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March 27, 2023

Mr. Mel Hamner
Bastrop County – Commissioner Precinct 1
803 Pine Street, Room 105
Bastrop, Texas 78602

RE: Bastrop County WCID No. 2
Road Master Plan – October 2022 – September 2023 (Year 1)
October 2023 – September 2024 (Year 2)

Dear Commissioner Hamner:

In accordance with the requirements of the House Bill No. 2902, the master roadway plan was reviewed and updated in 2023. The following roadways are under construction and being worked on during the October 2022 – September 2023 year:

- Koolua
- Haleakala Dr.
- Taro Ct.
- Waihi Ct.
- Laau Ct.
- Kikipua
- Waipahoehoe Dr.
- Mokuleia Cr.
- Nene
- Mokolea Ln.

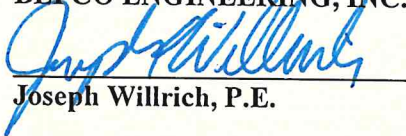
The following roadways will be worked on during the October 2023 – September 2024 year:

- E & W Wiamea Court
- Olai Court
- Makaha East to Mauna Kea
- Naalehu Court
- Keawakapu
- Koele
- Kaaawa Lane East
- Manana Court
- Kahana West
- Lipoa
- Upola Court

The completion on all jobs will be contingent on funds available. The annual meeting was held on Saturday, March 25, 2023 at 10 am at BCWCID #2 Office located at 112 Corporate Drive in Bastrop.

If you have any questions, please advise. I am thanking you and the County for your cooperation and assistance.

BEFCO ENGINEERING, INC.



Joseph Willrich, P.E.

Attachments: Annual Road Meeting Plan\Presentation
Road Map

JW:bms

cc: Paul Hightower, General Manager – BCWCID #2 (via email)



BCWCID #2 Annual Road Meeting

March 25, 2023

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

RECOGNIZING OF DIGNITARIES AND INVITEES

- Mel Hamner ~ Commissioner, Bastrop County
- Joseph Willrich ~ PE, BEFCO Engineering

PRESENTATION OVERVIEW

- Accomplishments/Updates Since Last Meeting
 - 2.26 miles completed
 - 3.4 Mi currently under construction
- Building FY 2023-27 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
- 66% of All Roads Completed: 41 of the 61 miles, which leaves only 20 miles of WCID Road with almost 2.5 miles pending for County acceptance in 2023.
- 78% of Resident's Homes on Completed Roads as at January 1, 2023 which leaves us only 22% of our residents and other open roads, to get completed.
 - The Road District employees have had some major tasks this year and done an amazing job with what they had to work with.
 - In 2022, we had a major 25-30% material & fuel increases to deal with. For 2023, currently. We are in the 12-15% range and we hope this holds true. We are doing everything we can, in-house, to keep the costs down and make your money go as far as it can.
- Use of In-House Road Crew & Contractors to build roads faster; and then County completes chip seal
 - ILA Agreement with the County saves the District Approx. \$50-75k per mile with completion.
- Funded Via Road District Statute (Road Fees)
 - \$17 per lot per Month .. \$204 per year. The District did not raise the fees for 2022, even with the increases in material. After reviewing for 2023, for the time being, the Board has decided to hold at the current rate.
 - \$21 Max by Current Statute Updated 2017 by the BCWCID2 Board
 - All lots (**Vacant & Occupied**) are responsible for paying fees by state statute
 - 2023 - 75% of Road Fees collected to be used for Road Construction and 25% for Road Maintenance, No change since 2019.

