



# 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, June 16, 2016, 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

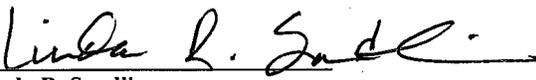
- I. CALL TO ORDER
- II. ESTABLISH A QUORUM
- III. DISCUSS/CONSIDER/TAKE ACTION ON APPOINTMENT OF BOARD OFFICERS AND BOARD COMMITTEES
- IV. MANAGER AND COMMITTEE REPORTS
  - A. MANAGER'S REPORT: STATUS OF DISTRICT OPERATIONS, FINANCES, DISTRICT CONSTRUCTION PROJECTS, DEVELOPER CONSTRUCTION PROJECTS, DISTRICT ADMINISTRATION AND MANAGEMENT, DISTRICT PLANNING
  - B. COMMITTEE REPORTS
    1. COMMUNICATIONS / PARKS AND CONSERVATION COMMITTEE REPORT
    2. LEGAL COMMITTEE REPORT
    3. PLANNING COMMITTEE REPORT – MET JUNE 6, 2016
    4. BUDGET AND FINANCE COMMITTEE REPORT
    5. POLICY COMMITTEE REPORT – MET JUNE 8, 2016
    6. IMPACT FEE ADVISORY COMMITTEE
    7. STORMWATER COMMITTEE – AGENDA ITEM
- V. CONSENT AGENDA
  - A. APPROVE PAY ESTIMATES/CHANGE ORDERS FOR VARIOUS CONSTRUCTION PROJECTS IN THE DISTRICT
    1. Mansfield Water Treatment Plant – Membrane Equipment Purchase, Pay Estimate #7-Final, PALL Corporation.
    2. Eck Lane WTP Backwash Improvements, Pay Estimate #4, Prota Construction Inc. and Prota Inc, JV
    3. Flintrock Wastewater Treatment Plant Expansion, Pay Estimate #2, PLW Central Texas
  - B. APPROVE PAYMENT OF CURRENT INVOICES
  - C. APPROVE MINUTES – May 19, 2016 Meeting
- VI. PUBLIC COMMENT, 6:30 P.M.
- VII. OLD BUSINESS
  - A. DISCUSS/CONSIDER/TAKE ACTION REGARDING SERENE HILLS DEFINED AREA UNLIMITED TAX BONDS, SERIES 2016:
    1. REQUEST BY DEVELOPER TO WAIVE LIMITATION ON TWO-YEAR DEVELOPER INTEREST ON LAND COSTS; AND
    2. AUTHORIZING OTHER MATTERS RELATED TO THE ISSUANCE OF THE BOND

VIII. NEW BUSINESS

- A. DISCUSS/CONSIDER/TAKE ACTION REGARDING CONTRACT AWARD FOR TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 STEINER RANCH LIFT STATION NO. 6 IMPROVEMENTS
- B. DISCUSS/CONSIDER/TAKE ACTION REGARDING AMENDED INFORMATION FORM FILED PURSUANT TO SECTION 49.455 OF THE TEXAS WATER CODE FOR TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17
- C. DISCUSS/CONSIDER/TAKE ACTION REGARDING DISTRICT STORMWATER MANAGEMENT PROGRAM

IX. THE BOARD WILL MEET IN EXECUTIVE SESSION TO CONSIDER THE REQUEST BY THE DEVELOPER TO WAIVE THE LIMITATION ON TWO-YEAR DEVELOPER INTEREST ON LAND COSTS FOR THE SERENE HILLS DEFINED AREA UNLIMITED TAX BONDS, SERIES 2016 AND TO RECEIVE ADVICE FROM ITS ATTORNEY, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTIONS 551.071 AND 551.072

X. ADJOURNMENT

  
Linda R. Sandlin  
Administrative Assistant



**CURRENT**  
**Travis County WCID 17 Board of Directors**

**Officers**

President	Jeff Roberts
Vice President	Mickey Decker
Secretary	Jerri Ward
Alternate Secretary	Rob Carruthers
Director	David Lewis Steed

**Committees**

Budget/Finance:	David Steed	Rob Carruthers
Communication/ Conservation/Parks:	Mickey Decker	Rob Carruthers
Legal:	David Steed	Jerri Ward
Planning:	David Steed	Jeff Roberts
Policy:	Jerri Ward	Mickey Decker

## WCID 17 PLANNING COMMITTEE MEETING

DATE: June 6, 2016

TIME: 12:00 Noon

ATTENDEES: Jeff Roberts, David Steed, Debbie Gernes, Leslie Terrell, Pat Lackey, Will Pena

