



TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT 17

3812 Eck Lane • Austin, Texas 78734
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Notice is hereby given pursuant to V.T.C.A., Government Code § 551, that the Board of Directors of Travis County Water Control and Improvement District No. 17 will hold a regular meeting, open to the public, on Thursday, October 20, 2011 at 6:00 p.m., at the Travis County Water Control and Improvement District offices, at 3812 Eck Lane.

The Consent Agenda allows the Board of Directors to approve all routine, non-controversial items with a single motion, without the need for discussion by the full Board. Any item may be removed from consent and considered individually upon request of a Board member or a member of the public attending the meeting. Any citizen having interest in these matters is invited to attend.

Items on the Agenda

I. CALL TO ORDER

II. ESTABLISH A QUORUM

III. MANAGER AND COMMITTEE REPORTS

Items in this section may or may not be addressed at each meeting

A. MANAGER'S REPORT - A STATUS REPORT REGARDING ONGOING DISTRICT PROJECTS AND INFORMATION

1. WATER AND WASTEWATER PLANT STATUS AND OPERATIONS

- a. Eck Lane Water Treatment Plant/Water Distribution System
- b. Steiner Wastewater Treatment Plant/System
- c. Flintrock Wastewater Treatment Plant/System
- d. Comanche Wastewater Treatment Plant/System
- e. Commander's Point Wastewater Plant/System

2. DISTRICT CONSTRUCTION PROJECTS

- a. Hudson Bend Water Tank
- b. City of Austin Water Interconnect
- c. Mountain View Water Tank
- d. Eck Lane Waterline Improvements
- e. McCormick Mountain Waterline Improvements
- f. Apache Shores Waterline Improvements
- g. River Ridge Waterline Improvements
- h. Cloudy Ridge Valve Upgrades
- i. Flintrock Trace / Cardinal Hills Improvements
- j. Ranch Road 620 Wastewater Bore at Steiner Ranch

3. DEVELOPER CONSTRUCTION PROJECTS

- a. Serene Hills Wastewater Service
- b. Improvements to Lohman's Lift Station
- c. Steiner Ranch Lift Station 3 Upgrades
- d. Lakeway Regional Medical Center

4. DISTRICT INITIATIVES

- a. Service to New Areas
- b. Trash and Recycling Collection
- c. Household Hazardous Waste Collection
- d. Water Conservation
- e. Property/Easement Acquisition
- f. Annexation of Properties

5. DISTRICT MANAGEMENT

- a. Personnel Issues
- b. District Activities
- c. Consultant Issues
- d. Finance Reports/Audit/Bonds
- e. Security
- f. Customer Communication/WEB/Newsletter/Events

6. **WATER QUALITY / PLANNING**
 - a. Texas Commission on Environmental Quality
 - b. Lower Colorado River Authority Water Supply

- B. **COMMITTEE REPORTS**
 1. PARKS AND CONSERVATION COMMITTEE REPORT
 2. COMMUNICATIONS COMMITTEE REPORT
 3. LEGAL COMMITTEE REPORT
 4. PLANNING COMMITTEE REPORT
 5. BUDGET AND FINANCE COMMITTEE REPORT
 6. POLICY COMMITTEE REPORT
 7. IMPACT FEE ADVISORY COMMITTEE

- IV. **CONSENT AGENDA**
 - A. **APPROVE PAY ESTIMATES/CHANGE ORDERS FOR VARIOUS CONSTRUCTION PROJECTS IN THE DISTRICT**
 1. Apache Shores Water Line Improvements -- 2010, Pay Estimate #3 and Change Order #1, Royal Vista, Inc.
 2. Steiner Belt Press Improvements, Pay Estimate #9-Final, Payton Construction, Inc.
 3. Round Mountain Pump Station Improvements-2010, Change Order #3, Excel Construction Services, LLC.
 4. Serene Hills HEB Wastewater Service Project, Pay Estimates # 1 & #2, Schroeder Construction.

