



**CITY COUNCIL  
REGULAR SESSION MINUTES  
MARCH 5, 2025**

**This meeting was live-streamed on Manor's YouTube Channel  
You can access the meeting at <https://www.cityofmanor.org/page/livestream>**

**PRESENT:**

Dr. Christopher Harvey, Mayor

**COUNCIL MEMBERS:**

Emily Hill, Mayor Pro Tem, Place 1  
Anne Weir, Place 2  
Maria Amezcua, Place 3  
Sonia Wallace, Place 4  
Aaron Moreno, Place 5  
Deja Hill, Place 6 (Absent)

**CITY STAFF:**

Scott Moore, City Manager  
Lluvia T. Almaraz, City Secretary  
Scott Jones, Economic Development Director  
Michael Burrell, Interim Development Services Director  
Mathew Woodard, Public Works Director  
Frank Phelan, P.E., City Engineer  
Ethan Voyles, P.E., City Engineer  
Veronica Rivera, Assistant City Attorney

**REGULAR SESSION – 7:00 P.M.**

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Harvey at 7:08 p.m. on Wednesday, March 5, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**INVOCATION**

Councilwoman Wallace gave the invocation.

## PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

## PUBLIC COMMENTS

Sam Samaripa, 401 N. Bastrop St., Manor, Texas, submitted a speaker card and spoke about rainwater drainage concerns due to new development in his area.

Juan Hernandez, 11318 Jones Rd., Manor, Texas, submitted a speaker card and spoke about his support to the Wilbarger Creek Conservation Alliance regarding the park cleanup.

Anne Brockenbrough, 11318 Jones Rd., Manor, Texas, submitted a speaker card and spoke about the Travis County Park clean-up at Wilbarger Creek.

Torvald Hessel, 10610 Hibbs Lane, Manor, Texas, submitted a speaker card and spoke about his opposition to the proposed Wastewater Treatment Plant.

Ryan Fleming, 10610 Hibbs Lane, Manor, Texas, submitted a speaker card and spoke about her opposition to the proposed Wastewater Treatment Plant.

Marilyn Kelinske, 15611 Hibbs Lane, Manor, Texas, submitted a speaker card and spoke about the erosion and flood concerns at Wilbarger Creek.

Jon Beall, 12324 Morrow Lane, Elgin, Texas, and with Wilbarger Creek Conservation Alliance, submitted a speaker card and spoke about his concerns regarding the proposed Wastewater Treatment Plant.

No one else appeared at this time.

## PUBLIC HEARINGS

- 1. Conduct a public hearing on a rezoning application for one (1) lot on 4.879 acres, more or less, and being located at 16023 E US 290, Manor, TX from (GO) General Office to (C-3) Heavy Commercial.**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the Public Hearing.

Interim Development Services Director Burrell discussed the proposed rezoning request.

A discussion was held regarding the type of businesses that would occupy the proposed building.

A discussion was held regarding a traffic analysis.

A discussion was held regarding the prioritized retail stores that would be proposed.

A discussion was held regarding local job opportunities.

A discussion was held regarding C-2 and C-3 Zoning Regulations.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Woman Amezcua to close the public hearing.

There was no further discussion.

**Motion to close carried 6-0**

### **CONSENT AGENDA**

**2. Consideration, discussion, and possible action on a License Agreement for the ShadowGlen Phase 3 development with Meritage Homes of Texas, LLC.**

Fernande Alvarez with Kimley-Horn submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions posed by the City Council.

**3. Consideration, discussion, and possible action on a twenty-foot-wide Declaration of Wastewater Easement being a 0.736 acre tract of land situated in the Sumner Bacon Survey No. 62, Abstract No. 63 and William Standerford Survey No. 70, Abstract No. 743, Travis County, Texas.**

Fernande Alvarez with Kimley-Horn submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions posed by the City Council.

**4. Consideration, discussion, and possible action on a resolution authorizing participation in the Purchasing Cooperative of America (PCA).**

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve the consent agenda as presented.

There was no further discussion.

**Motion to approve carried 6-0**

Mayor Harvey adjourned the regular session of the Manor City Council into Recess at 7:53p.m. on Wednesday, March 5, 2025, in accordance with the requirements of the Open Meetings Law.

## **OPEN SESSION**

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code at 8:03 p.m. on Wednesday, March 5, 2025.

## **REGULAR AGENDA**

### **5. Consideration, discussion, and possible action on the City of Manor Wastewater Master Plan.**

The city staff recommended that the City Council approve the Wastewater Master Plan.

City Engineer Phelan discussed the study that had been conducted for the Wastewater Master Plan.

City Engineer Voyles discussed the attached powerpoint presentation regarding the Wastewater Master Plan.

The topic of discussion was the following:

- Purpose
- Background
- Scope – Key Deliverables
- Study Area and Existing System
- Key Steps Future Growth Projects
- Key Steps Flow Monitoring
- Key Steps Manhole Inventory
- Key Steps Hydraulic Modeling
- Projects Existing Conditions
- Project Existing 5-Year Scenario
- Project Existing 15-Year Scenario
- Key Takeaways
- Costs
- Next Steps

A discussion was held regarding the development of a regional wastewater plant.

A discussion was held regarding the location of the proposed wastewater plant.

A discussion was held regarding the possibility of the City of Pflugerville and the City of Elgin utilizing the lines to connect to the regional wastewater treatment plant.

A discussion was held regarding an alternate site for the wastewater treatment plant development.

A discussion was held regarding natural buffers in the area to prevent noise and smell.

A discussion was held regarding the process of preventing spills.

A discussion was held regarding the treatment plant's design to be environmentally friendly.

A discussion was held regarding regulatory requirements for development and structure.

A discussion was held regarding a conventional plan development.

A discussion was held regarding the wastewater flow.

A discussion was held regarding the Pflugerville wastewater plant.

A discussion was held regarding Pflugerville's drainage policy.

A discussion was held regarding partnering with neighborhood communities.

A discussion was held regarding disinfection products that would be used for water treatment.

A discussion was held regarding treating water for other uses in the community.

A discussion was held regarding the opportunity for community input prior to development.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to adopt the City of Manor Wastewater Master Plan.

There was no further discussion.

**Motion to approve carried 6-0**

**6. First Reading: Consideration, discussion, and possible action on an Ordinance rezoning for one (1) lot on 4.879 acres, more or less, and being located at 16023 E US 290, Manor, TX from (GO) General Office to (C-3) Heavy Commercial.**

The city staff recommended that the City Council approve the first reading of an ordinance rezoning for one (1) lot on 4.879 acres, more or less, and being located at 16023 E US 290, Manor, TX from (GO) General Office to (C-3) Heavy Commercial with restrictions.

Interim Development Services Director Burrell discussed the proposed rezoning request.

Assistant City Attorney Rivera advised that the ordinance presented would be for C-3 Use with restrictions as requested by City Council.

Ordinance: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From General Office (GO) to Heavy Commercial (C-3); Making Findings of Fact; Providing a Severability Clause; an Effective Date; Open Meeting Clauses, and Providing for Related Matters.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to approve the first reading of an ordinance rezoning for one (1) lot on 4.879 acres, more or less, and being located at 16023 E US 290, Manor, TX from (GO) General Office to (C-3) Heavy Commercial with restrictions as provided in the ordinance.

There was no further discussion.

**Motion to approve carried 5-1 (Council Member Weir voted against)**

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 9:08 p.m. on Wednesday, March 5, 2025, in accordance with the requirements of the Open Meetings Law.

#### **EXECUTIVE SESSION**

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Section 551.071, Consultation with attorney*, at 9:08 p.m. on Wednesday, March 5, 2025.

The Executive Session was adjourned at 9:15 p.m. on Wednesday, March 5, 2025.

#### **OPEN SESSION**

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during the Closed Executive Session at 9:15 p.m. on Wednesday, March 5, 2025.

- 7. Second and Final Reading: Consideration, discussion, and possible action on an Ordinance rezoning one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.**

*Applicant: Greenview Development Corp*

*Owner: Greenview Development Greenbury LP*

*Submitted by: Michael Burrell, Interim Development Services Director*

The city staff recommended that the City Council City Council approve a second reading of Ordinance No 775 rezoning one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.

Interim Development Services Director Burrell discussed the proposed rezoning request.

Ordinance No. 775: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Single-Family Standard (SF-2) to Light Commercial (C-1); Making Findings of Fact; Providing a Severability Clause; an Effective Date; Open Meeting Clauses, and Providing for Related Matters.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve a second reading of Ordinance No 775 rezoning one (1) lot on 0.9596 acres, more or less, and being located at 13100 Greenbury Dr., Manor, TX from (SF-2) Single-Family Standard to (C-1) Light Commercial.  
Mayor Harvey stated there was a citizens concern that was received regarding this item.

There was no further discussion.

**Motion to approve carried 6-0**

**8. Second and Final Reading: Consideration, discussion, and possible action on an Ordinance rezoning one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to (C-3) Heavy Commercial.**

*Applicant: LJA Engineering*

*Owner: 14704 HWY 290 LLC*

*Submitted by: Michael Burrell, Interim Development Services Director*

The city staff recommended that the City Council approves the second reading of Ordinance No. 776 rezoning one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to a lesser zoning (C-2) Medium Commercial.

Interim Development Services Director Burrell discussed the proposed rezoning request.

