



AGENDA
CITY OF TAYLOR, TEXAS
**CAPITAL IMPROVEMENTS ADVISORY
COMMITTEE**
TAYLOR CITY HALL, COUNCIL CHAMBERS, 400 PORTER
STREET
AUGUST 3, 2026, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

(The Committee welcomes public comments on items not listed on the agenda. However, the Committee cannot respond until the item is posted on a future meeting agenda. Public comments are limited to 3 minutes.)

ACTION/DISCUSSION ITEMS

1. Consider approval of the Meeting Minutes from June 22, 2026.
2. Discussion of Land Use Data and Proposed Water and Wastewater Capital Improvement Plan.
3. Discussion of Future Agenda items and/or Information Requests.

ADJOURN

The Committee may vote and/or act upon each of the items listed in this Agenda. As authorized by Section 551.071(2) of the Texas Government Code, the meeting may be convened into Closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

I certify that the notice of meeting was posted in the Taylor City Hall Bulletin Board before 5:00 p.m. on July 28, 2026, and remained posted for at least three business days before the scheduled date of said meeting.

In compliance with the ADA the City Hall and Council Chambers are wheelchair accessible. Reasonable accommodations will be provided for persons attending the meetings in need of special assistance.

Please contact the City Clerk at least 24 hours prior to the meeting for special assistance.

Posted by: Rocio Lopez Date: July 28, 2026

City of Taylor
Capital Improvements Advisory Committee
City Hall, Council Chambers, 400 Porter Street
June 22, 2026, at 6:00 p.m.

Members present:

Justin Irving, Chair (arrived 6:25 p.m.)
Julie Downs, Vice Chair
Buddy Michna, Secretary
Rick Northcutt
Ryan Schneider

Also attending:

Robert Powers, Chief Financial Officer
Martin Griggs, Director of Development Svcs.

Julie Downs, Vice Chair called the meeting to order at 6:07 p.m. and acknowledged a quorum. Justin Irving, Chair, arrived at 6:25 p.m.

CITIZENS COMMUNICATION

- No one signed up to speak.

ACTION/DISCUSSION ITEMS

1. **Consider approval of the Meeting Minutes from May 11, 2026.** Motion made by Buddy Michna to approve the May 11, 2026 minutes. Seconded by Rick Northcutt. Motion carried 4-0.
2. **Discuss the Development & Implementation of the 2023 Impact Study.** Grady Reed, HDR, provided an overview of the status of the 2023 Impact Study. Discussion only. Not an action taken.
3. **Discuss Future Land Use Plan.** Matthew Schorsch, P.E., HDR, presented information regarding the Future Land Use Plan and its relationship to capital improvement planning. Discussion only. Not an action item.
4. **Discuss Water & Wastewater Capital Improvements Master Plan.** Continuation of Item 3 - Matthew Schorsch, P.E., HDR, provided an overview of the Water and Wastewater Capital Improvements Master Plan, including planned projects and infrastructure needs. Discussion only. Not an action item.
5. **Discuss the Development & Implementation of the 2023 Impact Study.** Removed due to inadvertent duplication of item 2.
6. **Discussion of Future Agenda Items and/or Information Requests.** The Committee discussed potential future agenda items and agreed to move the previously scheduled July 27, 2026 meeting to August 3, 2026.

Capital Improvements Advisory Committee

June 22, 2026

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ADJOURN

With no further business, Vice Chair Downs adjourned the meeting.

Justin Irving, Chairperson

ATTEST:

