



CITY OF MORGAN'S POINT RESORT

OFFICE OF THE CITY MANAGER

8 Morgan's Point Blvd | Morgan's Point Resort, TX 76513
citymanager@mprtx.us | (254) 742-3205

Subject: Wholesale Wastewater Service for MPR

Honorable Mayor and City Council:

At the beginning of 2023 two proposals were presented regarding potential wastewater options focusing on the commercial zoned areas in the city. City Council opted to begin negotiations with BVRT while the MPR EDC board chose to allocate \$15,000 towards the Temple study as an alternative plan.

After discussing with Temple, the vendors who were initially expected to contribute to the cost sharing are no longer part of the partnership. As a result, the City of Temple wishes to streamline the partnership between MPR and Temple. This would necessitate an additional \$12,688.23, bringing the total MPR appropriation to \$27,688.23.

The duration of the project would be approximately four (4) months once fully executed between all parties. Tentatively it will be on Temple's May 18th council meeting.

	Acres	Percentage	Cost Per Acre	Project Cost
MPR	86.2	0.26120975	\$321.21	\$27,688.23
Temple	245.5	0.73879025	\$318.99	\$78,311.77
Total	332.3		\$318.99	\$106,000.00

There are many pros and cons to this, and staff recommend moving forward with the \$12,688.23 allocation as an alternative and approve the city manager to enter an interlocal agreement (ILA) between Temple and MPR.

Attachments to this document include:

- Boundary Map
- Temple_MPR Map
- Pit – Four Corners Scope of Work



KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
Texas Firm F-510

Item g.

Temple
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Georgetown
1008 South Main Street
Georgetown, Texas 78626
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March 17, 2023

Mrs. Erin Smith, AICP
City of Temple
2 North Main Street
Temple, Texas 76501

Re: City of Temple
Morgan's Point Resort - "The Pit", "The Four Corners" and SH 317/FM 2483 Master Plan

Dear Mrs. Smith:

At the request of the City of Temple, we were directed to prepare a proposal for the above referenced project. The project will develop a Master Plan for a ~330-acre area generally along FM 2483 from Cedro Circle to Cheyenne Trail and Spur Drive to Cox Circle as well as as well as properties BellCAD #473614 (0.95 Acres) and BellCAD #471412 (3.54 Acres). Please see the attached exhibit for illustration. The extent of this project may be generally described as mixed-use amenities and features to coincide and provide a cohesive and synergetic plan with residential development. The Master Plan design will create a symbiotic transition with a homogenous connection. Development of the Master Plan will include input from the City of Temple as well as the developers. We will coordinate the efforts in establishing the direction for the site as well as site integration. In our opinion, the best avenue for the assembly of input, direction and collaboration would be with meetings with the City of Temple, developers and the Design Team.

This proposal addresses landscape architectural services, site planning, park elements, mixed use design, utilities, site drainage as well as access and egress to SH 317 and FM 2483.

AREA

The area is comprised of +/- 330 acres. The project limits is generally bounded on the north by Spur Drive and to the south by Cox Circle, Cheyenne Trail to the west and Cedro Circle to the east as well as the intersection of FM 2483 and SH 317. The bulk of the area is raw land with some areas of development.

The scope of services will generally include detailed master planning services for the following:

- A. Create overall vision and theme for the defined area in conjunction with City Staff and the developers. # 1, 2
- B. Guide the overall site plan development for the area. # 2
- C. Develop master planned vehicular access and egress from State Highway 317 and connectivity to FM 2483/Prairie View. Traffic relief options will be reviewed including dedicated turn lanes, deceleration lanes, etc. # 1, 2
- D. Perform a specific review of the Timberlake Properties (Bell County Property ID 75866 and 75865), the adjacent property (Bell County Property ID 127458) as well as the proposed mix use development at the intersection of SH 317 and FM 2483.
- E. Review the water and wastewater master plans in conjunction with the defined master plan area in relation to the proposed density and development type. # 1, 2
- F. Review site circulation for both vehicular and pedestrian traffic.
- G. Master plan spatial definition for the area.
- H. Develop site programming for the area.
- I. Develop concept and site relationships. # 2
- J. Compile information for site in terms of social, regulatory, environmental, and economic condition or performance factors. # 1, 2, 3
- K. Inventory of all site characteristics, opportunities, and constraints. # 1, 2
- L. Create Comprehensive Site Analysis of all existing site elements and factors.
- M. Create opportunities and constraints diagram based off inventory and analysis.
- N. Design material concepts and themes. # 2
- O. Master plan character defining features for the site.
- P. Design buffering concepts. # 2
- Q. Master plan program development. # 1, 2
- R. Master plan the site utilities
- S. Master plan the site drainage.
- T. Coordinate with City Staff and the Developers.
- U. Prepare Opinion of Probable costs for public infrastructure of the Master Plan including potential phasing.

The proposed timeline for completing the tasks as described above is one hundred twenty (120) days with a lump sum cost of \$147,600. KPA Engineers and Covey Landscape Architects are extremely eager to participate in this project in conjunction with the Temple City Council, City Staff, and the Developers. We very excited to see the impact this project will have for the City of Temple as well as the Central Texas Area.

Exhibit C outlines rates which would be used to charge for special or additional services authorized beyond the scope as described in this proposal.