Ordinance No. 776: An Ordinance of the City of Manor, Texas, Amending The Zoning Ordinance by Rezoning a Parcel Of Land From Single-Family Suburban (SF-1) and Agricultural (A) To Medium Commercial (C-2); Making Findings of Fact; Providing a Severability Clause; an Effective Date; Open Meeting Clauses, and Providing for Related Matters.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to approves the second reading of Ordinance No. 776 rezoning one (1) lot on 51.30 acres, more or less, and being located at 14704 US HWY 290, Manor, TX from (SF-1) Single-Family Suburban and (A) Agricultural to a lesser zoning (C-2) Medium Commercial.

There was no further discussion.

**Motion to approve carried 6-0**

9. **Second and Final Reading: Consideration, discussion, and possible action on an Ordinance of the City of Manor, Texas annexing 0.5601 of one acre of land, more or less, being located in Travis County, Texas, and adjacent and contiguous to the city limits into the corporate limits of the City; making findings of fact; providing a severability clause and an effective date; and providing for open meetings, and other related matters.**

The city staff recommended that the City Council approve the second reading of Ordinance No. 777 of the City of Manor, Texas annexing 0.5601 of one acre of land, more or less, being located in Travis County, Texas, and adjacent and contiguous to the city limits into the corporate limits of the City; making findings of fact; providing a severability clause and an effective date; and providing for open meetings, and other related matters.

Interim Development Services Director Burrell discussed the proposed annexation ordinance.

Ordinance No. 777: An Ordinance of The City of Manor, Texas Annexing 0.5601 of one Acre of Land, More or Less Located in Travis County, Texas and Adjacent and Contiguous to the City Limits Into the Corporate Limits of the City; Making Findings of Fact; Providing a Severability Clause and an Effective Date; and Providing for Open Meetings and Other Related Matters.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to approve the second reading of Ordinance No. 777 of the City of Manor, Texas annexing 0.5601 of one acre of land, more or less, being located in Travis County, Texas, and adjacent and contiguous to the city limits into the corporate limits of the City; making findings of fact; providing a severability clause and an effective date; and providing for open meetings, and other related matters.

There was no further discussion.

**Motion to approve carried 6-0**

10. **Second and Final Reading: Consideration, discussion, and possible action on an Ordinance of the City of Manor, Texas annexing 23.809 acres, more or less, being located in Travis County, Texas, including the abutting streets, roadways, and rights-of-way into the corporate limits of the City, at the request of the property owner; approving an agreement for the provision of services for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for an open meetings, and other related matters.**

The city staff recommended that the City Council approve the second reading of Ordinance No. 778 of the City of Manor, Texas annexing 23.809 acres, more or less, being located in Travis County, Texas, including the abutting streets, roadways, and rights-of-way into the corporate limits of the City, at the request of the property owner; approving an agreement for



the provision of services for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for an open meetings, and other related matters.

Interim Development Services Director Burrell discussed the proposed annexation ordinance.

Junghoon Sohn with Buildblock submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer any questions posed by the City Council.

Ordinance No. 778: An Ordinance Of The City Of Manor, Texas Annexing 23.809 Acres Of Land, More Or Less Located In Travis County, Texas, Including The Abutting Streets, Roadways, And Rights-Of-Way Into The Corporate Limits Of The City, At The Request Of The Property Owner; Approving An Agreement For The Provision Of Services For The Annexed Area; Making Findings Of Fact; Providing A Severability Clause And An Effective Date; And Providing For Open Meetings And Other Related Matters.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve the second reading of Ordinance No. 778 of the City of Manor, Texas annexing 23.809 acres, more or less, being located in Travis County, Texas, including the abutting streets, roadways, and rights-of-way into the corporate limits of the City, at the request of the property owner; approving an agreement for the provision of services for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for an open meetings, and other related matters.

There was no further discussion.

**Motion to approve carried 6-0**

**11. Consideration, discussion, and possible action on the 2025 State Legislative Agenda for the City of Manor.**

The city staff recommended that the City Council approve the 2025 Legislative Agenda for the City of Manor, Texas.

Economic Development Director Jones discussed the attached 2025 City of Manor Legislative Agenda.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Weir to approve the 2025 Legislative Agenda for the City of Manor, Texas.

There was no further discussion.

**Motion to approve carried 6-0**

**City Council Regular Session Minutes  
March 5, 2025**

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 9:26 p.m. on Wednesday, March 5, 2025, in accordance with the requirements of the Open Meetings Law.

**EXECUTIVE SESSION**

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Sections 551.071, 551.087, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Economic Development Negotiations; Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding petitions for release from the City's extraterritorial jurisdiction; and Section 551.071 Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Hibbs Lane Parcel* at 9:26 p.m. on Wednesday, March 5, 2025.

The Executive Session was adjourned at 10:19 a.m. on Wednesday, March 5, 2025.

**OPEN SESSION**

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during the Closed Executive Session at 10:19 a.m. on Wednesday, March 5, 2025.

There was no further discussion, and no action was taken.

**ADJOURNMENT**

The Regular Session of the Manor City Council was Adjourned at 10:19 p.m. on Wednesday March 5, 2025.

The Manor City Council approved these minutes on the 2<sup>nd</sup> day of April 2025.

**APPROVED:**

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Dr. Christopher Harvey  
Mayor

**ATTEST:**

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Lluvia T. Almaraz, TRMC  
City Secretary

# Manor City Council

## Wastewater Master Plan Presentation

DATE March 05, 2025





**Frank Phelan, PE**  
Principal | GBA



**Ethan Voyles, PE**  
Lead Engineer | GBA



# Agenda

- Introduction
- Key Steps
- Projects Identified
- Key Takeaways
- Q&A



# Purpose



## **MASTER PLAN**

Guide the City towards a wastewater system that supports and serves the City's evolving needs and continued growth.



## **PRESENTATION**

Provide City Council with key insights and outcomes from the Wastewater Master Plan.



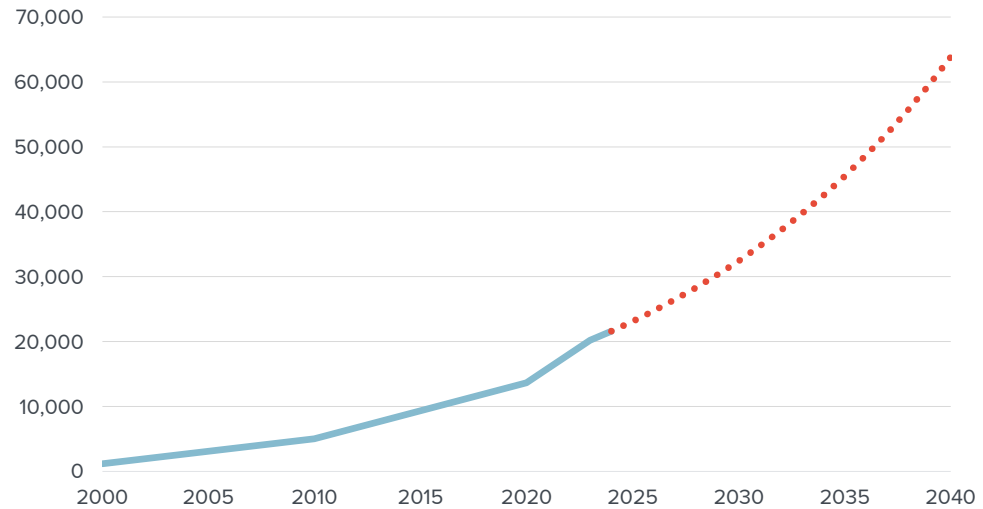
# Background

## Since 2008...

- Rapid Growth
- Development
- New Infrastructure

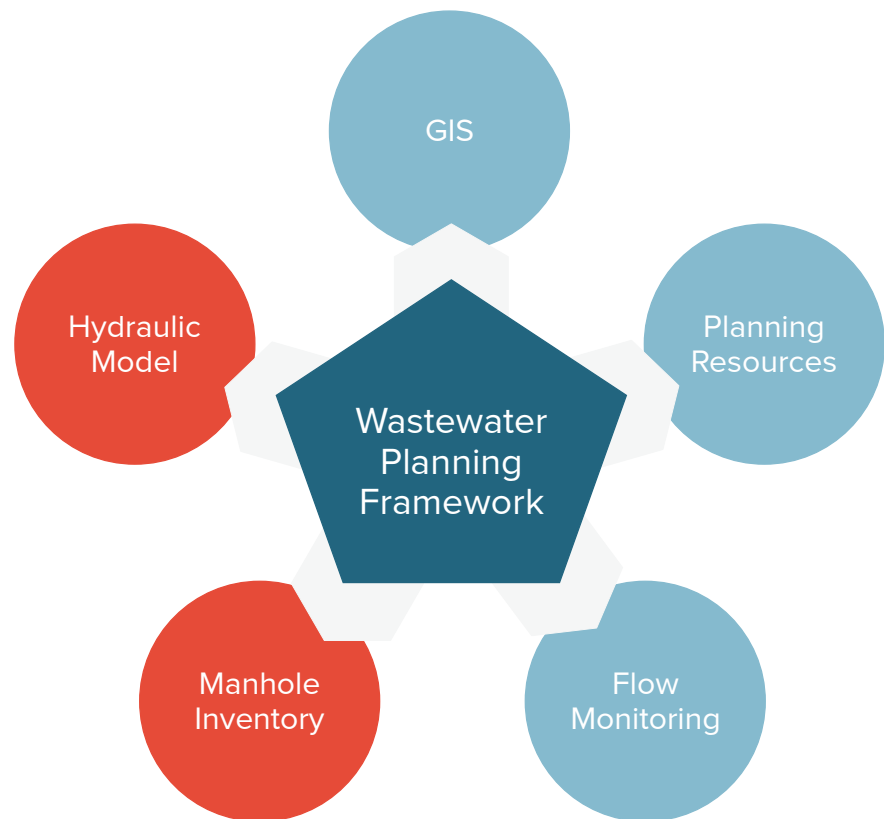
- Previous Wastewater Master Plan completed in 2008
- Previous plan incorporated 10-year CIP & Ultimate Scenario