NOTES BY: Debbie Gernes

The following items were discussed:

1. **Water and Wastewater- Usage and population trends; Projections**  
Trend charts and tables were passed out and reviewed. Showing continuing upward trends in population and water use of 2% the last two years and average over the last five years of 3.5%. Projections by both the General Manager (GM) and engineer show adequate water supply within the 8,800 acre foot LCRA contract for the next several years.
2. **Waterline Replacement – Scheduling / Funding**  
Waterline replacement projects lists were handed out. The three top projects include Pheasant / Sunbird in Cardinal Hills area, McCormick Mountain Drive, and Cedar Street / Lyndon Street area. Two of these projects will be funded by surplus water bond funds and the final project will be funded by General Fund surplus.
3. **Water Capital Projects – Scheduling / Funding**  
Water capital projects list were handed out along with funding plans. Discussion was held regarding which projects would be required in follow on years.
4. **Wastewater Capital Projects – Scheduling / Funding**  
Wastewater capital projects list were handed out along with funding plans. Discussion was held regarding which projects would be required in follow on years.
5. **Planning for TX DOT - FM260 Improvement Projects**  
A discussion was held concerning the proposed TX DOT improvements to FM620 which will be done in phases probably over the next 5-8 years. Although the scope of the project is not known at this time it will likely cost the District millions of dollars for water and wastewater line relocation. The 620 study should be completed by fall of 2016. Funding for these relocations will require some type of bond issue or tax increase. Four options provided by the financial advisor were discussed along with pros and cons of each. The options need to be considered by the entire board.



## TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT 17

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

*Regular 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, May 19, 2016 at 6:00 p.m. This meeting was scheduled and conducted in compliance with the Texas Open Meetings Act.*

### DRAFT

#### I. CALL TO ORDER

President Roberts called the meeting to order at 6:04 p.m.

#### II. ESTABLISH A QUORUM

A quorum was established with Directors Carruthers, Roberts, Steed and Ward present. Director Decker was absent. General Manager Deborah Gernes, General Counsels Lauren Kalisek and Ashleigh Acevedo, District Engineers Pat Lackey and Will Pena, Bond Counsel Hasan Mack and District Financial Advisor Garry Kimball were also present.

#### III. DISCUSS/CONSIDER/TAKE ACTION ON QUALIFICATION OF ELECTED DIRECTORS

Jerri Lynn Ward made Statement of Elected/Appointed Officer before Texas Notary Public, Linda Sandlin, and the Board of Directors. Jeff Roberts made Statement of Elected/Appointed Officer before Texas Notary Public, Linda Sandlin, and the Board of Directors.

Linda Sandlin stated that both elected Directors qualified to serve as Directors, having each sworn their unsolicited commitment to serve as a Director.

#### IV. ADMINISTER OATH OF OFFICE TO ELECTED DIRECTORS

Administrative Assistant and Texas Notary Public, Linda Sandlin, administered the Oath of Office to Jerri Lynn Ward and Jeff Roberts.

#### V. DISCUSS/CONSIDER/TAKE ACTION ON APPOINTMENT OF BOARD OFFICERS AND BOARD COMMITTEES

President Roberts opened the floor to discuss tabling appointing Board Officers and Committee Members until all Directors were present. Director Steed stated that in his opinion any Board Officer should be committed to serve the office without multiple absences or to step down from office. *The Board deferred to elect officers and committee members until all Directors were present.* Tabled, no action.

#### VI. DISCUSS/CONSIDER/TAKE ACTION ON RESOLUTION TO INDEMNIFY ELECTED DIRECTORS

As presented in the Board of Director's packet, The Resolution to Indemnify Directors was presented for questions.

**Motion:** Director Carruthers to approve the Resolution to Indemnify Elected  
Director Mickey Decker

**Second:** Director Steed

Ayes: 4

Noes: 0

**Motion:** Director Carruthers to adopt the Resolution to Indemnify Elected Director  
Jerri Lynn Ward

**Second:** Director Steed

Ayes: 4

Noes: 0

Unanimous

**Motion:** Director Carruthers to adopt the Resolution to Indemnify Elected Director  
Jeff Roberts

**Second:** Director Steed

Ayes: 4

Noes: 0

## VII. MANAGER AND COMMITTEE REPORTS

### A. MANAGER'S REPORT: STATUS OF DISTRICT OPERATIONS, FINANCES, DISTRICT CONSTRUCTION PROJECTS, DEVELOPER CONSTRUCTION PROJECTS, DISTRICT ADMINISTRATION AND MANAGEMENT, DISTRICT PLANNING