ROAD CONSTRUCTION PROCESS

- Road selection is prioritized by many items. In the past, it has strictly used home density, but with that changing on a weekly basis, it's hard to keep up. We are to a point of having the road plan in place for the next several years, that once we reach that, we will just have to start processing the roads as we come to them. Once we are to the point of all roads completed OR deeded to the County, the Road District will be dissolved.
-
- Factors Used for Selection
 - Feeder Streets where multiple highly populated roads feed thru a lesser populated road
 - Egress routes / Emergency Access / Bus Routes / Home Density
 - High Risk Roads - IE: elevation/slope, single lanes and drainage,
 - Logical groupings in Units for efficiency & completeness, which saves the District funds
 - Density on case by case basis: Costs of roads in high density areas are much more expensive per mile, due to extra cost involving driveways & culverts. For this reason, we try to complete some non-occupied roads when we are in certain areas which saves the District a good amount of funds.
 - 2023 Process:
 - Engineering surveys completed for Year 1 locked roads
 - Pre-Construction activities (clearing, ditches, etc) typically starts first of the year.
 - Roads, once completed, will be accepted by County after walk-thru, approval and following the warranty period.

2022/2023 FINANCIALS FOR ROAD CONSTRUCTION/ROAD MAINTENANCE

- The District has collected (or will collect) \$1.668M in annual road fees for 2022.
- In 2022, the District received a \$50k donation from the TVPOA & ACC offices.
- In 2022, 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 2023 road construction & chip sealing.
- A financial analysis will be available on the website once our final 2022 audit is completed, expected in April.
- Current Estimate at \$320-340K per mile with Engineering. Cost of oil is still a major factor along with material & fuel price increases.

MAJOR ROAD MAINTENANCE – 2022 LIST

- We had a total of 26 roads that were in the maintenance work, completed for the year. **
- We used 7,269 total tons of material (cold-mix, reclaimed concrete or flex base) which covered/maintained/graded over 8-miles of roadway for 2022.
- Material is inline with the 2022 #s as we focused on using the grader to disrupt and pack down the natural material in the areas that we could, but adding flex base to have them pre-prepped for future paving. In the end, this results in a savings for us when it comes to the actual construction time.

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

KEY FACTORS & DATA USED IN BUILDING THE 2023 / 2027 - 5 YEAR PLAN

- First 3 years locked for planning & engineering purposes & last 2 years are subject to be changed.
- Bastrop WCID2 5-year Road Plan: Ingress/Egress & bus routes along with high risk or emergency access and home density as-needed.
- Connection to current County/City Roads, Collector & 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

SIDE NOTE:

- 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.

2023 Road Construction and Maintenance Priorities

- Road Fees cover Road Construction & Road Maintenance
 - Engineering surveys completed for Year 1 locked roads
 - Finding ways to use/save money to make it go as far as we can is always a priority. With material and fuel increases, it's a most important time than ever to spend wisely. We will do our best, to make your money go as far as we can.
- We now have a full 6 employee District Crew working full time on road construction & maintenance
 - Teams 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

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

2022 ROAD SUMMARY

- In 2022, the following roads were conveyed to the Bastrop County: Pahalawe Lane, Pukoo Drive, Kaapahu Drive, Katao Court, Nanakuli Drive, Kaupa Court, Koko Court, Keaa Court, Mokolea Lane, Kauai Court, Oah Court, Anahulu Lane and Kaelepulu Drive.
- In 2022, \$332K 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 2022, 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 in the \$6.2 to \$6.8m range. This # is close to last years figure and is primarily due to the rising costs of oil and other materials. This could be a highly variable # for the next few years.

PENDING OR COMPLETED PREVIOUS PLANS

Roads Pending with County from previous years

Unit	Collector Road	Total to be Paved	Street	Length of Unpaved Road Measured by Feet	Comments
1			Honopu Dr	1030	***COMPLETED***
1			Kula Ct	350	***COMPLETED***
1			Keo Kea	530	***COMPLETED***
2			Kolo Ct	350	***COMPLETED***
2			Kipahulu	3900	***COMPLETED***
2			Iao Court	400	***COMPLETED***
			Otani Court	600	***COMPLETED***
2			Kahalulu	3150	***COMPLETED***
2			Nakalele Lane	750	***COMPLETED***
1		760	E & W. Keamuku Ct	760	Needs chip seal
1		360	Ewa Ct	360	Needs completing w/ Keamuku
2	Feeder	1000	Onini	1000	Needs hill concreted instead of CS due to grade
2		450	Okoe Ct (East)	450	Needs chip seal
2		1200	Koali	1200	Needs chip seal
2		350	Pulehu Ct	350	Needs chip seal