Manor, TX Population



# Background

- New Plan
  - New Approach Needed
  - “Right-Sized” for City
  - New Tools & Resources Available
- Proactive Investment



Red = Project Scope  
Blue = Pre-existing Resources



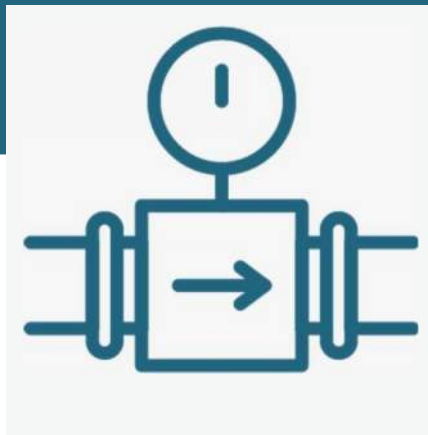


# Scope – Key Deliverables



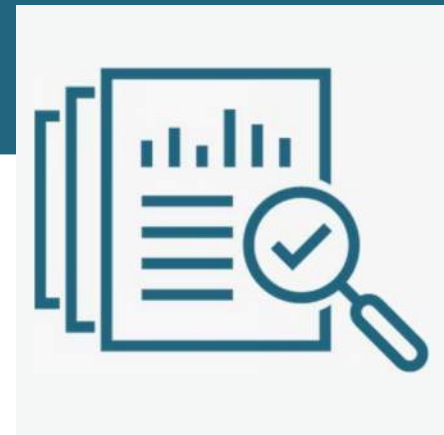
## MANHOLE INVENTORY

12" Sewers and Larger



## HYDRAULIC MODEL

PCSWMM Software



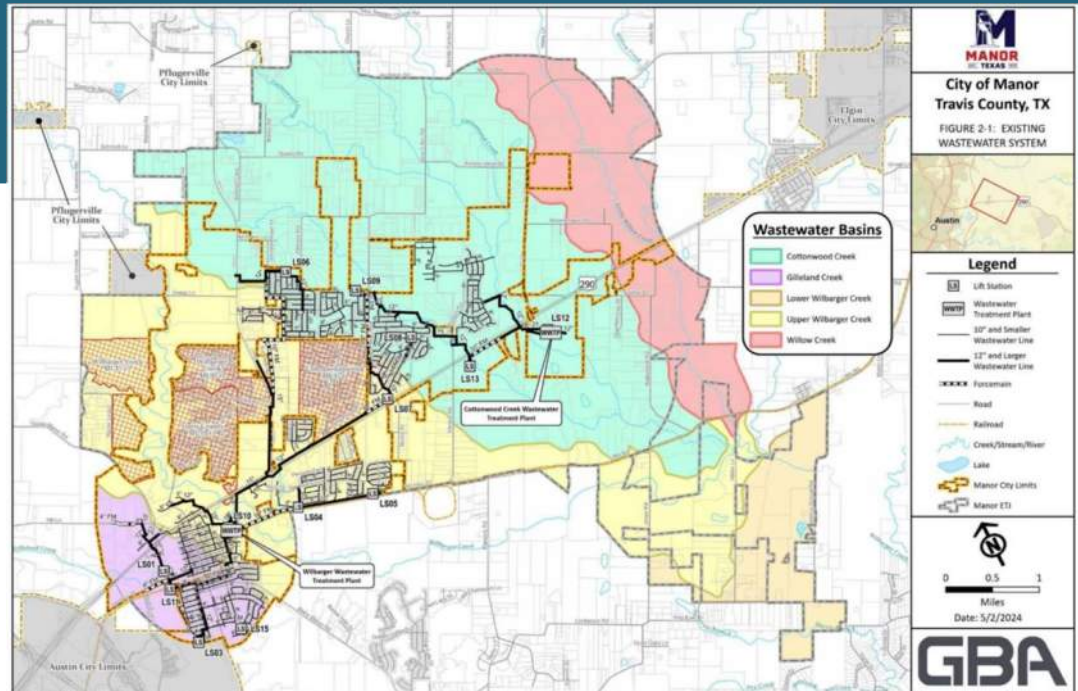
## MASTER PLAN REPORT

Finalized October 2024



# Study Area and Existing System

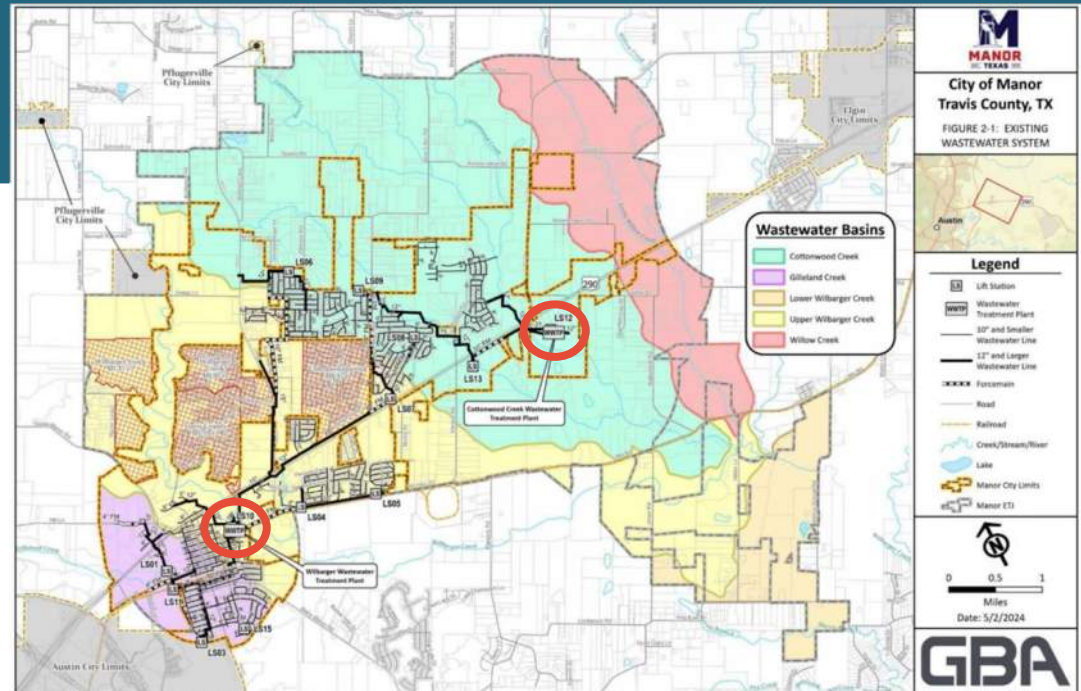
- Study Area: City Limits & ETJ
- Spans 4 Watersheds – West to East:
  - Gilleland Creek
  - Wilbarger Creek
  - Cottonwood Creek
  - Willow Creek
- Current System by the Numbers:
  - >63 miles Gravity Sewer
  - >7 miles Force Main
  - >1,370 Manholes
  - 13 Lift Stations
  - 2 Treatment Plants



# Study Area and Existing System

## Treatment Plant Capacities

- Wilbarger
  - Current: 1.33 million gallons/day (MGD)
  - Future: 2.0 MGD (under design)
- Cottonwood Creek
  - Current: 0.2 MGD
  - Future: up to 0.8 MGD (4 Phases)