Manager Gernes reported that in addition to her written report

- Manager Gernes circulated aerial photos of the Mansfield Plant taken by a drone for the Directors to view
- The Mansfield Water Treatment Facility was featured in the May 2016 *Opflow*, the monthly publication by American Water Works Association (AWWA)
- The Annual 2015 Water Quality Report, also known as the Consumer Confidence Report, would be uploaded onto the District website by June 3rd and notification would be included in the June 22 statement mailers

*A brief discussion was held regarding District lead testing requirements every three years that would be conducted this year*

- Organizational Charts were distributed to Directors
- Manager Gernes and the consultants had met to discuss and review possible ways to fund future expenses that will be incurred when FM620 improvements begin. She distributed a copy of the funding options to the Directors and said these would be discussed at the upcoming June Planning Committee meeting
- *A discussion was held regarding the level of Lake Travis being 100 percent full, combined storage of Buchanan and Travis being 99 percent and the cubic feet released per second when flood gates open on Mansfield Dam*

**DRAFT**

**B. COMMITTEE REPORTS**

1. COMMUNICATIONS / PARKS AND CONSERVATION COMMITTEE REPORT
2. LEGAL COMMITTEE REPORT
3. PLANNING COMMITTEE REPORT
4. BUDGET AND FINANCE COMMITTEE REPORT
5. POLICY COMMITTEE REPORT
6. IMPACT FEE ADVISORY COMMITTEE
7. STORMWATER COMMITTEE

Manager Gernes reported that no meetings were held. She announced that the Planning Committee would meet June 6 and the Policy Committee would meet June 8

**VIII. CONSENT AGENDA**

**A. APPROVE PAY ESTIMATES/CHANGE ORDERS FOR VARIOUS CONSTRUCTION PROJECTS IN THE DISTRICT**

1. Steiner 24" Waterline Improvements, Pay Estimate # 5-Final, Central Road and Utility, Ltd.
2. Eck Lane WTP Backwash Improvements, Pay Estimate #3, Prota Construction Inc. and Prota Inc, JV
3. Flintrock Wastewater Treatment Plant Expansion, Pay Estimate #1, PLW Central Texas

**B. APPROVE PAYMENT OF CURRENT INVOICES**

**C. APPROVE MINUTES – April 21, 2016 Meeting**

Director Roberts asked if there were any questions regarding items of the Consent Agenda and there were none

**Motion:** Director Steed to approve all items of the Consent Agenda as presented

**Second:** Director Ward

Ayes: 4

Noes: 0

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

President Roberts opened Public Comment at 6:32 p.m.

*President Roberts left Public Comment open for anyone that may arrive and wish to address the Board of Directors.*

**Motion:** Director Carruthers to close Public Comment

**Second:** Director Steed

Ayes: 4

Noes: 0

President Roberts closed Public Comment at 7:00 p.m.

**X. OLD BUSINESS**

**A. DISCUSS/CONSIDER/TAKE ACTION REGARDING WHOLESALE WATER SERVICE TO THE APPROXIMATE TEN ACRE COMMERCIAL TRACT AT THE NORTHEAST CORNER OF HIGHWAY 71 WEST AND BEE CREEK ROAD IN THE SERENE HILLS DEFINED AREA**

Mr. Tony Corbett updated the Board of Directors that at this time the Serene Hills

Defined Area developer was not in a position to pursue the twenty water living unit equivalents from the Municipal Utility District 12 because it would place a wholesale limitation on any potential purchaser of the ten acre commercial tract.

**XI. NEW BUSINESS**

**A. DISCUSS/CONSIDER/TAKE ACTION REGARDING SERENE HILLS DEFINED AREA UNLIMITED TAX BONDS, SERIES 2016:**

- 1. REQUEST BY DEVELOPER TO WAIVE LIMITATION ON TWO-YEAR DEVELOPER INTEREST ON LAND COSTS; AND**
- 2. AUTHORIZING OTHER MATTERS RELATED TO THE ISSUANCE OF THE BOND**

Manager Gernes introduced a request made by the developer when the Serene Hills Defined Area (SHDA) Unlimited Tax Bonds, Series 2016 (Bond 2) application was being reviewed. She explained that the Utility Development and Conveyance Agreement (UDCA) has a limit of two years on developer interest reimbursement and that the developer is requesting a waiver of this two year limitation.