PROPOSED ROAD PROJECTS -

October 2022 - September 2023 (Year 1) Locked

Unit	Collector Road	Total to be Paved	Street	Length of Unpaved Road Measured by Feet	Comments
2		2090	Koolua	2090	Off Awehi Lane
2		1,500	Haleakala Dr	1500	
		275	Taro Court	275	Old Kulkul court
2		180	Waihi Ct	180	OFF AKALOA
2		650	Laau Ct	650	Finish off area
5		1300	Kikipua	1300	Newly Qualified
4 & 5		3100	Waipahoehoe Dr	3100	
4		2550	Mokuleia Cr	2550	Off Akaloa. Pave full Circle
5		2700	Nene	2700	Was W. Kokekole
4		950	Mokolea Lane	950	Connects Akaloa & Nanakuli
Total					
	Total Feet	15295	15,295		
			2.90		
	Miles	2.90			

PROPOSED ROAD PROJECTS –

October 2023 - September 2024 (Year 2 LOCKED)

Unit	Collector Road	Total to be Paved	Street	Length of Unpaved Road Measured by Feet	Comments
1		1,260	E & W Wiamea Ct	1260	
1		350	Olai Court	350	Connector for Makaha & Wiamea
1	Feeder	3,400	Makaha East to Mauna Kea	3900	500 Ft done in 2018/19
3		1,020	Naalehu Ct	1020	
3		2529	Keawakapu	2529	
3		900	Koele	900	
4		950	Kaaawa Lane East	950	West Off Akaloa by Wailupe
5		200	Manana Ct	200	
5		725	Kahana W	725	Off Awehi Lane
3		450	Lipoa	450	
		350	Upola Court		
	Total Feet	12,134			
	Miles	2.30			

PROPOSED ROAD PROJECTS –

October 2024 - September 2025 (Year 3 New Plan)

Unit	Collector Road	Total To Be Paved	Street	Length of Unpaved Road Measured by Feet	Comments
5		3900	Heleakala Dr	3900	Heleakala connects to Lamaloa County Road and this group is batched for Egress
2		1900	Keneka (Was Wahane west of washout)	1770	
4		400	Aiea Ct	400	
4		500	Kaiwi Ct	500	
4		4000	Hanauma Dr	4000	
4		3300	Helemano Dr	3300	
5		3900	Iva Lane	3900	
	Total Feet	17900			
	Miles	3.39			

PROPOSED ROAD PROJECTS -

October 2025 - September 2026 (Year 4 New Plan)

Unit	Collector Road	Total to be Paved	Street	Length of Unpaved Road Measured by Feet	Comments
5		350	Puu Kaua Ct	350	THESE 8 STAY GROUPED TOGETHER FOR FUTURE ROAD PLAN
5		360	Mokuauia Ct	360	
5		240	Makua Ct	240	
5		320	Waialea Ct	320	
5		220	Waipio ct	220	
5		400	Kahuku Ct	400	
5		550	MoKoolii Ct	550	
5		550	Waialua Ct	550	
5		2650	Kawainui LANE	2650	Off N. Wahane
2		2700	Waiee	2700	Off Awehi Lane
2		300	Paia Court	300	
2		200	Auau	200	
2		160	Lopa ct	160	
5		2350	Kamaiki	2350	
2		2500	Molokini	2500	Off Awehi Lane
2		100	Llio Court	100	Off Molokini
2		3450	Hekili	3450	Off N. Wahane
2		200	Eke	200	
4		2550	Wailupe	2550	Off N. Wahane
	Total FEET	20,150	2,440		
			0.46		
	Miles	3.82			

PROPOSED ROAD PROJECTS –

October 2026 - September 2027 (Year 5 New Plan)