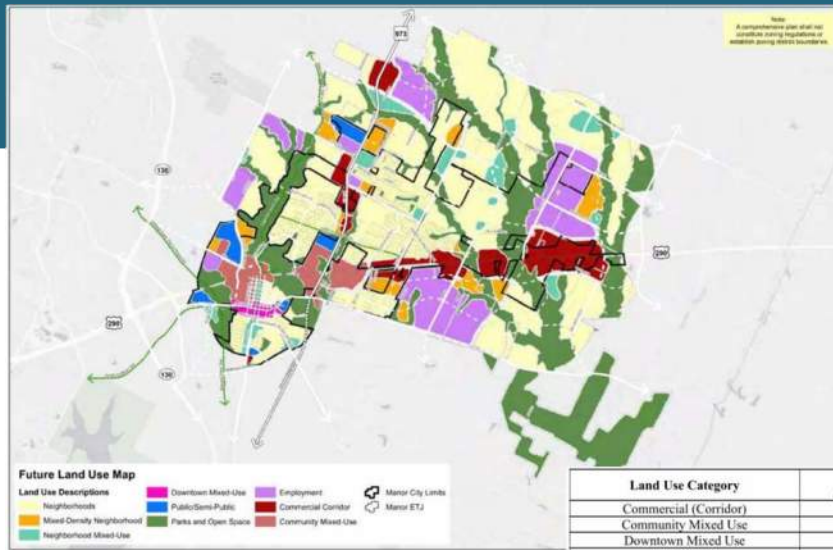


# Key Steps

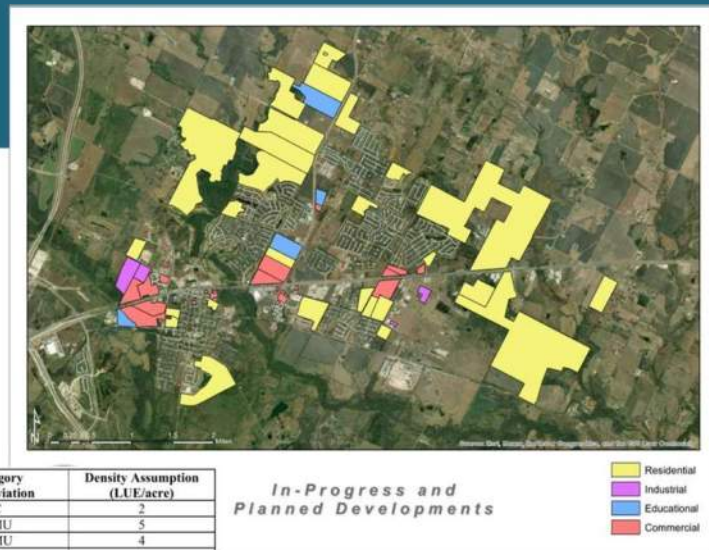


# Key Steps Future Growth Projections

Future Land Use Map from City's Comprehensive Plan



In-Progress and Planned Development Map (Spring 2023)



Land Use Category	Category Abbreviation	Density Assumption (LUE/acre)
Commercial (Corridor)	C	2
Community Mixed Use	CMU	5
Downtown Mixed Use	DMU	4
Employment	E	1
High Density Single Family	SF-4	5
Mixed Density Neighborhood	MDNB	4
Multi-Family	MF	10
Neighborhood	NB	4
Neighborhood Mixed Use	NMU	5
Parks/Open Space	OS	0
Public/Semi-Public	P/SP	1

*In-Progress and Planned Developments*

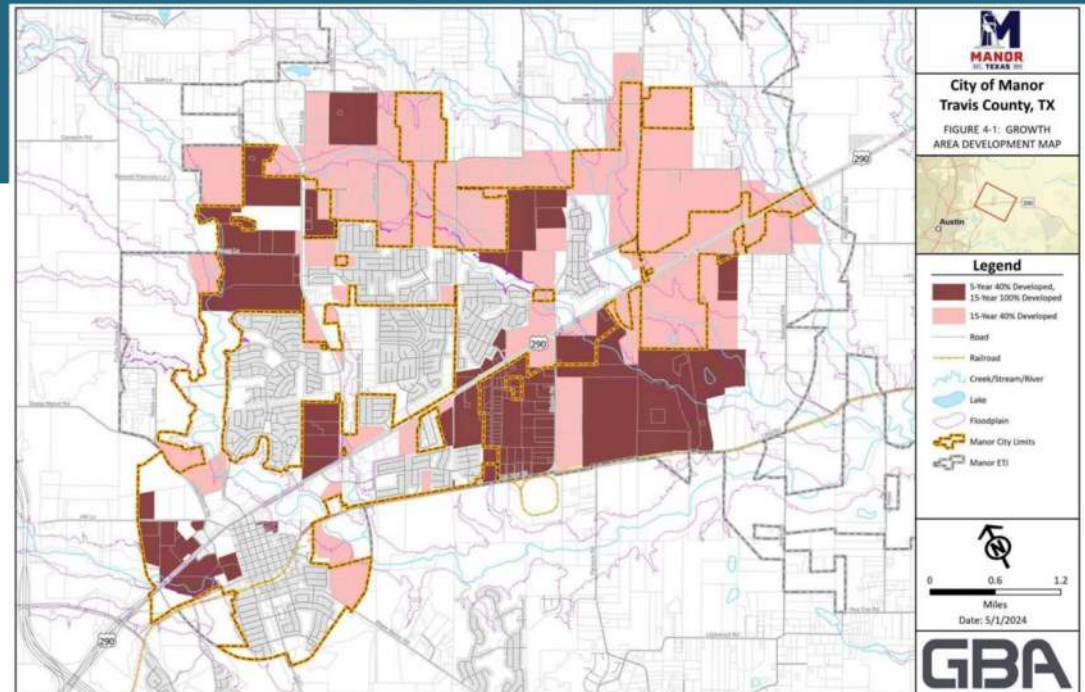




# Key Steps Future Growth Projections

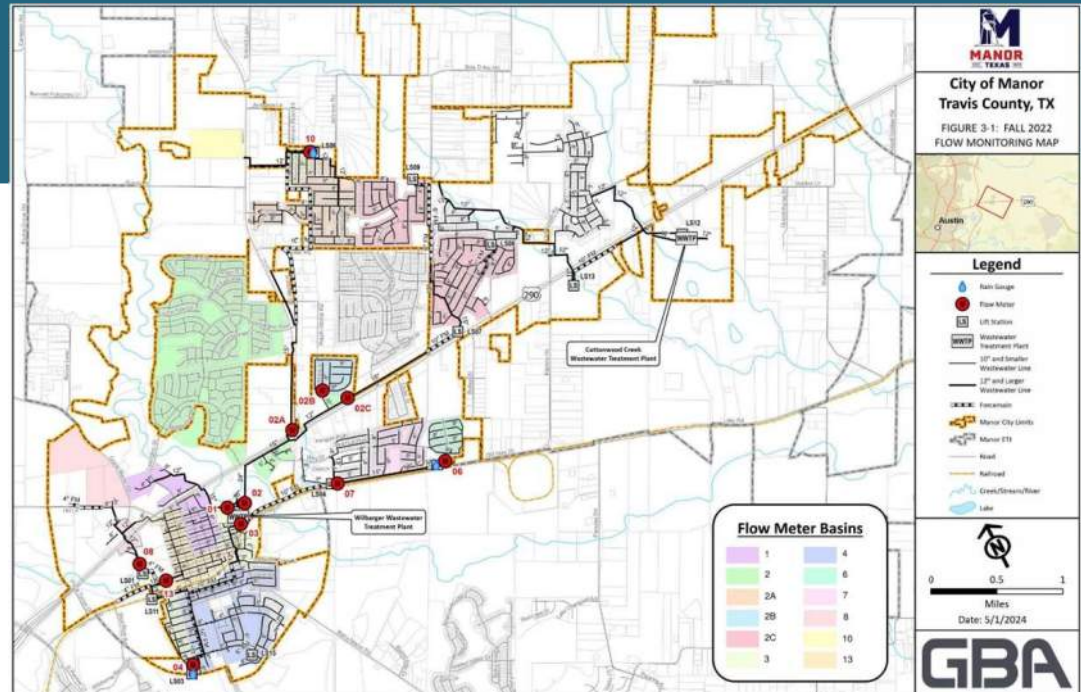
- 7% Annual Growth Rate Assumption
- 5-year and 15-year Planning Horizons
- Key Step: Distribute Projected Growth Across City
- Best Available Info, no “Crystal Ball”
- Key resource for modeling

Growth Area Development Map



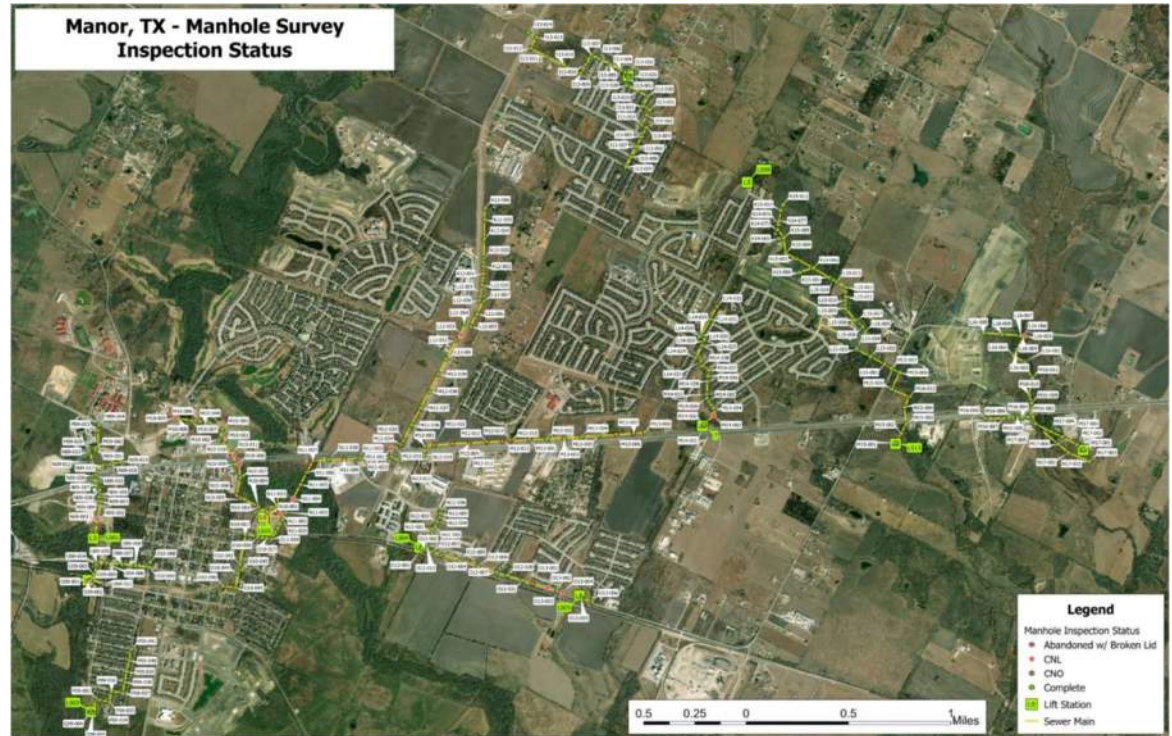
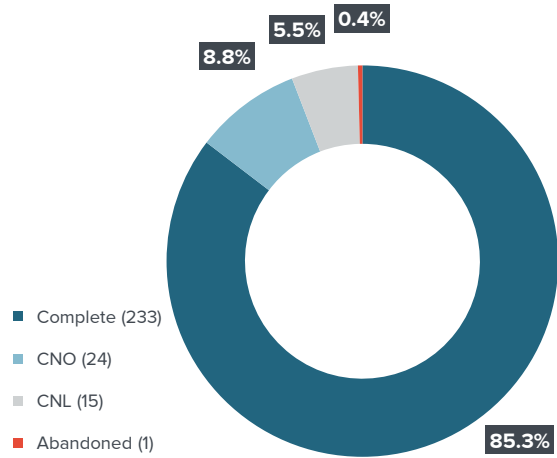
# Key Steps Flow Monitoring