Tony Corbett, attorney representing the developer of SHDA, addressed the Directors stating that the developer was not requesting a waiver or to modify the UDCA but that the developer was seeking to use the Texas Commission on Environmental Quality (TCEQ) rules that allows reimbursement of land purchase price, including carrying costs. Mr. Corbett asked that the District consult with Ken Heroy, the reimbursement auditors and TCEQ regarding this consideration. Director Carruthers asked for the actual cost of granting this request and Mr. Corbett stated that in Bond 2 the carrying cost was approximately \$43,000 for the water quality pond land in Section 2, but that this decision would set a precedent for future land costs.

Attorney Kalisek clarified that Ken Heroy was not the District's consultant and that historically speaking, this was the first application for the Serene Hills Defined Area where reimbursement for land carrying costs had been requested. She further explained that the District intended that the UDCA limit all interest to two years regardless of what TCEQ allows.

President Roberts thanked Mr. Corbett and the developer, Douglas Hunter, for coming to the meeting to discuss this matter and stated that no action would be taken tonight. Roberts said this issue would be discussed in Executive Session to obtain advice from the District's counsel and someone would be in touch with Mr. Hunter and Mr. Corbett at a later date if they were not present upon return to open meeting.

Tabled, no action.

Executive Session was held with no action upon return to open meeting.

**B. DISCUSS/CONSIDER/TAKE ACTION ON RECOMMENDATION BY THE DISTRICT'S FINANCIAL ADVISOR REGARDING REFINANCING CERTAIN WATER DEVELOPMENT REVENUE REFUNDING BONDS, INCLUDING:**

**DRAFT**

1. **APPROVING RESOLUTION AUTHORIZING THE ISSUANCE OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 WATER DEVELOPMENT REVENUE REFUNDING BONDS IN ONE OR MORE SERIES;**
2. **APPROVING THE OFFICIAL STATEMENTS;**
3. **AUTHORIZING EXECUTION OF ONE OR MORE BOND PURCHASE AGREEMENTS, PAYING AGENT/REGISTRAR AGREEMENTS AND ESCROW AGREEMENTS;**
4. **ESTABLISHING PROCEDURES FOR SELLING AND DELIVERING ONE OR MORE SERIES OF THE BONDS; AND**
5. **AUTHORIZING OTHER MATTERS RELATED TO THE ISSUANCE OF THE BONDS**

District Financial Advisor, Garry Kimball, reviewed two series of bonds held by the Texas Water Development Board (TWDB) that currently have an average coupon of 5.45 percent. The market rate is averaging 3.35 percent, and a refunding could potentially bring a net present value savings of 11.88 percent to the District. The refunding would save the District \$1,272,934 over the life of the bond. Kimball explained that the Revenue & Refunding Bonds, Series 2005 and Revenue Bonds, Series 2007 were within one year of being callable and that he would need authorization to proceed to work on approval of the TWDB. Director Carruthers requested information on what the TWDB reviews and Kimball replied that they look at how close to the redemption date the series are and how the TWDB could use proceeds returned for other projects. Kimball asked for authorization to proceed with working on the refunding of bonds, meeting the District's established transaction goals to reduce interest rate, and produce debt service savings with no extension of final maturity.

**Motion:** Director Steed to authorize the District's Financial Advisor to proceed with the actions listed in B.1.5

**Second:** Director Ward

Ayes: 4

Noes: 0

**C. DISCUSS/CONSIDER/TAKE ACTION REGARDING CONTRACT AWARD FOR DISTRICT LANDSCAPE MAINTENANCE AND SERVICES**

Manager Gernes reviewed the Request for Proposal (RFP) procedures that were followed and said that the District only received two bids from the five contractors that received the RFP. She recommended award of the District's Landscape Maintenance and Services contract to the low bidder, D.A.D.'s Lawn Services, LLC in an annual amount of \$87,470. *A discussion was held regarding the pros and cons of negotiating the contract for a three year term.*

**Motion:** Director Steed to authorize the General Manager to negotiate a two or three year contract award for the District’s Landscape Maintenance and Services with D.A.D.’s Lawn Services, LLC.

**Second:** Director Ward

Ayes: 4

Noes: 0

**D. DISCUSS/CONSIDER/TAKE ACTION REGARDING AMENDED INFORMATION FORM FILED PURSUANT TO SECTION 49.455 OF THE TEXAS WATER CODE FOR TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17**

Tabled, no action.

**XII. THE BOARD WILL MEET IN EXECUTIVE SESSION REGARDING WHOLESALE WATER SERVICE TO THE APPROXIMATE TEN ACRE COMMERCIAL TRACT AT THE NORTHEAST CORNER OF HIGHWAY 71 WEST AND BEE CREEK ROAD IN THE SERENE HILLS DEFINED AREA, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.072**

Executive Session not held.