Buddy Michna, Secretary



WATER/WASTEWATER IMPACT FEE UPDATE

Grady Reed

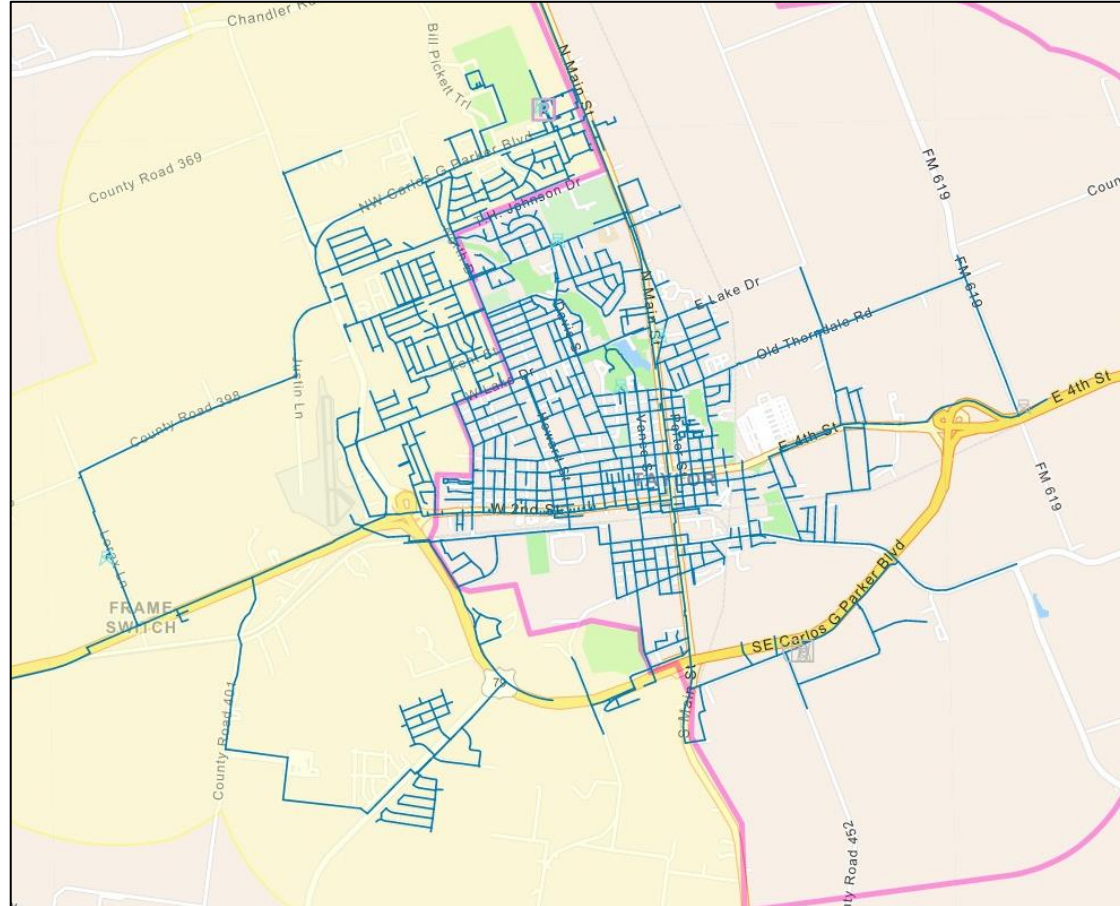
Matthew Schorsch, P.E

August 3, 2026



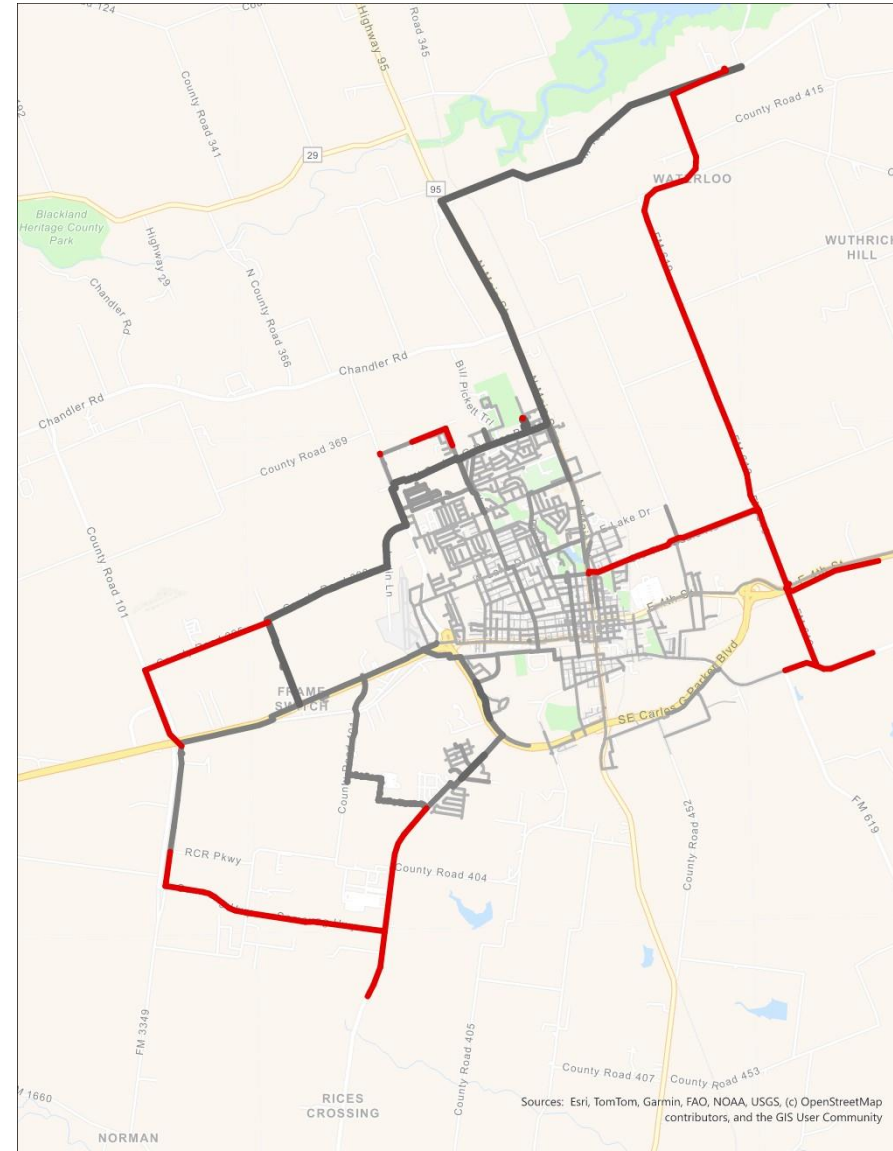
EXISTING WATER SYSTEM OVERVIEW

- ~140 miles of water mains (1"–27")
- Storage: **1.0 MG GST, 2.25 MG EST**
- Booster pumping: **9,200 gpm**
- Single 27-inch EWCRWP transmission line = **no redundancy**



WATER CIP OVERVIEW

- FM 619 24-inch transmission main and 1.0 MG EST
- Old Thorndale 18-inch transmission
- Improvements to waterlines north of HWY 79



WATER CIP OVERVIEW

No.	Description of Project	Project Type	Percent Utilization	Project Cost	Cost Allocation
			2026-2036		10-year (2026-2036)
PROPOSED PROJECTS					
1	North WL-1: North Drive Distribution	Water Transmission	56.0%	\$ 1,474,000	\$ 825,440
2	Northeast WL-1: FM 619 Transmission Main	Water Transmission	30.0%	\$ 15,000,000	\$ 4,500,000
3	Northeast WL-2: Old Thorndale Transmission	Water Transmission	56.0%	\$ 6,119,000	\$ 3,426,640
4	Hwy 79 WL-1: CR 395 Distribution	Water Transmission	32.0%	\$ 2,970,000	\$ 950,400
5	Hwy 79 WL-2: CR 101 Distribution Phase 1	Water Transmission	20.0%	\$ 2,535,000	\$ 507,000
6	East WL-1: HK Rail Supply Line	Water Transmission	59.0%	\$ 2,904,000	\$ 1,713,360
7	East WL-2: FM 619 to FM 112	Water Transmission	66.0%	\$ 3,327,000	\$ 2,195,820
8	East WL-3: Southeast Hwy 79 1.0 MGD	Elevated Storage	65.0%	\$ 12,320,000	\$ 8,008,000
Proposed Project Totals				\$ 46,649,000	\$ 22,126,660



WATER CIP OVERVIEW

City of Taylor Water System Master Plan

Capital Improvements Plan



Capital Improvements Plan Project ID: Northeast WL-1: FM 619 Transmission Main

CIP Year: 2030

Vicinity Map:



Project Description and Location:

Provide additional transmission from BRA into the lower pressure plane to support projected growth and approve available flow into the area. Project includes approximately 34,100 LF of 24-inch main.