- Studies performed under separate Task Order
- 2023 Inflow & Infiltration Investigations Project Report
- Multiple Uses – capacity evaluation, I/I studies, modeling, etc.
- Key resource for modeling
- Fall 2022 Data used for calibration



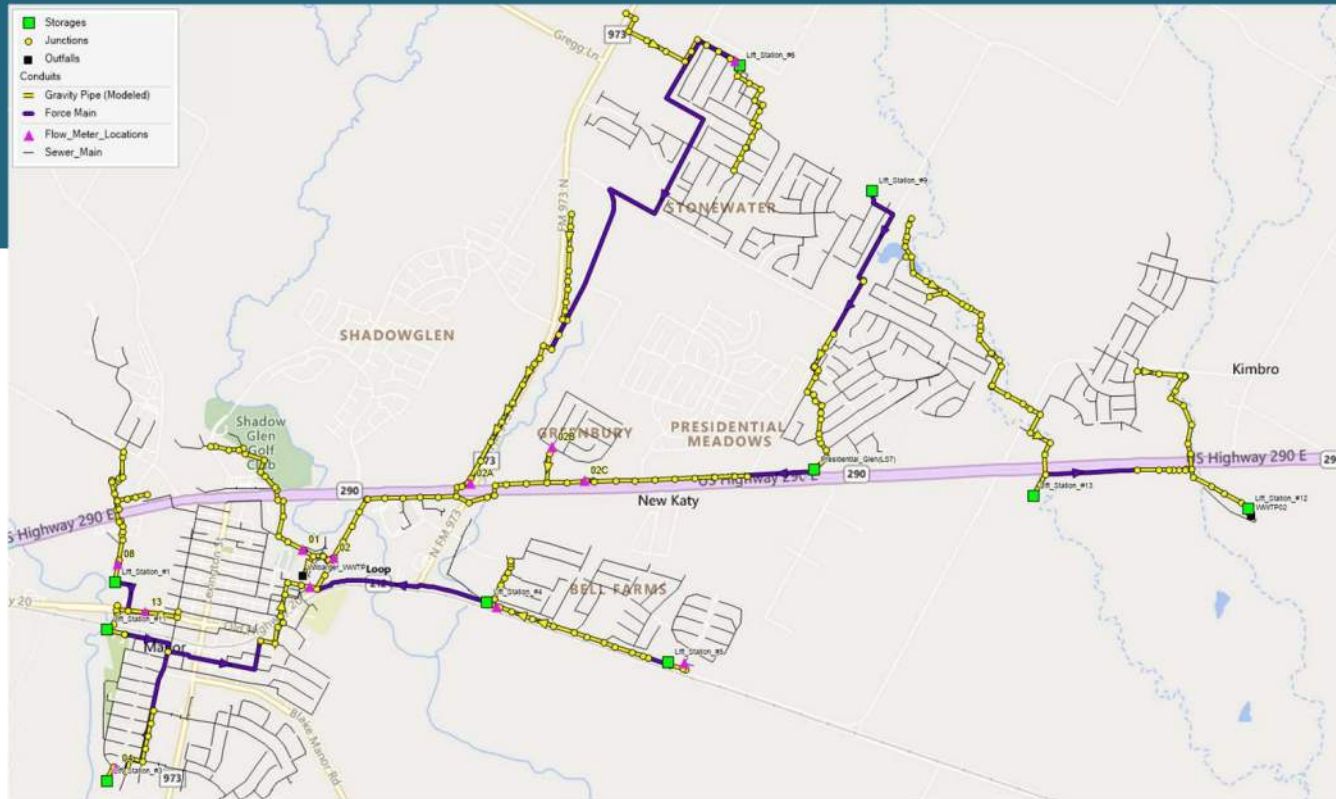
# Key Steps

## Manhole Inventory



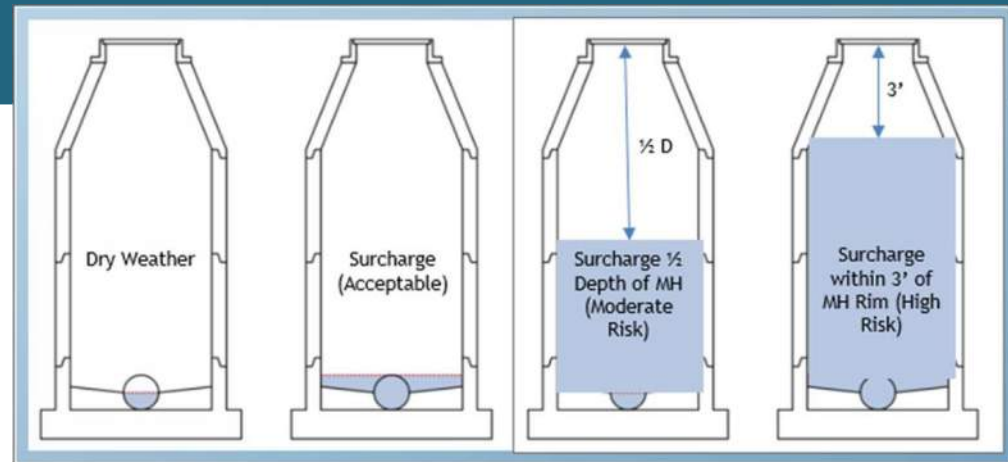


# Key Steps Hydraulic Modeling



# Key Steps Hydraulic Modeling

- Scenarios – Existing system, 5-year, 15-year
- Design Storm (5-year, 6-hour)
- Sizing Criteria (Q65/85 vs Qfull)
- Critical Surge
- Project Prioritization
- Increasing Sophistication