Sincerely,



R. David Patrick, P.E., CFM

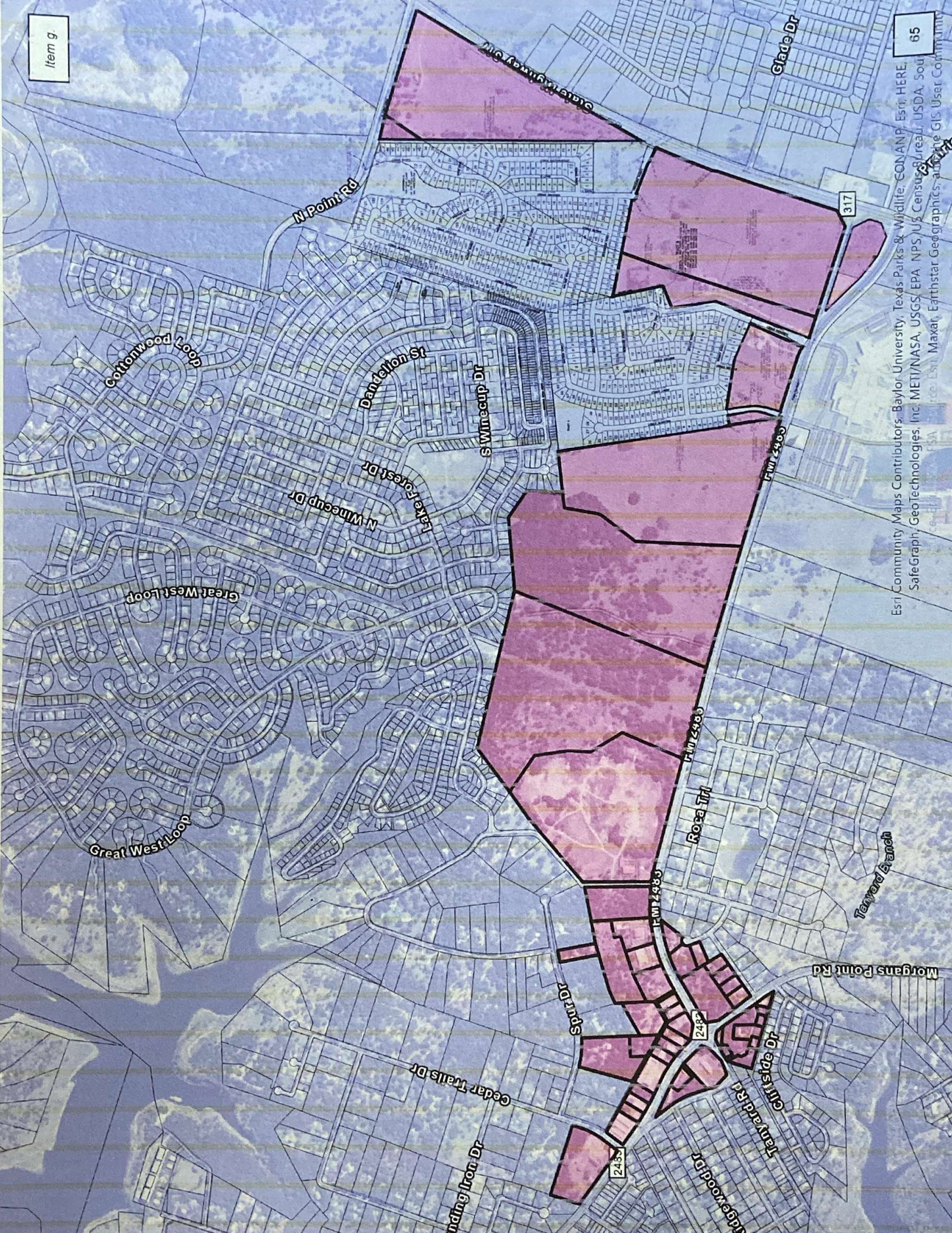
EXHIBIT C

Charges for Additional Services

City of Temple

Morgan's Point Resort - "The Pit", "The Four Corners" and SH 317/FM 2483 Master Plan

<u>POSITION</u>	<u>MULTIPLIER</u>	<u>SALARY COST/RATES</u>
Principal	2.4	\$ 80.00 – 100.00/hour
Project Manager	2.4	55.00 – 75.00/hour
Project Engineer / Landscape Architect	2.4	50.00 – 65.00/hour
Engineer / Landscape Architect	2.4	40.00 – 50.00/hour
Technician	2.4	30.00 – 60.00/hour
CAD Technician	2.4	25.00 – 50.00/hour
Clerical	2.4	20.00 – 35.00/hour
Expenses	1.1	actual cost
Computer	1.0	15.00/hour
Survey Crew	1.1	120.00 – 160.00/hour
Registered Public Surveyor	1.0	170.00/hour
On-Site Representative	2.1	40.00 – 55.00/hour



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Item g

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NORTHPOINT RD

POINTMORE DR

FRIZ CREEK

WOODBINE DR

BLACKHAWK DR

CLADE DR

HORSE CANYON

SASSAFRAS ST

BUTTERNUT

CHIMNEY

AMERICAN DR

MISTY PINE DR

NIGHTINGALE

STATE HIGHWAY 316

FRIZ

245.5 Acres

FM 2483

FM 2483

86.8 Acres

FM 2483

FM 2483

WILLOW DR
ARMADILLO DR
COTTONWOOD LOOP
BUTTERCUP LOOP

SHELBY DR
BUCKSWAIN LOOP
BLUE ROOM DR
PALMINO DR
DANIELSON ST
MUSTANG DR
SURRELLIN
CHESTNUT TRL
SUGAR FOOT DR
JESSAMINE DR
BRAMBLE BUSH DR

VERBENA ST
WINECUP DR
BLUEBONNET DR
WINECUP LOOP
BLUEBONNET LOOP
MARKET
LAKE FOREST DR
BUENA VISTA DR
EAST
GREAT WEST LOOP
ARTESIAN DR
LANTANA
REYNOLDS

LAKE VISTA DR
SILKUP DR
BRANDED IRON DR
GEAR TRAINS DR
HOLLY CV
FRANGLER DR

ROCKA TRL
GEOFFO CIR
BOSQUE LAGO DR
SANTA ANA
CLIFFSIDE CIR
CANYON CIR
MORRIS POINT RD
TEJAS LN
MIDEM
MACHETA LN
ROSEMWOOD DR
OAKMONT CIR
TAMAR DR
COUNTY RD