- Adds water supply reliability through redundant transmission from wholesale water provider
- Improves pressure and available fire flow in southeast of Taylor
- Supports developments requesting utility service in the Hwy 79 - FM 619 area



WATER CIP OVERVIEW

City of Taylor Water System Master Plan

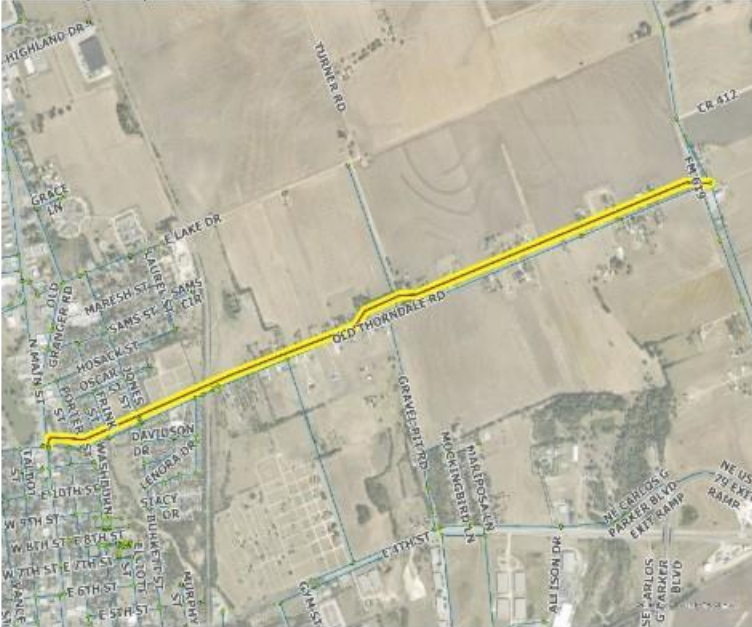
Capital Improvements Plan



Capital Improvements Plan Project ID: Northeast WL-2: Old Thorndale Transmission

CIP Year: 2030

Vicinity Map:



Project Description and Location:

24" transmission line to provide from from new FM 619 transmission to Low PZ. Project includes approximately 10,300 LF of 24" PVC

- Connects FM 619 transmission line to downtown area
- Improves water pressure and fire flow in older areas of town
- Adds reliability



WATER CIP OVERVIEW

City of Taylor Water System Master Plan

Capital Improvements Plan



Capital Improvements Plan Project ID: HWY 79 WL-1: CR 395 Distribution

CIP Year: 2030

Vicinity Map:



Project Description and Location:

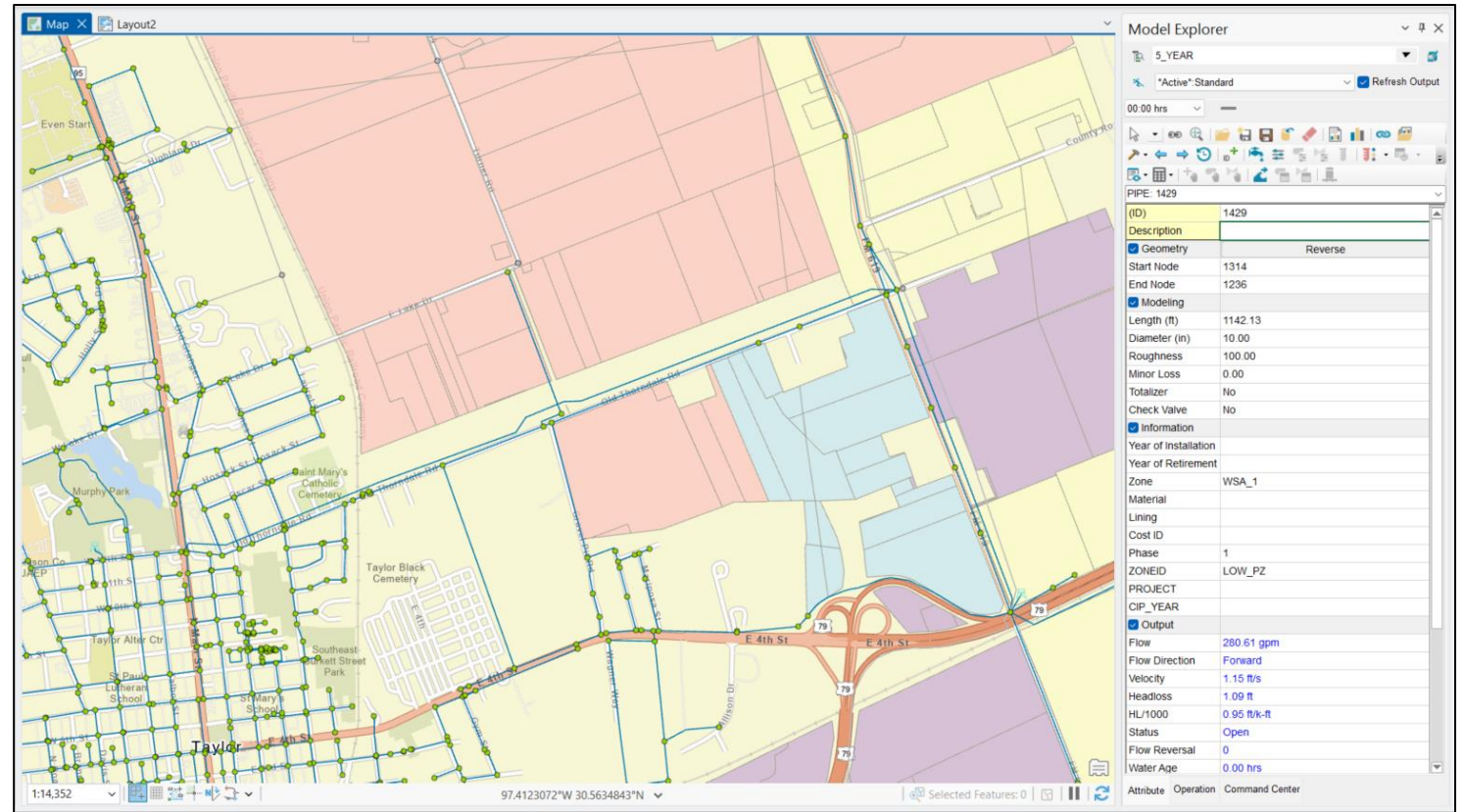
20" distribution line to support new growth in high pressure zone. Project includes approximately 4,500 LF of 20" PVC

- Extends water service to areas with active utility service requests
- First phase of additional water supply to the western Hwy 79 area



WATER CIP – PERCENT UTILIZATION

- Water pipes are designed to operate between 2-5 feet/sec velocity
 - Emergency (fire) demands allow for 10 feet/sec velocity
- Hydraulic modeling determines what pipe velocity is experienced for each planning horizon to determine utilization of capacity



- ~120 miles of wastewater lines (4"–42")
- Three lift stations; one WWTP (4.0 MGD permitted)
- Significant I&I in Bull Branch and Mustang Creek basins

- ~120 miles of wastewater lines (4"–42")
- Three lift stations; one WWTP (4.0 MGD permitted)
- Significant I&I in Bull Branch and Mustang Creek basins



- Bull Branch consolidation (WWL-2, WWL-3)
- Hwy 79 interceptors
- East WWLs for industrial customers
- WWTP expansion