**XIII. THE BOARD WILL MEET IN EXECUTIVE SESSION TO CONSIDER THE REQUEST BY THE DEVELOPER TO WAIVE THE LIMITATION ON TWO-YEAR DEVELOPER INTEREST ON LAND COSTS FOR THE SERENE HILLS DEFINED AREA UNLIMITED TAX BONDS, SERIES 2016 AND TO RECEIVE ADVICE FROM ITS ATTORNEY, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTIONS 551.071 AND 551.072**

President Roberts opened Executive Session at 7:01 p.m. and closed Executive Session at 7:28 p.m.

**XIV. ADJOURNMENT**

**Motion:** Director Carruthers to adjourn

**Second:** Director Steed

Ayes: 4

Noes: 0

Unanimous

*President Roberts adjourned the meeting at 7:30 p.m.*

*Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2016, with a*

*Motion by Director \_\_\_\_\_ and a Second by Director \_\_\_\_\_.*

*Ayes \_\_\_\_\_ Noes \_\_\_\_\_ Abstained \_\_\_\_\_*

\_\_\_\_\_  
*Presiding Officer*

\_\_\_\_\_  
*Secretary*



June 9, 2016

Deborah Gernes  
Travis County W.C.&I.D. No. 17  
3812 Eck Lane  
Austin, Texas 78734

**Re: Travis County W.C.&I.D. No. 17  
Steiner Ranch Lift Station No. 6 Improvements  
Recommendation of Award**

Dear Ms. Gernes:

On Thursday June 2, 2016 four (4) bids were received for the above listed project. It was stipulated in the Bid Documents that bids would only be accepted from Prequalified Contractors. Eleven (11) contractors were prequalified, and all bids received were from one of the contractors on this list. All bidders submitted a Bid Bond through a company holding a certificate of authority from the Secretary of the Treasury of the United States and authorized to act under the laws of the State of Texas as surety. Bids were only accepted from prequalified contractors. Two (2) bidders, Austin Engineering Company, Inc. and Prota Construction, Inc. & Prota, Inc., Joint Venture, submitted the lowest Base Bid of \$344,000.00, resulting in a tie bid.

We have checked the qualifications and references of both low bidders, and find them both to be in order. Due to the more extensive history of successfully completed work in the District we feel that is more likely that Austin Engineering Company, Inc. will provide the best value to the District, and therefore recommend that the project be awarded to Austin Engineering Company, Inc.

We have enclosed a copy of the tabulated bid results of the bids for your review and consideration. If you have any questions, or need additional information, please do not hesitate to contact us.

Sincerely,

William Pena, P. E.

Attachment: Bid Tabulation

**TRAVIS COUNTY WATER CONTROL IMPROVEMENT DISTRICT NO. 17  
STEINER RANCH LIFT STATION NO. 6 IMPROVEMENTS  
BID TABULATION  
JUNE 2, 2016 - 2:00 P.M.**

				Austin Engineering Company, Inc.		Prota Construction Inc. & Prota Inc., JV		Excel Construction Services, LLC	
Item No.	Item	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Bonding, Mobilization and Insurance	1	LS	\$7,000.00	\$7,000.00	\$17,000.00	\$17,000.00	\$20,000.00	\$20,000.00
2	Construction Materials Testing	1	LS	\$500.00	\$500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
3	Erosion and Sedimentation Control	1	LS	\$500.00	\$500.00	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00
4	Trench and Excavation Safety	1	LS	\$100.00	\$100.00	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00
5	Lift Station Improvements	1	LS	\$155,900.00	\$155,900.00	\$109,000.00	\$109,000.00	\$207,500.00	\$207,500.00
6	Site Improvements	1	LS	\$30,000.00	\$30,000.00	\$54,000.00	\$54,000.00	\$50,000.00	\$50,000.00
7	Electrical, Instrumentation & Control	1	LS	\$150,000.00	\$150,000.00	\$159,500.00	\$159,500.00	\$140,000.00	\$140,000.00
<b>TOTAL BASE BID (ITEMS 1 - 7)</b>					<b>\$344,000.00</b>		<b>\$344,000.00</b>		<b>\$421,000.00</b>

Values in italics represent corrections from the values listed in the Bid Proposal

**TRAVIS COUNTY WATER CONTROL IMPROVEMENT DISTRICT NO. 17  
STEINER RANCH LIFT STATION NO. 6 IMPROVEMENTS  
BID TABULATION  
JUNE 2, 2016 - 2:00 P.M.**

