IN PROCESS FOR 2020	
3	Feeder	1771		1771	5	354		2018/2019	No	IN PROCESS FOR 2020	
3		500	Kaeleku Ln	500	5	100	96	2018/2019	Yes	IN PROCESS FOR 2020	
3		650		650	13	50		2020/2023	No	IN PROCESS FOR 2020	
3		850	Waianae Ct	850	13	65	206	2020/2024	No	IN PROCESS FOR 2020	
5	Feeder	2200		2200	12	183		2018/2019	No	IN PROCESS FOR 2020	
5		130	Keanahalululu Ln	130	2	65		Not Plannned	No	IN PROCESS FOR 2020	
5		300		300	3	100		Not Planned	No	IN PROCESS FOR 2020	
5		520	Kapapa	520	1	520		Not planned	No	IN PROCESS FOR 2020	
5		350		350	1	350		Not planned	No	IN PROCESS FOR 2020	
4		450	Nuupia	450	3	150		2019/2020	No	IN PROCESS FOR 2020	
4		750		900	5	150		2019/2020	No	IN PROCESS FOR 2020	
4		200	Kaimuki	200	3	67		2019/2020	No	IN PROCESS FOR 2020	
			Construction completed, ready for County paving								
			In construction at time of update 09/22/20								
Total		13531		Homes Paved	80						
WD/CT	2.56										

2.56 miles of Committed Roads for 2020

Proposed Road Projects –

Oct 2020 / Sep 2021

October 2020 - September 2021 (Year 2) Locked

Unit	Collector Road	Total Paved	Street	Length of Unpaved Road Measured by Feet	Homes	Feet Between Homes Being Paved	Avg Home Density of Roads To Be Paved; serviced by feeder	Previous 5 Year Planned Date to Pave	Bus Route Y/N	Comments
1	Feeder	700	Kawela	700	2	350	143	2019/2020	No	Off Kamakoa
1		200		225	5	45		2019/2020	No	
1		550		300	3	100		2019/2020	No	Off Kawela
1		830		830	8	104		2019/2020	No	Off Kawela
4		3380	Kaelepulu Dr	5350	26	130	205	2019/2020	No	Only pave the 3150 ft starting at Akaloa, not the 2200 from MokuManu. Between Akaloa & MokuManu
4		800		800	5	160		2021/2022		Off Wahane
4	Feeder	1250		1250	5	250		2021/2022	No	Off Wahane
		400		400	2	200				
2		1950	Pukoo	1950	10	195		2021/2022		
2		450	Katao Court	450	2	225				
Total		9979		Homes Paved	56					
WD/CT	1.89									

1.89 miles of Committed Roads Under 2019-2024 Road Plan

Proposed Road Projects –

Oct 2021/ Sep 2022

October 2021 - September 2022 (Year 3 LOCKED)											
Unit	Collector Road	Total Paved	Street	Length of Unpaved Road Measured by Feet	Homes	Feet Between Homes Being Paved	Avg Home Density of Roads To Be Paved: serviced by feeder	Previous 5 Year Planned Date to Pave	Bus Route Y/N	Comments	
1		1030	Honopu Dr	1030	4	258				Connects Mauna Kea to Kula Ct	
1		350	Kula Ct	350	4	88	159				
1		530	Keo Kea	530	6	88					
1		460	Keamuku Ct	760	6	127					
1		360	Ewa Ct	360	1	360	204			Added with Keamuku Ct	
2	Feeder	1000	Onini	1000	5	200	270	2021/2025	No	Off Kaanapali	
2		350	Kolo Ct	350	1	350					
2		3650	Kipahulu	3650	17	215		2020/2021		N & S combined from Nakalele. Pave entire road.	
2		2430	Kahalulu	3150	15	162		2021/2022		Pave between Kainalu & Nakalele	
2		375	Otani	375	0						
2		200	Lao Ct.	200	0						
1		450	Okoe Ct (East)	450	4	113					
2		1200	Koali	1200	4	300		2021/2023	No	Between Kaanapali & Alele For Egress	
2		750	Nakalele Lane	750	3	250				May Need to Move Back - need estimate	
Total		13135									
WD/CT	2.49			Homes Paved	70						

2.38 miles of Newly Committed Roads Under 2019-2024 Road Plan¹⁴

Proposed Road Projects –

Oct 2022/Sep 2023

October 2022 - September 2023 (Year 4)

