



## TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT 17

3812 Eck Lane • Austin, Texas 78734  
• Phone (512) 266-1111 • Fax (512) 266-2790

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, December 18, 2008, 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 - Revised

- 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 TO THE BOARD INCLUDING:
    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
    2. District Construction Projects
    3. Developer Construction Projects
    4. District Initiatives:
      - a. Service to New Areas
      - b. Trash and Recycling Collection
      - c. Recycling Center Establishment
      - d. Household Hazardous Waste Collection
      - e. Composting Center
      - f. Deep Well Injection of Effluent
      - g. Water Conservation
      - h. Property/Easement Acquisition
      - i. 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
  - 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. 2004 WTP Improvements, Phase Two, Clearwell and High Service Pump Station, Pay Estimate #18 – Final, Payton Construction, Inc.
  2. Hudson Bend Area Water Line Improvements, Pay Estimate #4 and Change Order #1, M.B. Bender Co., Inc.
  3. Murfin Road Waterline, Pay Estimate #1, J.C. Evans Construction Co, LP.
- B. APPROVE PAY ESTIMATES/CHANGE ORDERS FOR VARIOUS CONSTRUCTION PROJECTS IN THE STEINER RANCH DEFINED AREA:**
1. Steiner Ranch Phase 1, Section 10D-1A, Water, Wastewater and Drainage Improvements, Pay Estimate # 2, Ross Construction, Inc.,
  2. Steiner Ranch River Dance Phase 7A-1, Water, Wastewater and Drainage Improvements, Pay Estimate #3, Schroeder Construction Co., Ltd.
- C. APPROVE PAY ESTIMATES/CHANGE ORDERS FOR VARIOUS CONSTRUCTION PROJECTS IN THE SERENE HILLS DEFINED AREA:**
1. Serene Hills, Phase 1A & 1B, Pay Estimate #3 and Change Order #1, J.C. Evans Construction Co, LP.
- D. APPROVE PAYMENT OF CURRENT INVOICES.**
- E. APPROVE MINUTES.**
- V. PUBLIC COMMENT, 6:30 P.M.**
- VI. PUBLIC HEARING, 6:45 P.M. REGARDING THE PROPOSED UPDATES TO THE DISTRICT'S CAPITAL IMPROVEMENTS PLAN, LAND USE ASSUMPTIONS, AND IMPACT FEES FOR SOUTH DISTRICT WASTEWATER SYSTEM AND DISTRICT-WIDE WATER SERVICE.**
- VII. PUBLIC HEARING, 7:15 P.M., REGARDING THE PROPOSED SUBSEQUENT USER FEE FOR THE COMANCHE CANYON RANCH WASTEWATER SYSTEM.**
- VIII. OLD BUSINESS:**
- A. DISCUSS/CONSIDER/TAKE ACTION REGARDING REQUEST BY HPK VENTURES, LTD. FOR WAIVER OF 30% DEVELOPER'S CONTRIBUTION REQUIREMENT FOR BOND ISSUE NO. 4.**
- B. DISCUSS/CONSIDER/TAKE ACTION ON ACQUISITION OF REAL PROPERTY PARCELS LOCATED WITHIN THE DISTRICT'S BOUNDARIES:**
1. A 12.08 ACRE TRACT LOCATED AT LOTS 32, 35, AND 36 OF LA HACIENDA ESTATES;
  2. AN APPROXIMATELY 0.73 ACRE PORTION OF THE 11.3053 ACRE LOHMAN'S CROSSING SHOPPING CENTER SUBDIVISION, LOT 1;
  3. A 16.52 ACRE TRACT LOCATED AT LOT 1, BLOCK A, CREEKSIDE AT LAKEWAY; AND
  4. REAL PROPERTY FROM LCRA LOCATED WITHIN THE DISTRICT'S BOUNDARIES NEARBY MANSFIELD DAM FOR THE NORTH SHORE TREATMENT PLANT PROJECT.
- C. DISCUSS/CONSIDER/TAKE ACTION ON ISSUANCE OF BOND ANTICIPATION NOTE FOR STEINER RANCH DEFINED AREA BOND ISSUE NO. 13.**
1. Approve the Resolution Authorizing the Issuance, Execution, and Sale of Bond Anticipation Note, Series 2008 Prescribing the Terms and Conditions Thereof; Pledging the Proceeds from a Forthcoming Bond Issue for the Payment of the Principal and Interest Thereon; and Containing Other Provisions Relating to the Subject.
  2. Approve the Reimbursement Audit for the Bond Anticipation Note.
  3. Approve Utility Conveyance Agreements Associated with Projects Included.
  4. Authorize Disbursements to the Developer from Bond Anticipation Note Proceeds.
  5. Authorize Disbursement of Surplus Funds from Steiner Ranch Defined Area Bond #12 to the Developer in Accordance with the Reimbursement Audit.