				Central Road & Utility, Ltd		Bid Item Summary			
Item No.	Item	Quantity	Unit	Unit Price	Amount	Min Unit Price	Max Unit Price	Avg Unit Price	Coefficient of Variation
1	Bonding, Mobilization and Insurance	1	LS	\$18,000.00	\$18,000.00	\$7,000.00	\$20,000.00	\$15,500.00	0.37
2	Construction Materials Testing	1	LS	\$5,500.00	\$5,500.00	\$500.00	\$5,500.00	\$2,250.00	0.99
3	Erosion and Sedimentation Control	1	LS	\$2,750.00	\$2,750.00	\$500.00	\$2,750.00	\$1,437.50	0.67
4	Trench and Excavation Safety	1	LS	\$2,750.00	\$2,750.00	\$100.00	\$2,750.00	\$1,337.50	0.83
5	Lift Station Improvements	1	LS	\$195,000.00	\$195,000.00	\$109,000.00	\$207,500.00	\$166,850.00	0.27
6	Site Improvements	1	LS	\$45,000.00	\$45,000.00	\$30,000.00	\$54,000.00	\$44,750.00	0.23
7	Electrical, Instrumentation & Control	1	LS	\$185,000.00	\$185,000.00	\$140,000.00	\$185,000.00	\$158,625.00	0.12
<b>TOTAL BASE BID (ITEMS 1 - 7)</b>					<b>\$454,000.00</b>				

Values in italics represent corrections from the values listed in the Bid Proposal

**AMENDED INFORMATION FORM FILED PURSUANT TO**  
**SECTION 49.455 OF THE TEXAS WATER CODE FOR**  
**TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17**

1. The name of the District is Travis County Water Control and Improvement District No. 17.

2. The complete and accurate legal description of the boundaries of the District is attached hereto as Exhibit "B".

3. The most recent rate of District-wide maintenance and operation taxes on property located in the District is \$0.0585 on each \$100 of assessed valuation.

4. The total amount of District-wide bonds which have been approved by the voters and which have not yet been issued by the District (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$0.

5. The total amount of bonds which have been approved by the voters for the Steiner Ranch Defined Area and which have not yet been issued by the District (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$0. The legal description of the boundaries of the Steiner Ranch Defined Area is filed in the Real Property Records, Travis County, Texas, Volume 12353, Page 0459. The most recent rate of District taxes on property located in the Steiner Ranch Defined Area is the \$0.0585 on each \$100 of assessed valuation for the District-wide tax described in paragraph 3 above, and \$0.3751 on each \$100 of assessed valuation for debt service on the Steiner Ranch Defined Area bonds, for a total of \$0.4336 on each \$100 of assessed valuation.

6. The total amount of bonds which have been approved by the voters for the Comanche Trail Defined Area and which have not yet been issued by the District (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$0. The legal description of the boundaries of the Comanche Trail Defined Area is filed in the Real Property Records, Travis County, Texas, Volume 12353, Page 0459. The most recent rate of District taxes on property located in the Comanche Trail Defined Area is the \$0.0585 on each \$100 of assessed valuation for the District-wide tax described in paragraph 3 above, and \$0.00 on each \$100 of assessed

valuation for debt service on the Comanche Trail Defined Area bonds, for a total of \$0.0585 on each \$100 of assessed valuation.

7. The total amount of bonds which have been approved by the voters for the Flintrock Ranch Estates Defined Area and which have not yet been issued by the District (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$4,145,000. The legal description of the boundaries of the Flintrock Ranch Estates Defined Area is filed in the Real Property Records, Travis County, Texas, Document No. 2009045311. The most recent rate of District taxes on property located in the Flintrock Ranch Estates Defined Area is the \$0.0585 on each \$100 of assessed valuation for the District-wide tax described in paragraph 3 above, and \$0.4505 on each \$100 of assessed valuation for debt service on the Flintrock Ranch Estates Defined Area bonds, for a total of \$0.5090 on each \$100 of assessed valuation.

8. The total amount of bonds which have been approved by the voters for the Serene Hills Defined Area and which have not yet been issued by the District (excluding refunding bonds and any bonds or portion of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$50,550,000. The legal description of the boundaries of the Serene Hills Defined Area is filed in the Real Property Records, Travis County, Texas, Document No. 2008160645. The most recent rate of District taxes on property located in the Serene Hills Defined Area is the \$0.0585 on each \$100 of assessed valuation for the District-wide tax described in paragraph 3 above, and \$0.2071 on each \$100 of assessed valuation for debt service for the Serene Hills Defined Area, and \$0.4429 on \$100 of assessed valuation for operations and maintenance for the Serene Hills Defined Area for a total of \$0.7085 on each \$100 of assessed valuation.