# Projects



# Projects Identified

Table 0-2 / 7-2 of report

Project ID	Infrastructure Type	Time Horizon	Current CIP Project ID	Project Name	Type of Improvement	Pipe Diameter (in) <sup>(1)</sup>	Total Length of Pipe (ft)	Lift Station or WWTP Flow Rate (mgd)	Planning-Level Construction OPCC without Contingency	Capital Cost (30% Contingency, 20% Engr./Survey) <sup>(2)</sup>
WW.00.01	Existing/Relief	Present Day	-	Llano St and Lampasas St Interceptors <sup>(2)</sup>	Exist. Gravity Relief/Upsizing	18"-36"	4,060	-	\$3,405,040	\$5,652,000
WW.00.02	Existing/Relief	Present Day	-	Pyrite Rd Gravity Sewer (upstream of LS06) - <i>II Mitigation Potential</i>	Exist. Gravity Relief/Upsizing	18"	930	-	\$584,010	\$911,000
WW.00.03	Existing/Relief	Present Day	CIP-4	US 290 Interceptor (Still Necessary even if LS06/08/09 are Decommissioned)	Exist. Gravity Relief/Upsizing	24"	2,030	-	\$1,596,488	\$2,491,000
WW.00.04	Existing/Relief	Present Day	-	Rehabilitation and II Mitigation in Existing Sewers	Rehabilitation	-	40,440	-	\$7,279,200	\$11,356,000
WW.05.01	Treatment	5-Year	S-31	Cottonwood WWTP Expansion Ph. 3 (Expansion from 0.4 to 0.6 MGD)	Exist. WWTP Expansion	-	-	0.2	\$3,260,000	\$5,086,000
WW.05.02	Treatment	5-Year	-	Wilbarger WWTP Expansion (Expansion from 1.33 to 2.0 MGD)	Exist. WWTP Expansion	-	-	0.67	\$16,750,000	\$26,130,000
WW.05.03	New/Extension	5-Year	S-36	Manor Springs Lift Station Improvements	New LS to Serve Growth	6"(F)	3,760(F)	0.5	\$1,606,289	\$2,506,000
WW.05.04	New/Extension	5-Year	S-23	Voelker Ln. Wastewater Improvements	New Gravity to Serve Growth	12"	6,560	-	\$4,595,771	\$7,169,000
WW.15.01	Treatment	15-Year	S-39/40/41	East Travis Regional WWTP	New WWTP to Serve Growth	-	-	1.5	\$37,403,000	\$58,349,000
WW.15.02	Existing/Relief	15-Year	Dev. Agr.	Lift Station 1 (Las Entradas) and O09-006, O09-005	Exist. LS Expansion	18"	260	-	\$164,430	\$257,000
WW.15.03	Existing/Relief	15-Year	S-18	West Cottonwood Creek Existing Interceptor	Exist. Gravity Relief/Upsizing	24"-27"	8,500	-	\$8,236,967	\$12,850,000
WW.15.04	Existing/Relief	15-Year	S-16	East Cottonwood Creek Existing Interceptor	Exist. Gravity Relief/Upsizing	27"-33"	3,070	-	\$3,392,810	\$5,293,000
WW.15.05	Existing/Relief	15-Year	-	FM973 Interceptor (Not Necessary if LS06 is Decommissioned)	Exist. Gravity Relief/Upsizing	18"	4,220	-	\$2,658,600	\$4,147,000
WW.15.06	New/Extension	15-Year	S-38	South Cottonwood Creek Wastewater Interceptor Improvements Phase 1 <sup>(2)</sup>	New Gravity to Serve Growth	39"-45"	7,960	-	\$15,366,210	\$25,508,000
WW.15.07	New/Extension	15-Year	S-38	South Cottonwood Creek Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	36"	8,910	-	\$13,811,117	\$21,545,000
WW.15.08	New/Extension	15-Year	S-23	Willow Creek Wastewater and Lift Station Improvements	New Gravity/LS to Serve Growth	24"(G), 6"(F)	2,160(G/F)	0.65	\$1,642,456	\$2,562,000
WW.15.09	New/Extension	15-Year	-	Willow Creek West Tributary Wastewater Interceptor Improvements Phase 1	New Gravity to Serve Growth	24"	5,210	-	\$5,424,105	\$8,462,000
WW.15.10	New/Extension	15-Year	-	Willow Creek West Tributary Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	15"-21"	7,710	-	\$6,455,271	\$10,070,000
WW.15.11	New/Extension	15-Year	-	East US290 Wastewater Improvements	New Gravity to Serve Growth	15"	2,920	-	\$2,219,654	\$3,463,000
WW.15.12	New/Extension	15-Year	-	North Cottonwood Creek East Tributary Wastewater Interceptor Improvements	New Gravity to Serve Growth	15"-18"	8,480	-	\$6,720,382	\$10,484,000
WW.15.13	New/Extension	15-Year	-	South Cottonwood Creek West Tributary Wastewater Interceptor Improvements Phase 1	New Gravity to Serve Growth	27"	7,390	-	\$8,791,977	\$13,715,000
WW.15.14	New/Extension	15-Year	-	South Cottonwood Creek West Tributary Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	27"	3,590	-	\$4,424,675	\$6,902,000
WW.15.15	New/Extension	15-Year	-	Littig Rd. Wastewater Improvements <sup>(2)</sup>	New Gravity to Serve Growth	12"	8,510	-	\$5,961,816	\$9,897,000
WW.15.16	New/Extension	15-Year	-	North Cottonwood Creek Wastewater Interceptor Improvements Phase 1	New Gravity to Serve Growth	21"-24"	7,238	-	\$7,379,755	\$11,512,000
WW.15.17	New/Extension	15-Year	-	North Cottonwood Creek Wastewater Interceptor Improvements Phase 2	New Gravity to Serve Growth	12"-18"	10,367	-	\$8,035,168	\$12,535,000
WW.15.18	New/Extension	15-Year	-	South Wilbarger Creek Lift Station Improvements	New LS to Serve Growth	4"(F)	5,040(F)	0.25	\$1,287,296	\$2,008,000
WW.15.19	New/Extension	15-Year	-	Lift Station #6 (Stonewater) Decommissioning	New Gravity to Abandon LS	18"	3,300	-	\$3,134,355	\$4,890,000
WW.15.20	New/Extension	15-Year	-	Lift Station #8 (Presidential Glen Ph. 4B) Decommissioning	New Gravity to Abandon LS	12"	1,400	-	\$1,281,253	\$1,999,000
WW.15.21	New/Extension	15-Year	-	Lift Station #9 (Presidential Heights) Decommissioning	New Gravity to Abandon LS	12"	500	-	\$650,448	\$1,015,000



