



FIBAR MULCH - \$



VITRITURF - \$\$



ARTIFICIAL TURF - \$\$\$



PARKING LOT



RESTROOM



BENCHES



**2019 Parks and Trails
Master Plan Top Priorities:**
Playground, Walk/Bike Trails,
Nature Area, Picnic Facilities,
Basketball Courts

**Cross Timbers Park
Playground and Trail:**
Overall Concept Plan - Phasing

**Playground and Park
Design:**
All ages, Inclusive, Durable Design,
Parking and Amenities

Playground Examples:
Toddler Park
Siena Park
Liberty Ridge Park

Cross Timbers Park:
Playground, Parking Lot (18
Spaces), Restroom, Shade
Structure, Lighting

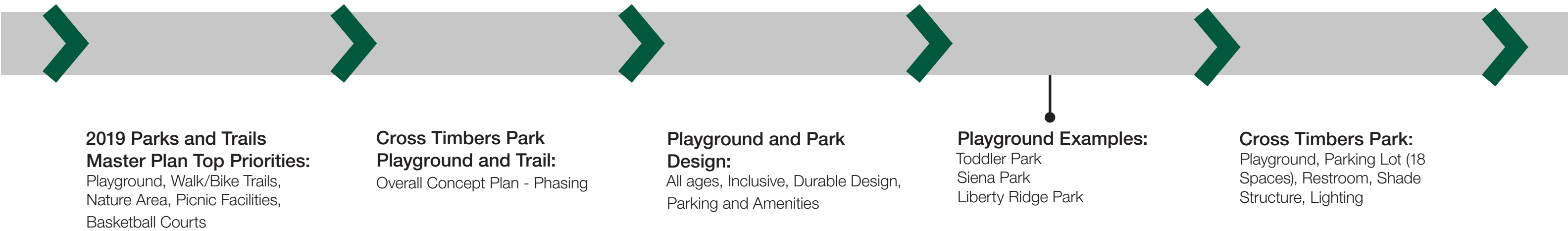


Cross Timbers Park: Playground + Trail
Willow Park, Texas
June, 2020



TODDLER PARK, SHENANDOAH, TX: CONSTRUCTION COST \$1,000,000.00

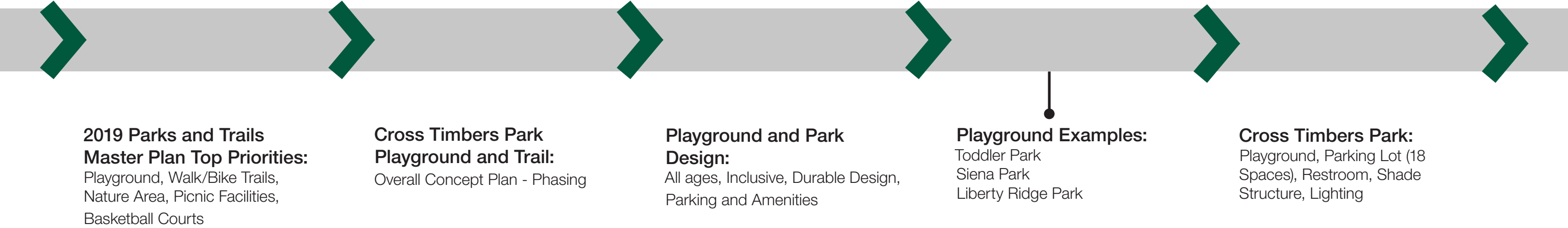
- Playground with shade
- Sidewalk
- Retaining walls
- Seating
- Picnic Tables





SIENA PARK, BRYAN, TX: CONSTRUCTION COST \$650,000.00

- Event Lawn
- Playground with Shade
- Half-court Basketball
- Open-air pavilion
- 8 Parking Spaces





LIBERTY RIDGE PARK, MURPHY, TX: CONSTRUCTION COST \$800,000.00

- Trail System
- Irrigation
- Monument & Way-finding
- Improve water quality
- Playground
- Pavilion



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Cross Timbers Park: Playground + Trail

Willow Park, Texas
June, 2020



CROSS TIMBERS PARK, WILLOW PARK, TX: CONSTRUCTION COST ESTIMATE \$1,100,000.00

- Trail Segments
- Playground
- Restroom
- Seating & Picnic Tables
- Shade Structure
- Lighting



LEGEND:

- A Paved Parking Lot: 18 Spaces
- B Playground: Age 2-5
- C Playground: Age 5-12
- D Enhanced Planting Area
- E Soft Surface Trail: 4'
- F Concrete Walking Trail: 8'
- G Gathering Lawn
- H Street Crossing
- I Public Restroom
- J Shade Structure
- K Enhance Entry Sign
- L Picnic Area
- M Rock Drainage Swale
- N Future Trail Connection
- O Existing Demonstration Gardens
- P Existing Bridge
- Q Existing Trail

2019 Parks and Trails Master Plan Top Priorities:

Playground, Walk/Bike Trails,
Nature Area, Picnic Facilities,
Basketball Courts

Cross Timbers Park Playground and Trail:

Overall Concept Plan - Phasing

Playground and Park Design:

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Cross Timbers Park: Playground + Trail
Willow Park, Texas
June, 2020

CITY OF WILLOW PARK

WASTEWATER OPTIONS

JACOB & MARTIN, LLC

DEREK TURNER, P.E.