- IX. NEW BUSINESS:**
- A. SUBSEQUENT USER FEE FOR COMANCHE CANYON RANCH PLANNED UNIT DEVELOPMENT:**
    - 1. DISCUSS/CONSIDER/TAKE ACTION REGARDING THE SUBSEQUENT USER FEE AGREEMENT WITH ROBERT H. THERIOT.**
    - 2. DISCUSS/CONSIDER/TAKE ACTION ON AN ORDER SETTING THE SUBSEQUENT USER FEE FOR THE COMANCHE CANYON RANCH WASTEWATER SYSTEM .**
  - B. ADOPT AN ORDER AMENDING THE DISTRICT'S CAPITAL IMPROVEMENTS PLAN, LAND USE ASSUMPTIONS, AND IMPACT FEES FOR THE SOUTH DISTRICT WASTEWATER SYSTEM.**
  - C. ADOPT AN ORDER AMENDING THE DISTRICT'S CAPITAL IMPROVEMENTS PLAN, LAND USE ASSUMPTIONS, AND IMPACT FEES FOR DISTRICT-WIDE WATER SERVICE.**
  - D. DISCUSS/CONSIDER/TAKE ACTION ON ACQUISITION OF DRAINAGE EASEMENT ON LEHMAN PROPERTY, ADJACENT TO THE DISTRICT'S WATER TREATMENT PLANT.**
  - E. DISCUSS/CONSIDER/TAKE ACTION ON ADOPTION OF DISTRICT'S BOND ANTICIPATION NOTE POLICY.**
  - F. DISCUSS/CONSIDER/TAKE ACTION ON STRUCTURE LEASE AGREEMENT WITH AT&T MOBILITY TEXAS, LLC.**
- X. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEY REGARDING REQUEST BY HPK VENTURES, LTD. FOR WAIVER OF 30% DEVELOPER'S CONTRIBUTION REQUIREMENT FOR BOND ISSUE NO. 4 IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071.**
- XI. THE BOARD WILL MEET IN EXECUTIVE SESSION TO DELIBERATE THE ACQUISITION OF THE FOLLOWING REAL PROPERTY LOCATED WITHIN THE DISTRICT'S BOUNDARIES AND TO RECEIVE ADVICE FROM ITS ATTORNEY REGARDING SUCH PURCHASE, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTIONS 551.071 AND 551.072:**
- 1. A 12.08 ACRE TRACT LOCATED AT LOTS 32, 35, AND 36 OF LA HACIENDA ESTATES;**
  - 2. AN APPROXIMATELY 0.73 ACRE PORTION OF THE 11.3053 ACRE LOHMAN'S CROSSING SHOPPING CENTER SUBDIVISION, LOT 1;**
  - 3. A 16.52 ACRE TRACT LOCATED AT LOT 1, BLOCK A, CREEKSIDE AT LAKEWAY; AND**
  - 4. REAL PROPERTY FROM LCRA LOCATED WITHIN THE DISTRICT'S BOUNDARIES, NEARBY MANSFIELD DAM FOR THE NORTH SHORE TREATMENT PLANT PROJECT.**
- XII. THE BOARD WILL MEET IN EXECUTIVE SESSION TO DELIBERATE THE ACQUISITION OF A DRAINAGE EASEMENT ON LEHMAN PROPERTY, ADJACENT TO THE DISTRICT'S WATER TREATMENT PLANT, AND TO RECEIVE ADVICE FROM ITS ATTORNEY REGARDING SUCH PURCHASE, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTIONS 551.071 AND 551.072.**
- XIII. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEY REGARDING THE ADOPTION OF THE DISTRICT'S BOND ANTICIPATION NOTE POLICY IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071.**
- XIV. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEY REGARDING THE ISSUANCE OF BOND ANTICIPATION NOTES FOR STEINER RANCH DEFINED AREA BOND ISSUE NO. 13 IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071.**
- XV. ADJOURNMENT.**

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**Leslie Terrell**  
**Office Manager**