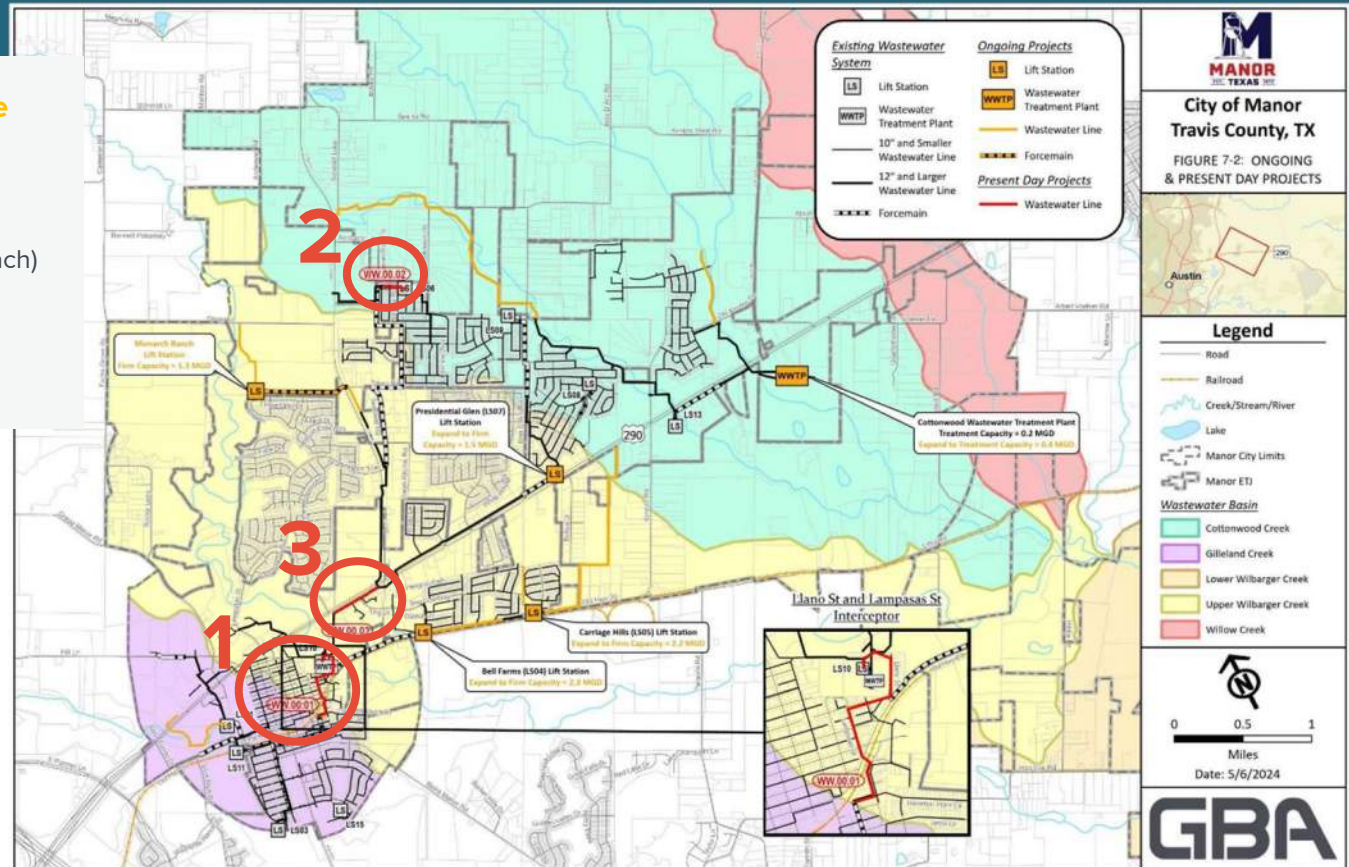


# Projects Identified Existing Conditions

Ongoing Projects – orange

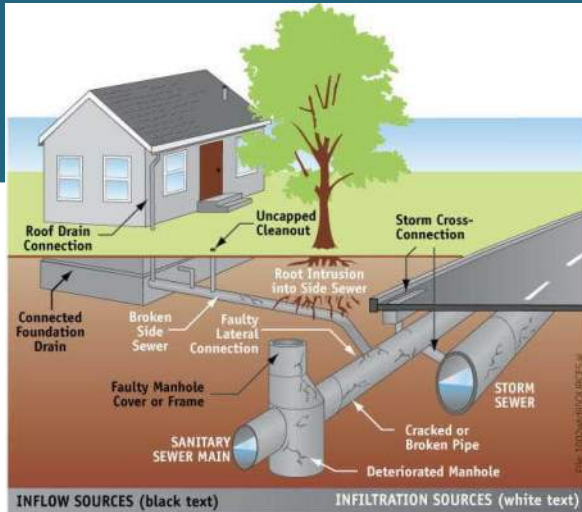
Sewer CIPs – red

1. Llano & Lampasas St
2. Pyrite Road (I/I Approach)
3. US-290
4. Rehab & I/I Mitigation (ongoing)



# Projects Identified Rehab and Inflow & Infiltration (I/I)

Source: t4 Spatial



Source: EnviroSight



Project ID	Infrastructure Type	Time Horizon	Current CIP Project ID	Project Name	Type of Improvement	Pipe Diameter (in) <sup>(1)</sup>	Total Length of Pipe (ft)	Lift Station or WWTP Flow Rate (mgd)	Planning-Level Construction OPCC without Contingency	Capital Cost (30% Contingency, 20% Engr./Survey) <sup>(3)</sup>
WW.00.01	Existing/Relief	Present Day	-	Llano St and Lampasas St Interceptors <sup>(2)</sup>	Exist. Gravity Relief/Upsizing	18"-36"	4,060	-	\$3,405,040	\$5,652,000
WW.00.02	Existing/Relief	Present Day	-	Pyrite Rd Gravity Sewer (upstream of LS06) - I/I Mitigation Potential	Exist. Gravity Relief/Upsizing	18"	930	-	\$584,010	\$911,000
WW.00.03	Existing/Relief	Present Day	CIP 4	UIS 200 Interceptor (Still Necessary even if LS06/08/09 are Decommissioned)	Exist. Gravity Relief/Insulation	24"	2,030	-	\$1,596,488	\$2,491,000
WW.00.04	Existing/Relief	Present Day	-	Rehabilitation and I/I Mitigation in Existing Sewers	Rehabilitation	-	40,440	-	\$7,279,200	\$11,356,000
WW.05.01	Treatment	5-Year	S-31	Cottonwood WWTP Expansion Ph. 3 (Expansion from 0.4 to 0.6 MGD)	Exist. WWTP Expansion	-	-	0.2	\$5,200,000	\$5,086,000
WW.05.02	Treatment	5-Year	S-31	Winters WWTP Expansion (Expansion from 1.53 to 2.6 MGD)	Exist. WWTP Expansion	-	-	0.2	\$15,750,000	\$16,436,000



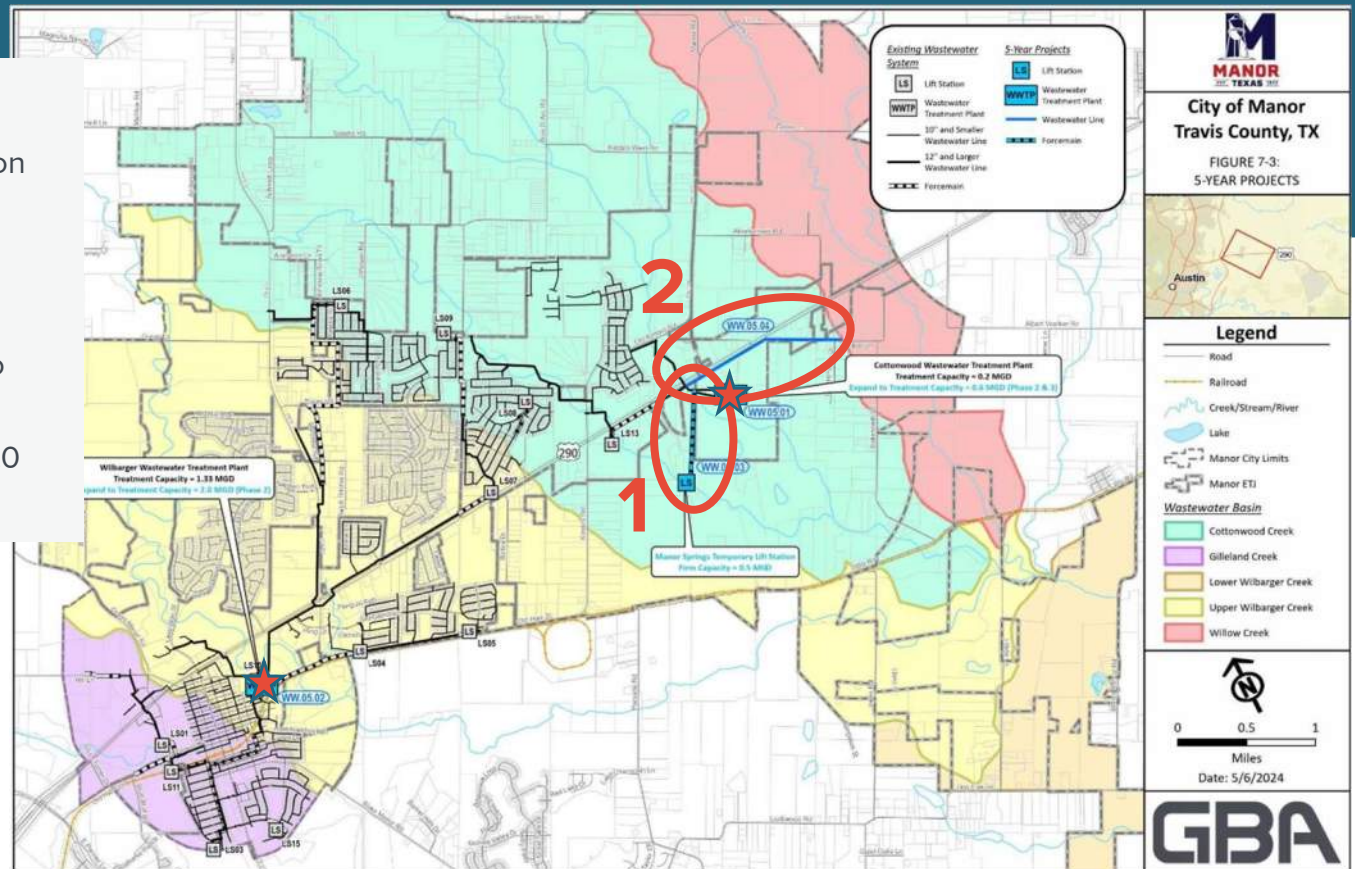
# Projects Identified 5-Year Scenario

## Sewer CIPs

1. Manor Springs Lift Station
2. Voelker Lane Improvements

## Treatment CIPs

- ★ Cottonwood – Expand to 0.6 MGD
- ★ Wilbarger – Expand to 2.0 MGD





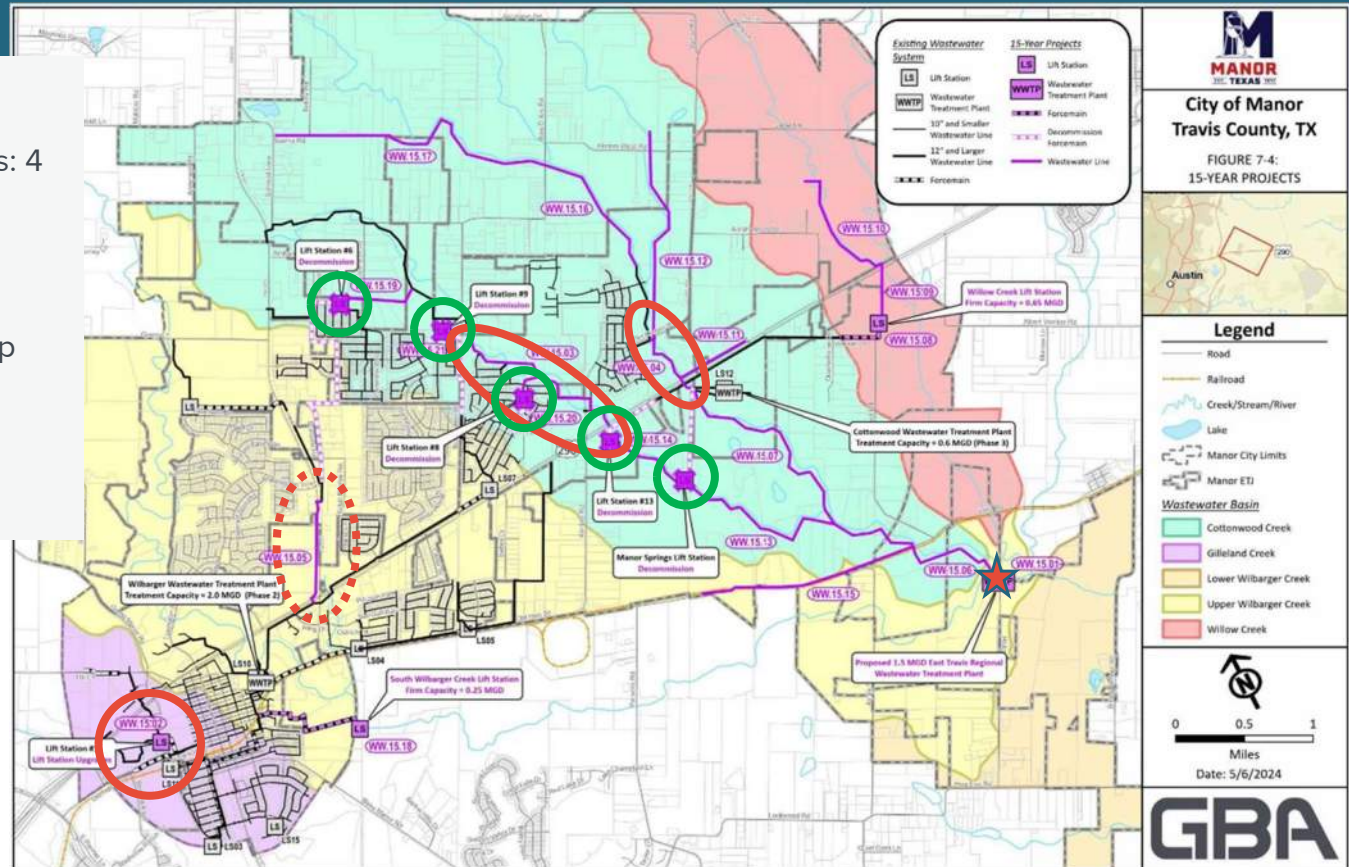
# Projects Identified 15-Year Scenario

## Sewer CIPs

- Relief of Existing Sewers: 4 Projects
- New Sewers Serving Growth: 13 Projects
- LS Decommissioning: Up to 5 Projects

## Treatment CIPs

- ★ East Travis Regional





# Key Takeaways



# Costs

- Growth: roughly 20,000 → 60,000 over next 15 years
- 2023 CIF Update: \$140 M in wastewater projects over 10 years

Planning Window	Capital Cost*
Existing Conditions Projects	\$20 M <small>(includes I/I Mitigation)</small>
5-Year Scenario Projects (2028)	\$41 M
15-Year Scenario Projects (2038)	\$228 M
<b>Total Project Cost</b>	<b>\$289 M</b>

\*Capital Costs include construction contingency, engineering design, survey, and easement acquisition costs.