Unit	Collector Road	Total to be Paved	Street	Length of Unpaved Road Measured by Feet	Comments
5		500	Puu Waa Waa East	500	Connects to Diamond Head
5		350	Halawa Ct.	350	off Puu Waa Waa above
5		2100	Pauwela	2100	
1		750	Kailua Lane	750	
5		760	Keahi Ct	760	
4		2880	Bali Hai Ln (previously Kolekole)	2880	West end off of Diamond Head
5		2330	Mokulua Ln (East)	2330	
1		1,420	Oahu Ct	1420	Off Nani Lane
1		330	Nani Lane	330	
1		650	Koa Ct	650	
4		1900	Palikea Cr	1900	
5		800	Hilea Ct	800	
5		1500	Keomuku Ln	1500	
5		750	Wahane Lane	750	Washout area to west
	Total Feet	17,020			
	Miles	3.22			

FUTURE ROADS

PENDING INCLUSION INTO THE PLAN ~ PAGE I

Remaining Roads to Be Completed with other years or fit in where plausible

Unit	Collector Road	Total to be Paved	Street	Length Ft	Comments
5		200	Halawa Ct	200	
1		220	Reva/Lae Ct	220	
5		250	Kalihi Ct	250	
4		250	Pali Ct	250	
1		350	Koui Ct	350	
2		450	Moku Ct	450	
1		700	Kohala Lane	700	
2		1406	Wahane - E of Akaloa	1406	Lift Station
5		1800	Loke	1800	
1		2250	Aloha	2250	
1		1150	Hulu Ln	1150	
5		1150	Ahupu Lane	1150	
2		160	Alau Ct	160	
5		1450	Kahana E	1450	
5		3360	Diamond Head Dr.	3360	
2		250	Hana Ct	250	
5		200	Hawaii Ct	200	
5		230	Honolulu Ln	230	

FUTURE ROADS PENDING INCLUSION INTO THE PLAN ~ PAGE 2

5		350	Howi Ln	350	
5		450	Huula Ct	450	
5		336	Kaala Drive	336	
4		4300	Kaukonahua Lane	4300	
5		950	Kawanui Dr	950	
5		150	Keehi Ct	150	
5		250	Koolau ct	250	
1		760	Lanai Ct	760	
5		450	Lanikai	450	
2		240	Mala Ct	240	
1		690	Maui Ct	690	Cliffside City road
2		190	Nuu Ct	190	
1		950	Okoe Ct (West)	950	
4		1600	Waikiki	1600	
5		400	Hoku	400	
5		2850	Waimanalo Ln	2850	
1		1100	Makaha East Mauna Kea to Aloha Ln	1100	DOES NOT CONNECT TO 71 - VERIFIED 3/9/21 PER CAD MAP
		TOTAL FROM REMAINING:		31842	
		Miles to Be Paved		6.0	