 - B. **APPROVE PAY ESTIMATES/CHANGE ORDERS FOR VARIOUS CONSTRUCTION PROJECTS IN THE STEINER RANCH DEFINED AREA**
 1. Steiner Ranch, Phase One, Section 10D-1B Water, Wastewater and Drainage Improvements, Pay Request #1, Schroeder Construction Co., Ltd.
 2. Steiner Ranch, River Dance Phase 7A, Phase 2 Water, Wastewater and Drainage Improvements, Pay Request #8, Final Retainage, Ross Construction, Inc.
 3. Steiner Ranch, River Dance Phase 7A, Phase 3 Water, Wastewater and Drainage Improvements, Pay Request #9, Final Retainage, Ross Construction, Inc.
 4. Steiner Ranch, River Dance Phase 7A, Phase 4 Water, Wastewater and Drainage Improvements, Pay Request #9, Final Retainage, Ross Construction, Inc.
 5. Steiner Ranch River Dance Phase 7B, Phase 1 Water, Wastewater and Drainage Improvements, Pay Request #7, Schroeder Construction Co., Ltd.

 - C. **APPROVE PAYMENT OF CURRENT INVOICES**

 - D. **APPROVE MINUTES**

- V. **PUBLIC COMMENT, 6:30 P.M.**

- VI. **OLD BUSINESS**
 - A. **DISCUSS/CONSIDER/TAKE ACTION ON THE PROPOSED SALE OF WATER AND WASTEWATER SYSTEM(S) BY THE LOWER COLORADO RIVER AUTHORITY.**

 - B. **DISCUSS/CONSIDER/TAKE ACTION ON UTILITY DEVELOPMENT REIMBURSEMENT AGREEMENT BETWEEN TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 AND AQUALAND LAKEWAY MEDICAL DEVELOPMENT, LLC.**

- VII. **NEW BUSINESS**
 - A. **DISCUSS/CONSIDER/TAKE ACTION ON ITEMS RELATED TO THE STEINER RANCH DEFINED AREA BOND ISSUE NO. 16 IN AN AMOUNT NOT TO EXCEED \$2,350,000:**
 1. RECEIVE BIDS ON \$2,350,000 TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 STEINER RANCH DEFINED AREA UNLIMITED TAX BONDS, SERIES 2011;
 2. APPROVE ORDER AUTHORIZING THE ISSUANCE OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 STEINER RANCH DEFINED AREA UNLIMITED TAX BONDS; LEVYING AN AD VALOREM TAX IN SUPPORT OF THE BONDS; APPROVING AN OFFICIAL STATEMENT; AUTHORIZING EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT; AWARDED THE SALE OF THE BONDS; AND AUTHORIZING OTHER MATTERS RELATED TO THE ISSUANCE OF THE BONDS; AND
 3. POSSIBLE ACTION REGARDING CLOSING PROCEDURES FOR THE SERIES 2011 BONDS.

