



## TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT 17

3812 Eck Lane • Austin, Texas 78734  
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*A Special Meeting of the Board of Directors of Travis County Water Control and Improvement District No. 17 was held at the District office located at 3812 Eck Lane on Thursday, September 3, 2009, at 6:00 p.m. This meeting was scheduled and conducted in compliance with the Texas Open Meetings Act.*

### I. CALL TO ORDER.

President Steed called the meeting to order at 6:07 p.m.

### II. ESTABLISH A QUORUM.

Directors Steed, Roberts, Moran, Ward and Tuerff were present. General Manager Deborah Gernes, General Counsel Lauren Kalisek, District Financial Advisor Garry Kimball and District Bond Counsel Jana Hansen were also present.

### 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
- e. Serene Hills Wastewater Treatment Plant/System
- f. Commander's Point Wastewater Plant/System

##### 2. DISTRICT CONSTRUCTION PROJECTS.

- a. Murfin Road Waterline Project.
- b. Hudson Bend Road Waterline Project.

Ms. Gernes reported the Hudson Bend Road pavement will be repaired before the end of this year. Travis County has requested that the District wait awhile to see if any more settlement is going to occur before making the necessary repairs.

##### 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. Water Conservation

Ms. Gernes reported that she felt the District's water conservation measures are working because August 2009 water consumption was down from August 2008 and the area has had higher temperatures this year and less rain. Director Tuerff commended the District customers for their good job of helping conserve water.

##### g. Property/Easement Acquisition

##### h. Annexation of Properties

##### i. Status Update Regarding Travis Vista Subdivision Water & Wastewater Upgrades

##### j. Status Update Regarding Comanche Trail Area Water & Wastewater Upgrades

##### 5. DISTRICT MANAGEMENT:

- a. Personnel Issues
- b. District Activities

Ms. Gernes reported that the waterline interconnect project with Lakeway Municipal Utility District was 90% ready to go. She also reported that a meeting with Travis County is scheduled for next week to discuss fairness of road repair work to be done when the District installs line improvements.

Director Tuerff announced that the City of Austin and Save Our Springs would be holding a debate in regards to the size of the City's Water Treatment Plant No. 4 (300MGPD) on September 17, 2009 at St. Edwards University.

**c. Consultant Issues**

Ms. Gernes reported that the irrigation policy is being implemented and it has come to the District's attention that many of the irrigators did not know how to calculate a water budget or do proper designs for irrigation systems being installed. She believes that this policy will go a long way in making improvements toward water conservation.

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

President Steed opened Public Comment at 6:55 p.m. President Steed left the Public Comment open to allow for anyone that arrived late the opportunity to address the Board.

**Motion:** Director Tuerff to close Public Comment.

**Second:** Director Moran.

Ayes: 5

Noes: 0

Unanimous.

President Steed closed Public Comment at 7:52 p.m.

**V. DISCUSS/CONSIDER/TAKE ACTION ON ITEMS RELATED TO THE STEINER RANCH DEFINED AREA BOND ISSUE NO. 14 TO INCLUDE:**

**A. RESOLUTION APPROVING PRELIMINARY OFFICIAL STATEMENT, AUTHORIZING DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING PUBLICATION OF A NOTICE OF SALE FOR TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 STEINER RANCH DEFINED AREA UNLIMITED TAX BONDS, SERIES 2009A;**

**B. AUTHORIZING PAYMENT OF ATTORNEY GENERAL BOND REVIEW FEE; AND**

**C. AUTHORIZING REIMBURSEMENT AUDIT FOR THE SERIES 2009A BONDS.**

Mr. Kimball reported that approval for the Bond Series 2009A had been received from the Texas Commission on Environmental Quality. He further explained the next steps of approving the Preliminary Official Statement and publishing a Notice of Sale for the improvements; authorizing payment of the Attorney General fees; and authorizing the reimbursement audit.

**Motion:** Director Moran to approve the Resolution Approving Preliminary Official Statement, Authorizing Distribution of Preliminary Official Statement and Authorizing Publication of a Notice of Sale for Travis County Water Control and Improvement District No. 17 Steiner Ranch Defined Area Unlimited Tax Bonds, Series 2009A; to authorize payment of Attorney General bond review fee; and to authorize Reimbursement Audit for the Series 2009A Bonds.

**Second:** Director Roberts

Ayes: 5

Noes: 0

Unanimous.