9. The aggregate initial principal amount of all District-wide bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenue received or expected to be received pursuant to a contract with a governmental entity) which have been previously issued is \$4,725,000.

The aggregate initial principal amount of all Steiner Ranch Defined Area bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenue received or expected to be received pursuant to a contract with a governmental entity) which have been previously issued is \$118,500,000.

The aggregate initial principal amount of all Comanche Trail Defined Area bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenue received or expected to be received pursuant to a contract with a governmental entity) which have been previously issued is \$1,090,000.

The aggregate initial principal amount of all Flintrock Ranch Estates Defined Area bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenue received or expected to be received pursuant to a contract with a governmental entity) which have been previously issued is \$20,055,000.

The aggregate initial principal amount of all Serene Hills Defined Area bonds of the District payable in whole or in part from taxes (excluding refunding bonds and any bonds or portion of bonds payable solely from revenue received or expected to be received pursuant to a contract with a governmental entity) which have been previously issued is \$4,450,000.

10. The District does not currently impose a standby fee.

11. The date on which the election to confirm the creation of the District was held February 28, 1959.

12. The functions performed or to be performed by the District are the provision of retail water and wastewater service and drainage service to users within the District.

13. The particular form of Notice to Purchasers required by Sec. 49.452 of the Texas Water Code to be furnished by a seller to a purchaser of real property in the District, completed by the District with all information required to be furnished by the District is attached hereto as Exhibit "A".

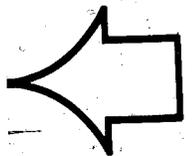
SIGNED this \_\_\_\_ day of \_\_\_\_\_, 2016.

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Jeff Roberts, President  
Board of Directors

---

Mickey Decker, Vice President  
Board of Directors



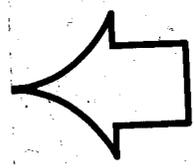
\_\_\_\_\_  
Jerri Lynn Ward, Secretary  
Board of Directors

\_\_\_\_\_  
Rob Carruthers, Alternate Secretary  
Board of Directors

\_\_\_\_\_  
David Lewis Steed, Director  
Board of Directors

ATTEST:

\_\_\_\_\_  
Jerri Lynn Ward, Secretary  
Board of Directors



**SIGN  
HERE**

ACKNOWLEDGEMENT

STATE OF TEXAS    §  
                          §  
COUNTY OF TRAVIS §

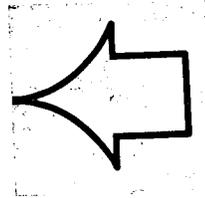
This instrument was acknowledged before me on May 19, 2016, by Jeff Roberts, Mickey Decker, Jerri Lynn Ward, Rob Carruthers, and David Lewis Steed as Directors of Travis County Water Control and Improvement District No. 17

\_\_\_\_\_  
Notary Public, State of Texas

Leslie A. Terrell  
\_\_\_\_\_  
Notary's typed or printed name

STATE OF TEXAS   §  
                                  §  
COUNTY OF TRAVIS §

We hereby certify that the above and foregoing information is true and correct.



HERE

\_\_\_\_\_  
Jeff Roberts, President  
Board of Directors

\_\_\_\_\_  
Mickey Decker, Vice President  
Board of Directors

\_\_\_\_\_  
Jerri Lynn Ward, Secretary  
Board of Directors

\_\_\_\_\_  
Rob Carruthers, Alternate Secretary  
Board of Directors

\_\_\_\_\_  
David Lewis Steed, Director  
Board of Directors

Sworn and subscribed to before me, the undersigned authority, on this 19<sup>th</sup> day of May, 2016.

\_\_\_\_\_  
Notary Public, State of Texas

Leslie A. Terrell  
Notary's typed or printed name



# TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT 17

3812 ECK LANE • Austin, Texas 78734  
Phone (512) 266-1111 • Fax (512) 266-2790

EXHIBIT A

(Prepared 10-15-2015)

## NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in the Travis County Water Control and Improvement District No. 17. The **District** has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.0585 on each \$100 of assessed valuation for operations and maintenance. The total amount of District-wide bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$4,725,000, and the aggregate initial principal amounts of all District-wide bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$4,725,000.