TOTAL MILES LEFT PER THIS PLAN

20.44

THANK YOU

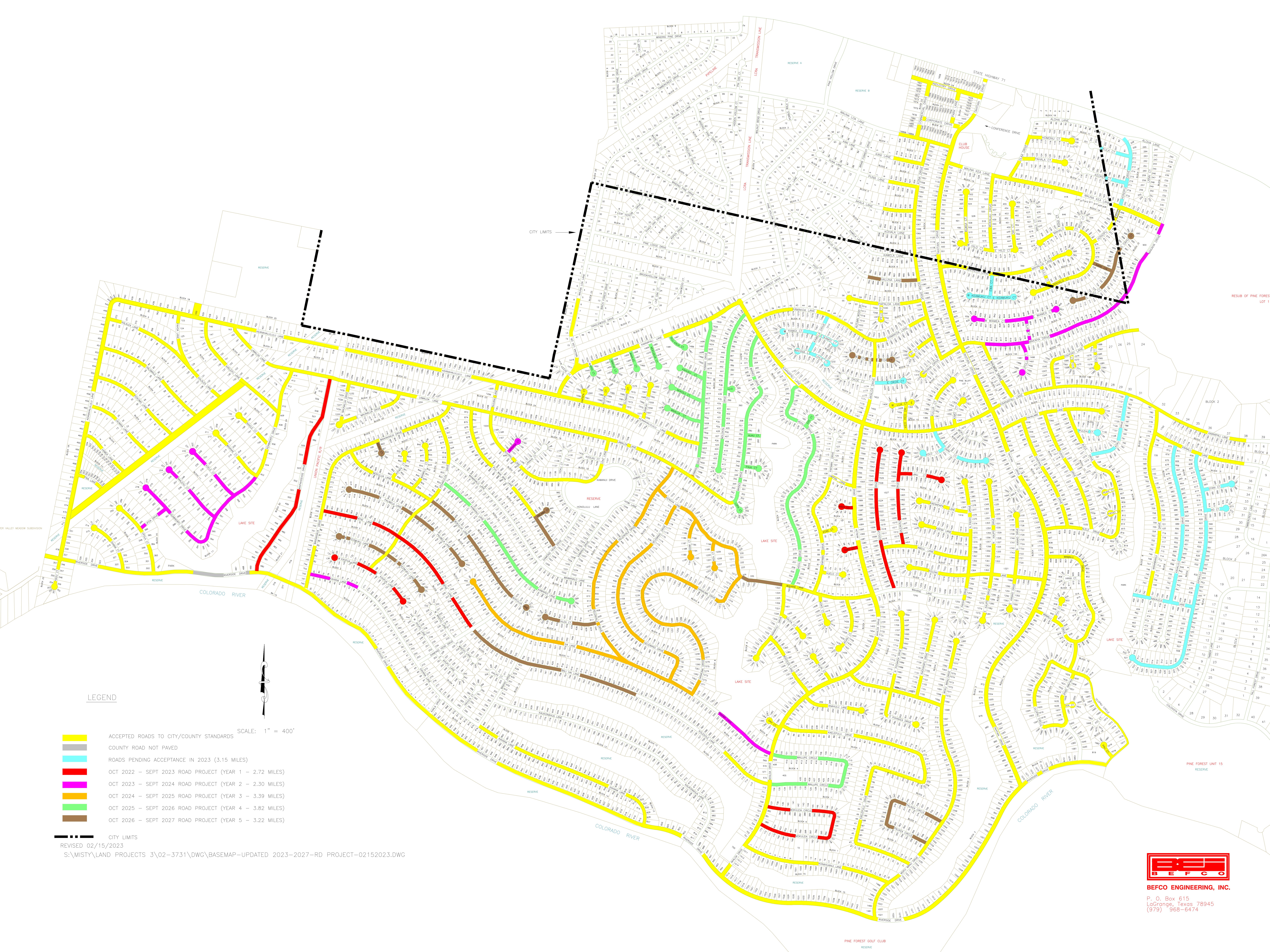
County Commissioner Mel Hamner

BEFCO Engineering

TVPOA & ACC Boards

BCWCID2 Staff and Board Members

**As always, our many Thanks to everyone, for the hard work
and dedication to the BCWCID2 community!!**

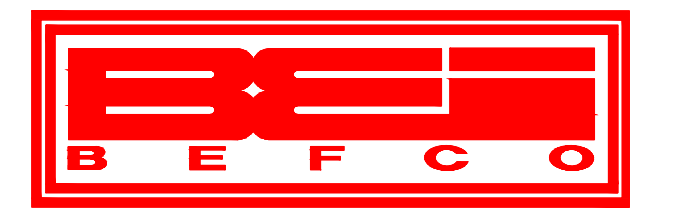


LEGEND

- ACCEPTED ROADS TO CITY/COUNTY STANDARDS
- COUNTY ROAD NOT PAVED
- ROADS PENDING ACCEPTANCE IN 2023 (3.15 MILES)
- OCT 2022 - SEPT 2023 ROAD PROJECT (YEAR 1 - 2.72 MILES)
- OCT 2023 - SEPT 2024 ROAD PROJECT (YEAR 2 - 2.30 MILES)
- OCT 2024 - SEPT 2025 ROAD PROJECT (YEAR 3 - 3.39 MILES)
- OCT 2025 - SEPT 2026 ROAD PROJECT (YEAR 4 - 3.82 MILES)
- OCT 2026 - SEPT 2027 ROAD PROJECT (YEAR 5 - 3.22 MILES)
- CITY LIMITS

SCALE: 1" = 400'

REVISED 02/15/2023
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