WASTEWATER CIP OVERVIEW

No.	Description of Project	Project Type	Percent Utilization	Project Cost	Cost Allocation
			2026-2036		10-year (2026-2036)
PROPOSED PROJECTS					
1	Bull Branch WWL-2	Interceptors	75.0%	\$ 7,030,000	\$ 5,272,500
2	Bull Branch WWL-3	Interceptors	75.0%	\$ 5,329,000	\$ 3,996,750
3	Highway 79 WWL-1	Interceptors	40.0%	\$ 11,060,000	\$ 4,424,000
4	Highway 79 WWL-2	Interceptors	75.0%	\$ 7,514,000	\$ 5,635,500
5	Highway 79 WWL-3	Interceptors	50.0%	\$ 3,926,000	\$ 1,963,000
6	Highway 79 WWL-4	Interceptors	60.0%	\$ 4,497,000	\$ 2,698,200
7	Highway 79 WWL-5	Interceptors	75.0%	\$ 3,066,000	\$ 2,299,500
8	South Central WWL-1	Interceptors	85.0%	\$ 24,450,000	\$ 20,782,500
9	South Central WWL-2	Interceptors	75.0%	\$ 19,553,000	\$ 14,664,750
10	Proposed LMC WWL	Interceptors	100.0%	\$ 3,810,000	\$ 3,810,000
11	East WWL-1	Interceptors	75.0%	\$ 8,065,000	\$ 6,048,750
12	East WWL-2	Interceptors	75.0%	\$ 28,398,000	\$ 21,298,500
13	North WWL-5	Interceptors	75.0%	\$ 3,132,000	\$ 2,349,000
14	Mustang Creek WWTP Expansion	Wastewater Treatment	12.0%	\$ 120,000,000	\$ 14,400,000
Proposed Project Totals				\$ 249,830,000	\$ 109,642,950



WASTEWATER CIP OVERVIEW

City of Taylor Wastewater System Master Plan

Capital Improvements Plan



Capital Improvements Plan Project ID: Bull Branch-2

CIP Year: 2030

Vicinity Map:



Project Description and Location:

This project continues the Bull Branch Interceptor Improvement projects north from 7th St to 12th St along Bull Branch creek. The project consists of approximately 60 feet of 8-inch PVC, 70 feet of 12-inch PVC, 20 feet of 24-inch PVC, and 2,820 feet of 30-inch PVC mains.

- Increases capacity to accommodate development upstream
- Reduces inflow and infiltration (I&I) by replacing manholes susceptible to submergence
 - Reduces risk of SSOs
- Replaces old manholes and pipes that are costly to maintain



WASTEWATER CIP OVERVIEW

City of Taylor Wastewater System Master Plan

Capital Improvements Plan



Capital Improvements Plan Project ID: HWY 79 WWL-1

CIP Year: 2030

Vicinity Map:



Project Description and Location:

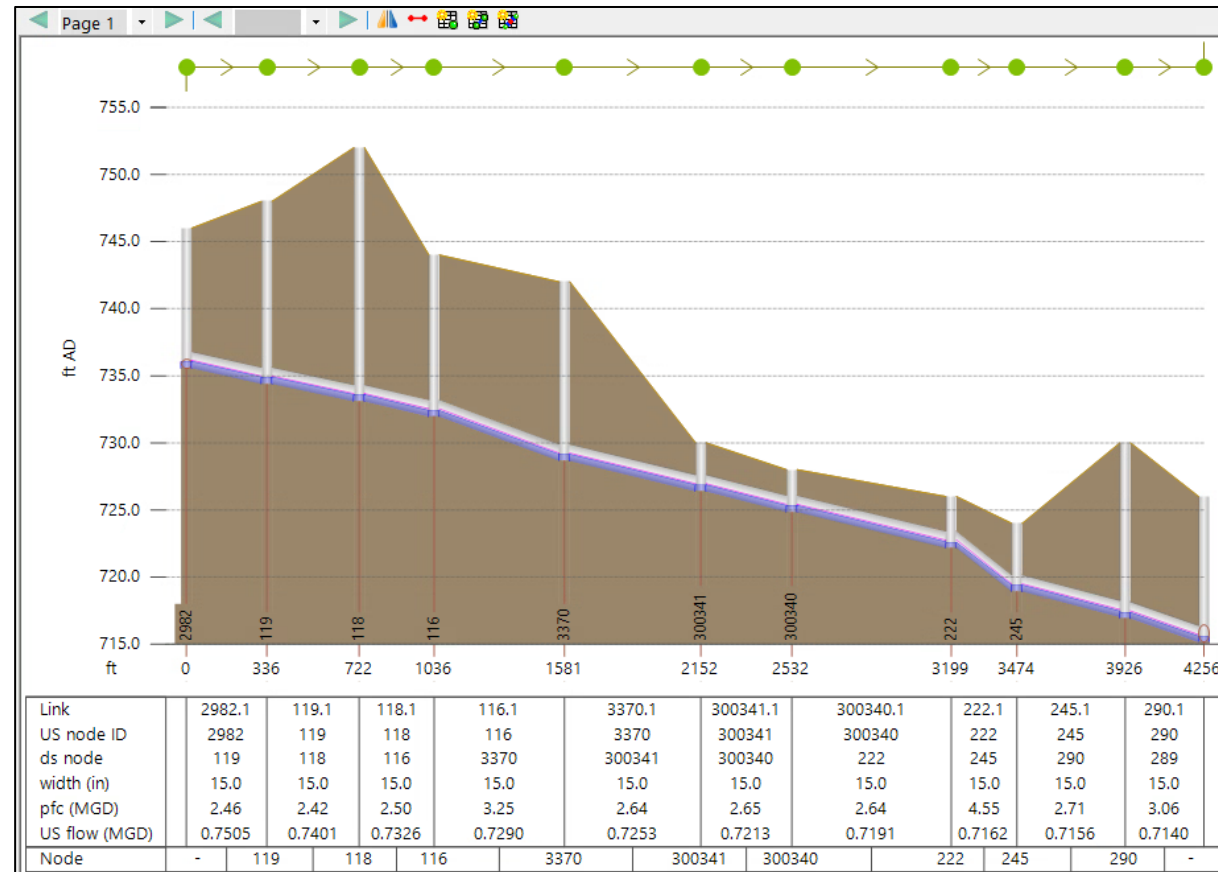
This project will extend the collection system northwest of the Taylor Municipal Airport to CR 398. The project consists of approximately 1,850 feet of 24-inch PVC and 3,035 feet of 30-inch PVC mains.

- Extends wastewater service west of the airport
- Accommodates utility service requests in northwest Taylor
- Extension of active Airport Sewer Main project, eliminating the Airport Lift Station



WASTEWATER CIP – PERCENT UTILIZATION

- Wastewater mains are limited to 85% of full pipe capacity
 - Capacity calculation must account for wet weather I&I and diurnal peaks
- Hydraulic modeling determines depth of flow and percent of maximum allowable flow rate to determine utilization of capacity



IMPACT FEE CALCULATION

- 10-year cost allocation divided by growth in LUEs minus a rate credit
 - 10-year cost of water projects = \$22,126,660
 - 10-year cost of wastewater projects = \$109,642,950
- Recently adopted City of Taylor Utility Master Plan considered annual growth rates of 4%, 6%, 8% and 10%. 2050 was selected as the buildout year which corresponds to an annual growth rate of just below 8%.
- The City's utility rate model is assuming a 5% annual growth rate.



IMPACT FEE CALCULATION

- Below are EXAMPLE calculations only to show the results of different growth rates on the impact fees. A draft impact fee has NOT been calculated.
 - 5% Annual Growth Rate – Water: \$3,200 – WW: \$16,500
 - 6% Annual Growth Rate – Water: \$2,200 – WW: \$11,000
 - 8% Annual Growth Rate – Water: \$1,200 – WW: \$5,900
 - 10% Annual Growth Rate – Water: \$1,000 – WW: \$4,300

NEXT STEPS

- Publish Land Use Plan and Capital Improvement Plan on City's website (Starts the 60-day clock for publishing the public notice)
- Develop draft impact fee report (to be reviewed at next meeting)
- Approve impact fee report
- Publish notice of public meeting
- Hold public meeting on update of impact fees
- Council action on updated impact fees



City Council Meeting August 3, 2026 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 3.

Agenda Title: Discussion of Future Agenda items and/or Information Requests.

Council Action to be Taken:

Department Submitted:

Staff Contact:

1. PURPOSE / DESCRIPTION

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

5. FUNDING SOURCE

6. TIMELINE

7. OTHER OPTIONS

8. ATTACHMENTS

None