The District has created the **Steiner Ranch Defined Area**. As of this date, the rate of taxes levied by the District on real property located in the Steiner Ranch Defined Area is \$0.0585 on each \$100 of assessed valuation for the District-wide tax described above, and \$0.3751 on each \$100 of assessed valuation for tax on the Steiner Ranch Defined Area Bonds, for a total of \$0.4336 on each \$100 of assessed valuation. The total amount of bonds which have been approved by the voters, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, and which have been or may be, at this date, issued for the Steiner Ranch Defined Area is \$118,500,000. The aggregate initial principal amounts of all bonds issued for one or more of the specified facilities are \$118,500,000 payable in whole or in part from property taxes on taxable property within the Steiner Ranch Defined Area.

The District has created the **Comanche Trail Defined Area**. As of this date, the rate of taxes levied by the District on real property located in the Comanche Trail Defined Area is \$0.0585 on each \$100 of assessed valuation for the District-wide tax described above, and \$0.00 on each \$100 of assessed valuation for tax on the Comanche Trail Defined Area bonds, for a total of \$0.0585 on each \$100 of assessed valuation. The total amount of bonds which have been approved by the voters, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, and which have been or may be, at this date, issued for this Comanche Trail Defined Area is \$1,090,000. The aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the Comanche Trail Defined Area and payable in whole or in part from property taxes on taxable property in the Comanche Trail Defined Area is \$1,090,000.

The District has created the **Flintrock Ranch Estates Defined Area**. As of this date, the rate of taxes levied by the District on real property located in the Flintrock Ranch Estates Defined Area is \$0.0585 on each \$100 of assessed valuation for the District-wide tax described above, and \$0.4505 on each \$100 of assessed valuation for tax on the Flintrock Ranch Estates Defined Area bonds, for a total of \$0.5090 on each \$100 of assessed valuation. The tax rate for such bonds is limited by contract to a projected rate of either \$0.95 per \$100 of assessed valuation minus the District's District-wide tax rate at the time of calculation, or \$0.65 per \$100 of assessed valuation, whichever is greatest. The total amount of bonds which have been approved by the voters, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, and which have been or may be, at this date, issued for this Flintrock Ranch Estates Defined Area is \$24,200,000. The aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the Flintrock Ranch Estates Defined Area and payable in whole or in part from property taxes on taxable property in the Flintrock Ranch Estates Defined Area is \$20,055,000.

The District has created the **Serene Hills Defined Area**. As of this date, the rate of taxes levied by the District on real property located in the Serene Hills Defined Area is \$0.0585 on each \$100 of assessed valuation for the District-wide tax described above, and \$0.2071 on each \$100 of assessed valuation for tax on the Serene Hills Defined Area for debt service purposes within the Serene Hills Defined Area and \$0.4429 on each \$100 of assessed valuation for tax on the Serene Hills Defined Area for operations and maintenance, for a total of \$0.7085 on each \$100 of assessed valuation. The tax rate for such bonds in this defined area is limited by contract to a projected rate of \$0.6500 per \$100 of assessed valuation. The total amount of bonds which have been approved by the voters, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, and which have been or may be, at this date, issued for this Serene Hills Defined Area is \$55,000,000. The aggregate initial



# TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT 17

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Phone (512) 266-1111 • Fax (512) 266-2790

(Prepared 10-15-2015)

principal amounts of all bonds issued for one or more of the specified facilities of the Serene Hills Defined Area and payable in whole or in part from property taxes on taxable property in the Serene Hills Defined Area is \$4,450,000.

The District has the authority to adopt and impose a standby fee on property in the District that has water, sewer, sanitary, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the amount of the standby fee is \$0.00. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the District stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The property you are about to purchase may be served by a wastewater grinder pump located on the property that will require you to execute a separate service agreement with the District regarding the operations and maintenance of the pump and pay a separate fee. The power supply for any wastewater grinder pump serving the property will be the same as that serving other improvements on the property and interruption of that power supply will impede the operation of the grinder pump. The property owner shall be responsible for maintaining an adequate power supply to the grinder pump at all times.

The District is located in whole or in part in the extraterritorial jurisdiction of the City of Austin, the City of Lakeway, and the City of Bee Cave and the corporate boundaries of the City of Lakeway and the City of Bee Cave. The taxpayers of the district are subject to the taxes imposed by the municipality and the district. By law, property within a district located in the extraterritorial jurisdiction of a municipality may be annexed by the municipality without the consent of the district or the voters of the district.

The purpose of this District is to provide water, sewer, drainage, or flood control facilities and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property, which you are acquiring, is as follows:

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Seller

**PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.**

***The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.***

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Purchaser

**ACKNOWLEDGEMENTS MUST BE PROVIDED FOR THE SELLER AND PURCHASER ON THE NOTICE THAT IS SIGNED AT CLOSING.**