Wastewater Disposal Options

- Construct a New Permanent Plant
- Construct a Package Plant
- Fort Worth Contract
- Weatherford Contract
- Aledo Contract

Contract Options

- Contract with Aledo for Treatment
 - Transmission Cost = \$7.5M
 - Buy-in Costs = \$10.0M (est. based on Aledo plan)
 - **Total Cost = \$17.5 M**
 - *Aledo is Not Offering a Contract*
- Contract with Weatherford for Treatment
 - Transmission Cost = \$6.5 M
 - Immediate Buy-in Costs = \$9.72M
 - 10-Year Buy-in Costs = \$9.25M
 - **Total Cost = \$25.47M**
- Contract with Fort Worth for Treatment
 - Transmission Cost = \$10.0M
 - Buy-in Costs = \$10.0M (est. based on FW discussions)
 - **Total Cost = \$20.0M**
 - *Fort Worth Is Not Offering a Contract*

New Plant Options

- New Permanent Plant
 - Transmission Cost = \$3.2 M
 - Treatment Cost = \$11.0 M
 - **Total Cost = \$14.2 M**
- New Package Plant
 - Transmission Cost = \$3.2 M
 - Treatment Cost = \$5.7 M
 - **Total Cost = \$8.9 M**

Proposed Option

- New Permanent Plant
 - Cost = \$17.0 M
 - Includes refinance of existing sewer note (\$2.9 M)
 - Site has not been established, but options are being evaluated
 - Discharge location will have to change
 - Permitting can start as soon as site is finalized

Anticipated Connections

- Current = 800
- Permitted LUE's = 638

Development	# of Service	Rooms/ Units	LUE's
Village at Willow Bend	58		58
Willow Bend Commercial	6		6
Spring Hills by Marriott	1	88	27
The Preserves (Independent Living)	1	152	92
Veranda Village Assisted Living	1	64	39
TRZ Wilks Development Single Family	91		91
TRZ Wilks Development Multi-Family	208		208
TRZ Wilks Development Townhomes	110		110
The Shops Commercial	5		5
Willow Park Baptist Church	1		1
Total	482		638

Projected Income

- Current Rates

Base Charge = \$20.00

Volumetric Charge = \$5.15 per 1,000 Gallons Water Used

- Average Daily Use = 7,660 Gallons per Person per Day

- 2019 Annual Direct Revenue = \$570,930

- Projected Additional Revenue = \$418,000*

*Assumes no rate increase and only currently permitted development.

Projected O&M

- 2019 O&M (est. minus depreciation) = \$425,000
- Projected Additional O&M = \$175,000

Schedule 1b - 6.4.2020

Willow Park, Texas**\$17,000,000 - CWSRF TWDB Loan and Refunding of Series 2017****Level Debt Service - 30 Year Repayment Schedule****Preliminary, Structure and Terms Subject to TWDB Approval**