# Next Steps

- **Keep it running**
- **Leverage investments**
- **Evaluate scenarios**
- **Prioritize projects**
- **Adapt to changes**

## Model Network Updates

- New development
- New infrastructure
- Any changes to existing gravity system or lift stations

## Future Growth Planning

- Track projects & developments
- Collect planning documents to inform model updates
- Evaluate impact of new developments

## Flow Monitoring

- Model verifications and calibration
- I/I Assessments
- Monitor changes in flows at key places

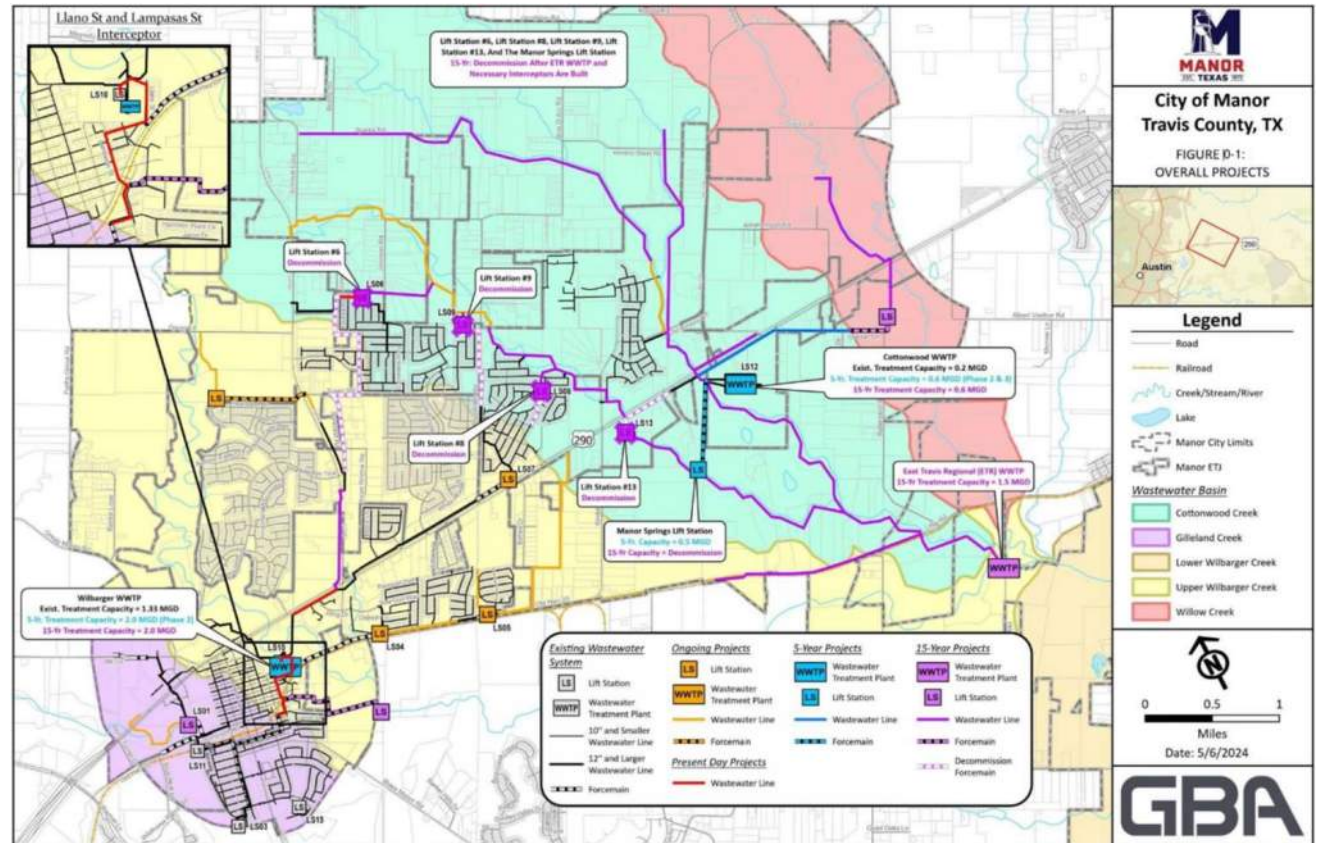
## Model Re-Calibration

- Partial re-calibration: focused on specific basins of concern
- Total re-calibration: on a cycle appropriate for growth, reassess and update growth scenarios



# Key Takeaways

- Rapid Growth Requires New Approaches
- New Tools → New Capabilities
- Strategic, Prioritized CIP Project List
- City Already Leveraging Plan Recommendations
- Maintaining Tools is Key



# QUESTIONS





GBA

*Thank you!*

# 2025 State Legislative Agenda

The City of Manor encourages our State legislators to work together to strengthen our economy, create policies that foster good-paying jobs, support small businesses and boost investments in our education system statewide. Travis County and all of Central Texas has been experiencing tremendous growth for the past several years which benefits the entire state due to the resultant economic growth. Our legislature plays a vital role in passing legislation that improves the lives of all Texans and ensures that our region remains a great place to live, work and raise a family. This value proposition is tantamount to the City's and the region's success.

## PRIORITIES

### Economic Development Incentives

Support and extend incentives that attract employers, create jobs, and fuel manufacturing, industry and capital investment, including JETI. Preserve Chapter 380 Agreements. Boost funding for:

- Texas Enterprise Fund
- Skills Development Fund
- Other Job Creation Incentives

### Workforce Development

The City of Manor supports policies and programs that bolster our local workforce, strengthen Texas' talent pipeline and prepare our students and workers for careers in high demand fields. The Legislature should advance policies that support Texas' childcare infrastructure, which is critical to supporting parents in the workforce.

### Education

State investment in K-12 students and teachers is critically important to improving education outcomes. The Legislature should increase basic allotment, update a cost of education index, and invest in teachers to ensure that public schools across Texas have the workforce and resources needed to succeed.

### 21st Century Infrastructure

The City of Manor supports increased investments in transformational and critical infrastructure that promotes regional connectivity, supports regional transportation initiatives, enhances public safety, and keeps utility expansion on pace with population growth and economic opportunity.

### Tech & Manufacturing

The Legislature should support state programs and legislation that enable Texas semiconductor companies to access CHIPS Act funding and other future programs to incentivize similar businesses, including award of funds previously announced. Manor supports policies that boost advanced manufacturing and Travis County's growing high-tech economy.

## KEY LEGISLATIVE ISSUES

### Affordable Housing

The Legislature should address the dramatic increases in housing costs for both renters and homeowners, and advance policies that ensure the City of Manor has affordable housing options for all. Amend the "two-mile rule" which allows affordable housing development of LIHTC properties twice the distance to amenities.

### Property Tax Relief

Texas was the #1 State in America for GDP growth in 2021, and the Legislature should ensure that our state remains business friendly and competitive with its low tax burden. The Legislature should consider policies that lead to property tax relief for businesses and homeowners. High property taxes are a disincentive to investment.

### Emergency Service Districts

The City of Manor supports state legislation that would protect municipalities' abilities to manage ESDs within their defined corporate limits, to include accountability provisions, City approvals, elected representation, and transparency requirements.

### Water & Wastewater

Extreme drought and population growth compound the need for Central Texas water suppliers and utilities to partner with the state to invest in water and wastewater infrastructure and conservation throughout Central Texas and provide more options for grants and financing to small cities like Manor. This need is critical for growth.

### Racial & Social Equity

The City of Manor opposes discrimination in all forms and encourages the Legislature to reject all forms of same and address systemic inequities in our society. The Legislature should identify ways to expand access to employment opportunities, reduce inequities in housing, health care, education and protect the civil rights of all Texans.

### Affordable Housing

The City supports legislation and additional appropriations for affordable and workforce housing that allows for the expansion and preservation of diverse, affordable homes in cities. Amend the "two-mile rule" which allows affordable housing development for LIHTC properties twice the distance to amenities.

### Health Care

To promote wellness, lower costs and expand access to care, the Legislature should consider policies that reduce the number of uninsured Texans while maintaining affordable coverage options. Further, the City of Manor opposes efforts to limit or restrict employee benefits and healthcare coverage options available to Texas employers.

### Transportation

Increase TxDOT funding for advance planning, ROW acquisition, and construction of major thoroughfare projects through Travis County affected by Manor's explosive population growth causing acute traffic problems. Meet transportation needs now, the situation is already getting out of hand.