



TAHITIAN VILLAGE

BCWCID #2 Annual Road Meeting

April 17, 2021

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
- Joseph Willrich ~ PE, BEFCO Engineering
- Connie Schroeder ~ Mayor, City of Bastrop
- Paul Hoffman ~ City Manager, City of Bastrop
- Trey Job ~ Assistant City Manager, City of Bastrop
- Curtis Hancock ~ Public Works Director, City of Bastrop

BCWCID #2 Road Committee

Volunteers & Unit Assignments

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

THANK YOU FOR YOUR SERVICE!!

Presentation Overview

- Accomplishments/Updates Since Last Meeting
 - 2.6 miles & 98 Homes completed
 - 2.34 Mi & 66 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
- 57% of All Roads Completed 34 Miles of 61 Miles
- 74% of Resident's Homes on Completed Roads as at January 1, 2021
 - Up 3% from last year's presentation
 - Cost of materials have increased 10-15% for 2021
- 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
 - We are currently researching using a Reclaimer machine on the roads. This is a much faster and very cost saving machine that allows us to get a lot more and lot further with our money!
- 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 state statute
 - 2021 - 75% of Road Fees collected to be used for Road Construction and 25% for Road Maintenance, No change from 2020 or 2019.

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
 - Home Density figures
 - Feeder Streets where multiple highly populated roads feed thru a lesser populated road
 - Egress routes / Emergency Access / Bus Routes
 - High Risk Roads - IE: elevation/slope, single lanes and drainage,
 - Logical groupings in Units for efficiency & completeness, which saves the District funds
- 2021 Process:
 - Engineering surveys completed for Year 1 locked roads
 - Construction should start Summer 2021
- Roads, once completed, will be accepted by County after walk-thru, approval and following the warranty period.

2020 Financials for Road Construction/Road Maintenance

- The District collected \$1.230M in annual road fees.
- FEMA: The District was reimbursed \$127k of which, \$98k went to the Road District, from the 2017/2018 floods. All repairs were 100% complete in 2019.
- Costs of Roads in High Density Areas are more expensive per mile due to extra cost per driveway
- In 2020, 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 2021 chip seal & road construction.
- A financial analysis will be available on the website once our final 2020 audit is completed, expected in April.

Major Road Maintenance – 2020 List

Motor Grader Work, Majority Also Rolled

- We had a total of 33 roads that were in the maintenance work completed for the year. **
- We used 3,870 total tons of material (reclaimed concrete or flex base) and covered/maintained/graded over 49,396' (9.34-miles) of roadway in 2020. Material is down considerably from the 2019 #s but we have focused more on using the grader to disrupt and pack down the natural material in the areas that we could. This is a cost savings for us which means it can be used elsewhere.

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

Key Factors & Data used in building the 2021 / 2026 - 5 Year Plan

- Updated Density Figures
 - Road Committee reviewed and inventoried all roads early 2021
 - First 3 years locked for planning & engineering purposes & last 2 years are subject to be changed.
- 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
- In 2020, the BCWCID2 Board of Directors voted, that once a road is added to the plan in the 5-year line up, that it not be removed.

2021 Road Construction and Maintenance Priorities

- Road Fees cover Road Construction & Road Maintenance
 - Engineering surveys completed for Year 1 locked roads
 - Construction should start Summer 2021
 - Road base material cost projected to increase for 2021
 - Current Estimate at \$272K/mile with Engineering (will reduce if we are able to use a reclaimer)
 - Cost of oil for chip seal is still a variable with the County
- 2 District employees full time on road maintenance (possibly hiring 1-2 more people to really push the Maintenance and Construction forward)
 - 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!

2020 Road Summary

- In 2020, the following roads were conveyed to the Bastrop County: Ahumoa Drive, Kaenapapa Lane, Papawai Drive, Awehi Lane, Huelo Court, Kaena Lane, Kaliu Court, Kimo Court, Koae Court, Konahuanui Lane, Kou Court, Kulua Court, N. Pahihi Drive, Nuuanu Lane, Pahoiki Lane and Puu Waa Waa Lane. As a side note, it was discovered that 3 roads from 2019 were accepted into the County system but missed on reports but those were Upola, Haou and Ohana Courts.
- In 2020, \$256K 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 \$6.12 Million. This # is up from last year and is primarily due to the rising costs of oil and other materials. This could be a highly variable # for the next few years.