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>	<u>K</u>	<u>L</u>	<u>M</u>	<u>N</u>	<u>O</u>	<u>P</u>
Projected Sewer Revenues Available for Debt Service						Sewer Existing Debt Service ⁽³⁾	Refund Series 2017 CWSRF, Series 2021A			\$14,130,000 CWSRF, Series 2021B			Aggregate Debt Service	Annual Coverage	FYE
FYE	Gross Revenues	⁽¹⁾ Growth	Operating Expenses	⁽²⁾ Growth	Net Available Revenues		2/1/2021 - Non-Equivalency 0.10% ⁽⁴⁾			2/1/2021 - Equivalency 0.20% ⁽⁴⁾					
							Principal	Interest	Debt Service	Principal	Interest	Debt Service			
2020	\$ 712,244		\$ 493,056	0.0%	\$ 219,188	\$ 74,665							\$ 74,665	2.94x	2020
2021	769,880	8.1%	493,056	0.0%	276,824		\$ 235,000	\$ 1,429	\$ 236,429	\$ -	\$ 15,229	\$ 15,229	251,658	1.10x	2021
2022	785,411	2.0%	493,056	0.0%	292,355		235,000	2,518	237,518	-	28,260	28,260	265,778	1.10x	2022
2023	1,290,650	64.3%	493,056	0.0%	797,594		240,000	2,280	242,280	455,000	27,805	482,805	725,085	1.10x	2023
2024	1,294,879	0.3%	493,056	0.0%	801,823		240,000	2,040	242,040	460,000	26,890	486,890	728,930	1.10x	2024
2025	1,294,879	0.0%	493,056	0.0%	801,823		240,000	1,800	241,800	460,000	25,970	485,970	727,770	1.10x	2025
2026	1,294,879	0.0%	493,056	0.0%	801,823		240,000	1,560	241,560	460,000	25,050	485,050	726,610	1.10x	2026
2027	1,294,879	0.0%	493,056	0.0%	801,823		240,000	1,320	241,320	460,000	24,130	484,130	725,450	1.11x	2027
2028	1,294,879	0.0%	493,056	0.0%	801,823		240,000	1,080	241,080	460,000	23,210	483,210	724,290	1.11x	2028
2029	1,294,879	0.0%	493,056	0.0%	801,823		240,000	840	240,840	465,000	22,285	487,285	728,125	1.10x	2029
2030	1,294,879	0.0%	493,056	0.0%	801,823		240,000	600	240,600	465,000	21,355	486,355	726,955	1.10x	2030
2031	1,294,879	0.0%	493,056	0.0%	801,823		240,000	360	240,360	465,000	20,425	485,425	725,785	1.10x	2031
2032	1,294,879	0.0%	493,056	0.0%	801,823		240,000	120	240,120	465,000	19,495	484,495	724,615	1.11x	2032
2033	1,294,879	0.0%	493,056	0.0%	801,823					465,000	18,565	483,565	483,565	1.66x	2033
2034	1,294,879	0.0%	493,056	0.0%	801,823					470,000	17,630	487,630	487,630	1.64x	2034
2035	1,294,879	0.0%	493,056	0.0%	801,823					470,000	16,690	486,690	486,690	1.65x	2035
2036	1,294,879	0.0%	493,056	0.0%	801,823					470,000	15,750	485,750	485,750	1.65x	2036
2037	1,294,879	0.0%	493,056	0.0%	801,823					470,000	14,810	484,810	484,810	1.65x	2037
2038	1,294,879	0.0%	493,056	0.0%	801,823					470,000	13,870	483,870	483,870	1.66x	2038
2039	1,294,879	0.0%	493,056	0.0%	801,823					470,000	12,930	482,930	482,930	1.66x	2039
2040	1,294,879	0.0%	493,056	0.0%	801,823					475,000	11,985	486,985	486,985	1.65x	2040
2041	1,294,879	0.0%	493,056	0.0%	801,823					475,000	11,035	486,035	486,035	1.65x	2041
2042	1,294,879	0.0%	493,056	0.0%	801,823					475,000	10,085	485,085	485,085	1.65x	2042
2043	1,294,879	0.0%	493,056	0.0%	801,823					475,000	9,135	484,135	484,135	1.66x	2043
2044	1,294,879	0.0%	493,056	0.0%	801,823					475,000	8,185	483,185	483,185	1.66x	2044
2045	1,294,879	0.0%	493,056	0.0%	801,823					480,000	7,230	487,230	487,230	1.65x	2045
2046	1,294,879	0.0%	493,056	0.0%	801,823					480,000	6,270	486,270	486,270	1.65x	2046
2047	1,294,879	0.0%	493,056	0.0%	801,823					480,000	5,310	485,310	485,310	1.65x	2047
2048	1,294,879	0.0%	493,056	0.0%	801,823					480,000	4,350	484,350	484,350	1.66x	2048
2049	1,294,879	0.0%	493,056	0.0%	801,823					480,000	3,390	483,390	483,390	1.66x	2049
2050	1,294,879	0.0%	493,056	0.0%	801,823					485,000	2,425	487,425	487,425	1.65x	2050
2051	1,294,879	0.0%	493,056	0.0%	801,823					485,000	1,455	486,455	486,455	1.65x	2051
2052	1,294,879	0.0%	493,056	0.0%	801,823					485,000	485	485,485	485,485	1.65x	2052
						<u>\$ 74,665</u>	<u>\$ 2,870,000</u>	<u>\$ 15,947</u>	<u>\$ 2,885,947</u>	<u>\$ 14,130,000</u>	<u>\$ 471,689</u>	<u>\$ 14,601,689</u>	<u>\$ 17,562,301</u>		

Notes:

(1) FYE 2020 based on audited FYE 2019 figures. Assumes revenue growth to meet 1.10x coverage.

(2) FYE 2020 based on audited FYE 2019 figures. Assumes no growth in expenses, excludes Depreciation Expense.

(3) Assumes the Series 2017 is refunded with TWDB funds. 2/15/2021 principal and interest payment included in the refunding for illustration.

(4) Interest rates based on TWDB indicative rates May 2020. For illustration only.