Unit	Collector Road	Total To Be Paved	Street	Length of Unpaved Road Measured by Feet	Homes	Feet Between Homes Being Paved	Avg Home Density of Roads to be Paved; serviced by feeder	Previous 5 Year Planned Date to Pave	Bus Route Y/N	Comments
2		2090	Koolua	2090	8	261		2019/2020	No	Off Wahane
2		1,500	Haleakala Dr	1500	3	1100				Finish Off Area
2		650	Laau Ct	650	3	217				Finish off area
5		1300	Kikipua	1300	12	108				Newly Qualified
4 & 5		3100	Waipahoehoe Dr	3100	16	194				
4		2550	Mokuleia Cr	2550	6	425		2018/19	No	Off Akaloa. Pave full Circle
5		2700	Nene	2700	18	150				Was W. Kolekole
4		950	Mokolea Lane	950	3	317				Connects Akaloa & Nanakuli
Total		14840		14840						
WD/CT	2.81			Homes Paved	69					

Proposed Road Projects –

Oct 2023/Sep 2024

October 2023 - September 2024 (Year 5)											
Unit	Collector Road	Total Paved	Street	Length of Unpaved Road Measured by Feet	Homes	Feet Between Homes Being Paved	Avg Home Density of Roads to be Paved; serviced by feeder	Previous 5 Year Planned Date to Pave	Bus Route Y/N	Comments	
3		1,020	Naalehu Ct	1020	19	54					
1		1,260	Wiamea Ct	1260	5	252					
1		300	Olia Drive	300	0					Connector for Waimea & Makaha	
1	Feeder	3,500	Makaha East to Mauna Kea	3900	11	355			No	500 Ft done in 2018/19	
1		1,420	Oahu Ct	1420	0	#DIV/0!					
		330	Koko (Nani) Lane	330	0	#DIV/0!				Connector for Mahalo & Oahu	
4		450	Koko Ct	450	3	150					
4		1,900	Kaaawa Lane	1900	4	475			No	Off Akaloa	
5		0	Nuuau	1820	8	228				REMOVED 01/2020 - COUNTY ROAD as of 11/2019	
5		200	Manana Ct	200	5	40					
5		725	Kahana W	725	6	121			No	Between Pohakuloa & Waikakaaua	
	Total	#####			61						
	Miles	2.10									

Future Roads that Qualify, pending inclusion into the plan ~ PAGE 1

Future Roads that Qualify Under Home Density Rules

Unit	Collector Road	Total Paved	Street	Length Ft	Homes	Feet Between Homes	Average using all roads serviced by feeder	Initial Year Planned	Bus Route Y/N	Comments
5		2175	Kahana	2175	6	363			No	
5		2650	Kawainui LANE	2650	9	294			No	Off Pohakuloa
2		2700	Wainee	2700	8	338			No	
5		2350	Kamaiki	2350	5	470			No	
2		2500	Molokini	2500	7	357			No	
2		1770	Keneka (Was Wahane west of washout)	1770	5	354				Not connected to County Road
4		4000	Hanauma Dr	4000	5	800				Not connected to County Road
2		3450	Hekili	3450	6	575			No	Off N. Wahane
4		2550	Wailupe	2550	4	638			No	Off Akaloa
5		2100	Pauwela	2100	6	350				
1		750	Kailua Lane	750	3	250				
5		760	Keahi Ct	760	3	253				
4		2880	Bali Hai Ln (prev. Kole Kole)	2880	7	411				
3		2529	Keawakapu	2529	8	316				
4		2200	Kaelepulu Dr (South)	2200	3	733			No	Off Akaloa

Future Roads that Qualify, pending inclusion into the plan ~ PAGE 2

5			0	Lamaloa	2425	3	808				REMOVED 01/2020 - COUNTY ROAD as of 11/2019
5			2330	Mokulua Ln (East)	2330	6	388				
5			1150	E & W Waiehu	1150						Off of Diamond Head
3			900	Koеле	900	9	100				
1			650	Koa Ct	650	4	163				
2			400	Iao Ct	400	3	133				
4			1900	Palikea Cr	1900	5	380				
Total			40394		Qualified Homes on Unpaved Roads	94					
County	7.65	miles									