Proposed Road Projects – Oct 2020/ Sep 2021 (This Year)

October 2020 - September 2021 (Year 1) 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	Mahina (W. Lai)	325	5	65		2019/2020	No	
1		550	Lihue (E. Lai)	325	3	108		2019/2020	No	Off Kawela
1		830	E & W Kamoi	830	8	104		2019/2020	No	Off Kawela
4		5350	Kaelepulu Dr	5350	26	206		2019/2020	No	Between Akaloa & MokuManu
4		800	Keaau Ct	800	4	200		2021/2022		Off Wahane
4	Feeder	1250	Nanakuli Dr	1250	4	313	205	2021/2022	No	Off Wahane
		400	Kaupa Ct	400	3	133				
2		1950	Pukoo	1950	9	217		2021/2022		
2		225	Katao Ct	450	2	225				
4	CT	450	Koko Ct	450	3	150				Off Wahane
Total		12705		Homes Paved	66					
WD/CT	2.41		12,380	Homes with Improved Access	0					
CI			2.34							
Total	2.41									

2.41 miles of Committed Roads for 2021

Proposed Road Projects – Oct 2021 / Sep 2022

October 2021 - September 2022 (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		1030	Honopu Dr	1030	7	147				Connects Mauna Kea to Kula Ct
1		350	Kula Ct	350	6	58	159			Added
1		530	Keo Kea	530	0	#DIV/0!				Added
1		760	Keamuku Ct	760	6	127				Added
1		360	Ewa Ct	360	1	360	204			Added to get Keanmuku Ct
2	Feeder	1000	Onini	1000	5	200		2021/2025	No	Off Kaanapali
2		350	Kolo Ct	350	1	350	270			Just first 200' or what is accessible
2		3900	Kipahulu	3900	21	186		2020/2021		Pave entire road
2		400	Iao Court	400	2	200				
		600	Otani Court	600	0					
2		2430	Kahalulu	3150	16	152		2021/2022		Pave between Kainalu & Nakalele
2		450	Okoe Ct (East)	450	4	113				
2		1200	Koali	1200	5	240		2021/2023	No	Between Kaanapali & Alele For Egress
2		350	Pulehu Ct	350	1	350				Drainage from Pahalawe
2		750	Nakalele Lane	750	5	150				
Total		14460								
WD/CT	2.74		15,180	Homes Paved	80					

2.74 miles of Committed Roads Under 2021-2026 Road Plan

Proposed Road Projects – Oct 2022/ Sep 2023

October 2022 - September 2023 (Year 3 New Plan)

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 Awehi Lane
2		1,500	Haleakala Dr	1500	3	1100				
		275	Taro Court	275	0					Old Kulkul court
2		180	Waihi Ct	180	0	N/A				OFF AKALOA
2		650	LaaU Ct	650	3	217				Finish off area
5		1300	Kikipua	1300	16	81				Newly Qualified
4 & 5		3100	Waipahoehoe Dr	3100	21	148				
4		2550	Mokuleia Cr	2550	10	255		2018/19	No	Off Akaloa. Pave full Circle
5		2700	Nene	2700	22	123				Was W. Kokekole
4		950	Mokolea Lane	950	3	317				Connects Akaloa & Nanakuli
Total		15295								
WD/CT	2.90			Homes Paved	86					
CI			15,295	Homes with improved Access	0					
			2.90							
Total	2.90									

2.9 miles of Committed Roads Under 2021-2026 Road Plan

Proposed Road Projects – Oct 2024/Sep 2025

October 2024 - September 2025 (Year 5 New Plan)

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
5		3900	Heleakala Dr	3900	2	1950				Heleakala connects to Lamaloa County Road and this group is batched for Egress
2		1900	Keneka (Was Wahane west of washout)	1770	6	295				
4		400	Aiea Ct	400	2	200				
4		500	Kaiwi Ct	500	0	N/A				
4		4000	Hanauma Dr	4000	11	364				
4		3300	Helemano Dr	3300	1	3300				
5		3900	Iva Lane	3900	4			OLD KAAAWA LN.		
	Total	17,900								
	Miles	3.39			26					