- B. DISCUSS/CONSIDER/TAKE ACTION ON CONTRACT AWARD TO ROSS CONSTRUCTION CO., INC. FOR THE STEINER RANCH RIVER DANCE PHASE 7B-2 WATER, WASTEWATER AND DRAINAGE IMPROVEMENTS.**
- C. DISCUSS/CONSIDER/TAKE ACTION ON DECLARING CERTAIN DISTRICT REAL PROPERTY AS SURPLUS PROPERTY:**
 - 1. LOT 58, UNIT 6, CARDINAL HILLS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 51 PAGE 94 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND**
 - 2. LOT 74, UNIT 6, CARDINAL HILLS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 51 PAGE 94 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS**
- D. DISCUSS/CONSIDER/TAKE ACTION ON THE SALE OF CERTAIN REAL PROPERTY WITHIN THE CARDINAL HILLS SUBDIVISION.**
- E. DISCUSS/CONSIDER/TAKE ACTION REGARDING THE PURCHASE AND SALE OF CERTAIN REAL PROPERTY TRACTS WITHIN THE DISTRICT:**
 - 1. OBTAINING AN EASEMENT FROM THE LOWER COLORADO RIVER AUTHORITY;**
 - 2. SALE OF REAL PROPERTY WITHIN THE SERENE HILLS DEFINED AREA; AND**
- F. DISCUSS/CONSIDER/TAKE ACTION ON AMENDMENTS TO THE DISTRICT'S PERSONNEL POLICY, INCLUDING:**
 - 1. MOVEMENT OF SECTION 1.2, POSITION DESCRIPTIONS, OF THE PERSONNEL POLICIES TO THE APPENDIX "A" SECTION OF SAME;**
 - 2. THE DISTRICT'S WEAPONS POLICY;**
 - 3. POLICY RELATED TO SOCIAL NETWORKING; AND**
 - 4. EDITS TO POLICY REGARDING UNPAID FAMILY/MEDICAL LEAVE.**
- G. DISCUSS/CONSIDER/TAKE ACTION ON ANNUAL REVIEW OF THE DISTRICT'S INVESTMENT POLICY.**
- H. DISCUSS/CONSIDER/TAKE ACTION ON WAIVING OF METER UPGRADE FEES FOR THE HOMES BEING RECONSTRUCTED IN STEINER RANCH THAT WERE DECLARED TO BE IN A NATURAL DISASTER AREA.**
- I. DISCUSS/CONSIDER/TAKE ACTION ON AMENDMENTS TO THE DISTRICT'S POLICY, INCLUDING:**
 - 1. QUARTERLY FINANCE COMMITTEE MEETINGS; AND**
 - 2. METER UPGRADES FOR RECONSTRUCTED HOMES.**
- J. DISCUSS/CONSIDER/TAKE ACTION ON 2010-2011 UPDATES TO THE DISTRICT'S RULES AND POLICIES.**
- K. DISCUSS/CONSIDER/TAKE ACTION ON ORDER APPROVING TAXATION OF GOODS-IN-TRANSIT OTHERWISE EXEMPTED FROM TAXATION UNDER TEXAS TAX CODE § 11.253.**
- L. DISCUSS/CONSIDER/TAKE ACTION TO AUTHORIZE THE TRAVIS CENTRAL APPRAISAL DISTRICT TO REAPPRAISE HOMES DECLARED BY THE TEXAS GOVERNOR TO BE IN A NATURAL DISASTER AREA, BASED PROPORTIONATELY ON ITS MARKET VALUE PRIOR TO AND IMMEDIATELY AFTER THE DISASTER.**
- M. DISCUSS/CONSIDER/TAKE ACTION ON INTERIM AGREEMENT TO TRANSPORT, TREAT, AND DISPOSE OF MUNICIPAL SLUDGE BETWEEN THE DISTRICT AND HURST CREEK MUD.**
- N. DISCUSS/CONSIDER/TAKE ACTION ON FIRST AMENDMENT TO STRUCTURE LEASE AGREEMENT BETWEEN THE DISTRICT AND AT&T.**
- O. DISCUSS/CONSIDER/TAKE ACTION REGARDING PROTEST TO THE PUBLIC UTILITY COMMISSION OF THE POTENTIAL ELECTRIC RATE INCREASES BY AUSTIN ENERGY.**
- P. DISCUSS/CONSIDER/TAKE ACTION ON DISTRICT REVENUE BOND CAPACITY AND PROJECT FINANCING RECOMMENDATION.**

- Q. DISCUSS/CONSIDER/TAKE ACTION TO AUTHORIZE DISTRICT ENGINEERS TO PROCEED WITH PREPARATION OF APPLICATION FOR PROJECT FINANCING TO TCEQ.
- R. DISCUSS/CONSIDER/TAKE ACTION TO AUTHORIZE THE GENERAL MANAGER TO HIRE A REAL ESTATE CONSULTANT.
- VIII. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEYS REGARDING PROPOSED SALE OF WATER AND WASTEWATER SYSTEM(S) BY THE LOWER COLORADO RIVER AUTHORITY, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071.
- IX. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEYS REGARDING THE UTILITY DEVELOPMENT REIMBURSEMENT AGREEMENT BETWEEN THE DISTRICT AND AQUALAND LAKEWAY MEDICAL DEVELOPMENT, LLC, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071, AND TO DELIBERATE THE CONVEYANCE OF REAL PROPERTY ASSOCIATED WITH SUCH AGREEMENT, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.072.
- X. THE BOARD WILL MEET IN EXECUTIVE SESSION TO DELIBERATE THE ACQUISITION OF CERTAIN REAL PROPERTY FROM THE LOWER COLORADO RIVER AUTHORITY, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.072, AND TO RECEIVE ADVICE FROM ITS ATTORNEYS REGARDING SUCH ACQUISITION, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071.
- XI. THE BOARD WILL MEET IN EXECUTIVE SESSION TO DELIBERATE THE SALE OF CERTAIN REAL PROPERTY WITHIN THE SERENE HILLS DEFINED AREA IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.072, AND TO RECEIVE ADVICE FROM ITS ATTORNEYS REGARDING SUCH ACQUISITION, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071.
- XII. ADJOURNMENT.



Leslie Terrell
Office Manager