Non-Qualified Roads ~ Future Inclusion in Plan – Page 1

Roads to Be Completed After Home Density Roads Completed (or fit in where plausible)										
Unit	Collector Road	Total Paved	Street	Length Ft	Homes	Feet Between Homes	Average roads serviced by feeder	Initial Year Planned	Bus Route Y/N	Comments
2			Llio Court	100	1	100				< 3 homes
2			Puu Ct	280	2	140				< 3 homes
1			Koko Lane	330	0	N/A				< 3 homes
5			Puu Kaua Ct	350	2	175				< 3 homes
5			Mokuauia Ct	360	2	180				< 3 homes
5			Halawa Ct	200	1	200				< 3 homes
4			Kaupa Ct	400	2	200				< 3 homes
5			Kipapa Ct	420	2	210				< 3 homes
1			Lae Ct	220	1	220				< 3 homes
5			Kalihi Ct	250	1	250				< 3 homes
4			Pali Ct	250	1	250				< 3 homes
5			Waialeee Ct	320	1	320				< 3 homes
1			Kou Ct	350	1	350				< 3 homes
2			Pulehu Ct	350	1	350				< 3 homes
2			Kolo Ct	350	1	350				< 3 homes
4			Aiea Ct	400	1	400				< 3 homes
5			Kahuku Ct	400	1	400				< 3 homes
5			Hilea Ct	800	2	400				< 3 homes
2			Moku Ct	450	2	225				< 3 homes
5			MoKolii Ct	550	1	550				< 3 homes
1			Kohala Lane	700	1	700				< 3 homes **CITY ROAD**
2			Wahane - E of Akaloa	1406	2	703				< 3 homes
5			Loke	1800	2	900				< 3 homes
4			Palikea Cr	1900	5	380				
4			Kaawa Lane	560	2	280				< 3 homes **Off Wahane**
1			Aloha	2250	2	1125				< 3 homes
1			Hulu Ln	1150	0	#DIV/0!				< 3 homes
5			Keomuku Ln	1500	2	750				< 3 homes
5			Heleakala Dr	2650	2	1325				< 3 homes
4			Helemano Dr	3300	1	3300				< 3 homes
5			Ahupu Lane	1150	0	N/A				< 3 homes
2			Alau Ct	160	0	N/A				< 3 homes
2			Auau	200	0	N/A				< 3 homes

Non-Qualified Roads ~ Future Inclusion in Plan – Page 2

5					Kahana E	1450	0	N/A			No	
5					Diamond Head Dr.	3360	0	N/A				< 3 homes
2					Eke	200	0	N/A				< 3 homes
2					Hana Ct	250	0	N/A				< 3 homes
5					Hawaii Ct	200	0	N/A				< 3 homes
5					Honolulu Ln	230	0	N/A				< 3 homes
5					Howi Ln	350	0	N/A				< 3 homes
5					Huula Ct	450	0	N/A				< 3 homes
5					Kaaka Dr	300	0	N/A				< 3 homes
5					Kaala Lane	2700	0	N/A				< 3 homes
4					Kaiwi Ct	500	1	500				< 3 homes
4					Kaukonahua Lane	4300	0	N/A				< 3 homes
5					Kawainui DRIVE	950	0	N/A				< 3 homes
5					Keehi Ct	150	0	N/A				< 3 homes
5					Koolau ct	250	0	N/A				< 3 homes
1					Lanai Ct	760	1	760				< 3 homes
5					Lanikai	450	0	N/A				< 3 homes
3					Lipoa	450	1	450				< 3 homes
2					Lopa ct	160	0	N/A				< 3 homes
5					Makua Ct	240	0	N/A				< 3 homes
2					Mala Ct	240	0	N/A				< 3 homes
1					Maue Ct	690	0	N/A				< 3 homes
2					Nuu Ct	190	0	N/A				< 3 homes
1					Okoe Ct (West)	500	0	N/A				< 3 homes
2					Otani Ct	600	0	N/A				< 3 homes
2					S. Manawanui	500	0	N/A				< 3 homes
4					Ulupau	0	1	0				REMOVED - COUNTY I/E ROAD
5					Wahane Lane	750	0	N/A				< 3 homes
5					Waialua Ct	550	1	550				< 3 homes
2					Waihii Ct	180	0	N/A				< 3 homes
4					Waikiki	1600	0	N/A				< 3 homes
5					Wailua	550	0	N/A				< 3 homes
5					Hoku	400	0	N/A				< 3 homes
5					Waimanalo Ln	2850	0	N/A				< 3 homes
5					Waipio ct	220	0	N/A				< 3 homes
1					Makaha East Mauna Kea to Aloha Ln	1100	1	1100				< 3 homes

THANK YOU

Volunteers From Road Committee

County Commissioner Mel Hamner

BEFCO Engineering

BCWCID2 Staff and Board Members

And a VERY big THANK YOU to the members of the Tahitian Village POA and ACC Boards, for their most generous donations. The POA donated \$25k towards road maintenance and the ACC donated \$28k towards the Unit 4 drainage study. This is large help towards our overall goal of getting out of the road business so again, thank you very much.

And THANKS to everyone for all of your hard work and dedication to the BCWCID2 community.