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
			Puu Waa Waa East	500	1					Connects to Diamond Head
5		2650	Kawainui LANE	2650	10	265			No	Off N. Wahane
2		2700	Wainee	2700	8	338			No	Off Awehi Lane
5		2350	Kamaiki	2350	5	470			No	
5			Puu Kaua Ct	350	2	175				THESE 8 STAY GROUPED TOGETHER FOR FUTURE ROAD PLAN
5			Mokuauia Ct	360	2	180				
5			Makua Ct	240	0	N/A				
5			Waialea Ct	320	1	320				
5			Waipio ct	220	0	N/A				
5			Kahuku Ct	400	1	400				
5			MoKolii Ct	550	1	550				
5			Waialua Ct	550	3	183				
2		2500	Molokini	2500	7	357			No	Off Awehi Lane
2			Llio Court	100	1	100				Off Molokini
2		3450	Hekili	3450	9	383			No	Off N. Wahane

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

4			2550	Wailupe	2550	9	283			No	Off N. Wahane
5			2100	Pauwela	2100	7	300				
1			750	Kailua Lane	750	5	150				
5			760	Keahi Ct	760	4	190				
4			2880	Bali Hai Ln (previously Kolekole)	2880	3	960				West end off of Diamond Head
3			2529	Keawakapu	2529	23	110				
5			2330	Mokulua Ln (East)	2330	12	194				
3				Koele	900	15	60				
1				Koa Ct	650	4	163				
4				Palikea Cr	1900	3	633				
5				Hilea Ct	800	3	267				
5				Keomuku Ln	1500	3	500				
5				Wahane Lane	750	3	250				
Total			37,639		Qualified Homes on Unpaved Roads	135					
County	7.13	miles									
City	0.00	miles									
Total	7.13										

Other 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	Average roads	Initial Year	Bus Route	Comments
2			Paia Court	300						
5			Halawa Ct	200	1	200				
1			Reva/Lae Ct	220	1	220				
5			Kalihi Ct	250	0	N/A				
4			Pali Ct	250	1	250				
1			Koui Ct	350	1	350				
2			Moku Ct	450	2	225				
1			Kohala Lane	700	2	350				
2			Wahane - E of Akaloa	1406	2	703				Lift Station
5			Loke	1800	1	1800				
1			Aloha	2250	1	2250				
1			Hulu Ln	1150	0	N/A				
5			Ahupu Lane	1150	0	N/A				
2			Alau Ct	160	0	N/A				
2			Auau	200	0	N/A				
5			Kahana E	1450	0	N/A			No	
5			Diamond Head Dr.	3360	0	N/A				
2			Eke	200	0	N/A				
2			Hana Ct	250	2	125				
5			Hawaii Ct	200	0	N/A				
5			Honolulu Ln	230	0	N/A				
5			Howi Ln	350	0	N/A				
5			Huula Ct	450	0	N/A				
5			Kaala Drive	336	0	N/A				

Other Roads ~ Future Inclusion in Plan – Page 2

4				Kaukonahua Lane	4300	0	N/A				
5				Kawanui Dr	950	0	N/A				
5				Keehi Ct	150	0	N/A				
5				Koolau ct	250	0	N/A				
1				Lanai Ct	760	1	760				
5				Lanikai	450	0	N/A				
3				Lipoa	450	1	450				
2				Lopa ct	160	0	N/A				
2				Mala Ct	240	1	240				
1				Maui Ct	690	0	N/A				Cliffside City road
2				Nuu Ct	190	0	N/A				
1				Okoe Ct (West)	950	1	950				
4				Waikiki	1600	0	N/A				
5				Hoku	400	0	N/A				
5				Waimanalo Ln	2850	0	N/A				
1				Makaha East Mauna Kea to Aloha Ln	1100	1	1100				DOES NOT CONNECT TO 71 - VERIFIED 3/9/21 PER CAD MAP
Total				Feet of Street	33152	19	1745				
				Miles to Be Paved	6.3						
TOTAL MILES LEFT PER <u>THIS</u> PLAN					26.84						

THANK YOU

Volunteers From Road Committee

County Commissioner Mel Hamner

BEFCO Engineering

BCWCID2 Staff and Board Members

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