**VI. DISCUSS/CONSIDER/TAKE ACTION ON THE PROPOSED 2009 TAX RATES FOR THE DISTRICT-WIDE TAX, THE STEINER RANCH DEFINED AREA TAX, THE FLINTROCK RANCH ESTATES DEFINED AREA TAX; AND SETTING PUBLIC HEARING FOR SAME.**

District Accountant, Ms. Leslie Terrell, reported that the proposed tax rates remained the same as presented at the August 20<sup>th</sup> Board meeting. Proposed Notices of Public Hearing on Tax Rates were presented and reviewed by the Board. Ms. Gernes stated that the Board's vote on proposed rates was needed in order to publish the rates in a local newspaper before the next Board meeting

and that a Public Hearing would be held at the September Regular Board meeting on the tax rates before the Board adopts the final tax rates.

Ms. Terrell recommended that the District-wide tax rate remain the same at \$0.0575 per each \$100 of assessed valuation for operation and maintenance. Director Tuerff requested clarification that the District would be able to maintain its budget without raising the tax and Ms. Gernes said it would be able to because of the appraised values. She recommended leaving the District-wide tax at \$0.0575 per each \$100 of assessed valuation.

**Motion:** Director Tuerff to hold a public hearing and have the proposed District-wide tax rate remain at \$0.0575 per \$100 of the assessed valuation of real property for operation and maintenance.

**Second:** Director Moran.

Ayes: 5

Noes: 0

Unanimous.

Ms. Terrell explained that for the Steiner Ranch Defined Area, she would apply some of the bond fund balance already collected to the debt service in order to decrease the tax rate from \$0.5494 to a recommended \$0.5249. The decrease in the tax rate is also a result of an increase in the appraised property value for the defined area.

**Motion:** Director Roberts to hold a public hearing and approve a proposed tax rate of \$0.5249 for the Steiner Ranch Defined Area.

**Second:** Director Moran.

Ayes: 5

Noes: 0

Unanimous.

Ms. Terrell recommended that the proposed tax rate for the Flintrock Ranch Estates Defined Area be set at \$0.4000 to reflect Bond No. 4, which is about to be sold, and meet the bond indebtedness for infrastructure. Mr. Kimball reported that Bond No. 4 is the last Developer reimbursement bond for this area, but the tax rate could continue to increase over the next couple of years due to stabilization of improvements, appraised values for property and the rate of build-out of the community.

**Motion:** Director Moran to hold a public hearing and to approve a proposed tax of \$0.4000 for the Flintrock Ranch Estates Defined Area.

**Second:** Director Tuerff.

Ayes: 5

Noes: 0

Unanimous.

**VII. DISCUSS/CONSIDER/TAKE ACTION ON OUT OF DISTRICT FEE FOR APACHE SHORES AND RIVER RIDGE.**

President Steed opened discussion by explaining that these two out of district areas receive improvements to their water systems through the out of district fees that residents pay and that due to development in the areas, there has been a rise in the appraised values. Apache Shores and River Ridge are the two areas where water line quality is extremely poor and more in need of repair than most other District areas. Although some improvements have been made, both areas will require significant upgrades to bring the systems up to standards. Ms. Gernes said these two areas have always been charged \$6.00 per month on their water bill (Apache Shores since 1997 and River Ridge since 2004) to contribute toward improvements of their areas and to pay for additional costs required to serve these out of district areas. She recommended raising the out of district fee to achieve better parity with District customers who are paying taxes, and said linking the fee to taxes is simple and easy to understand. Mr. Klein stated the fee should be calculated based on specific cost of service for work to be done in the out of district areas.

**Motion:** Director Ward to make a recommendation to hold a public hearing and increase the out of district fees to Apache Shores and River Ridge using the \$0.0575 District-wide tax and 2009 appraised value of the Apache Shores and River Ridge areas to calculate the fee.

**Second:** Director Tuerff.

Ayes: 5

Noes: 0

Unanimous.

VIII. ADJOURNMENT.

**Motion:** Director Ward to adjourn the meeting.

**Second:** Director Roberts.

Ayes: 5

Noes: 0


Unanimous.


Director Steed adjourned the meeting at 7:55 p.m.

Approved this 17th day of September 2009, with a motion

by Director Moran and a Second by Director Ward.

Ayes 4 Noes 0 Abstained 0

  
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Presiding Officer

  
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Secretary