



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 17, 2015, 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
 - 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- November 4
 - 2. LEGAL COMMITTEE REPORT
 - 3. PLANNING COMMITTEE REPORT
 - 4. BUDGET AND FINANCE COMMITTEE REPORT
 - 5. POLICY COMMITTEE REPORT
 - 6. IMPACT FEE ADVISORY COMMITTEE- November 9
 - 7. STORMWATER COMMITTEE
- IV. CONSENT AGENDA
 - A. APPROVE PAY ESTIMATES/CHANGE ORDERS FOR VARIOUS CONSTRUCTION PROJECTS IN THE DISTRICT
 - 1. Mansfield Water Treatment Plant Phase 2, Pay Estimate #26, Archer Western Contractors
 - 2. Flintrock Lift Station "A" Expansion, Pay Estimate #12, Excel Construction Services, LLC
 - B. APPROVE PAYMENT OF CURRENT INVOICES
 - C. APPROVE MINUTES – November 19, 2015 Regular Meeting and December 1, 2015 Special Meeting
- V. PUBLIC COMMENT, 6:30 P.M.
- VI. OLD BUSINESS
 - A. DISCUSS/CONSIDER/TAKE ACTION REGARDING THE LOWER COLORADO RIVER AUTHORITY'S WATER MANAGEMENT PLAN BEFORE THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
 - B. DISCUSS/CONSIDER/TAKE ACTION REGARDING TRAVIS VISTA WATER AND SEWER SUPPLY CORPORATION
 - C. DISCUSS/CONSIDER/TAKE ACTION REGARDING TERMINATION AND EQUIPMENT TRANSFER AGREEMENT OF CELL TOWER CONTRACT WITH CRICKET COMMUNICATIONS, LLC

VII. NEW BUSINESS

- A. DISCUSS/CONSIDER/TAKE ACTION ON ITEMS RELATED TO APPROVING A RESOLUTION TO REQUEST THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY TO APPROVE THE FINAL RELEASE OF FUNDS FROM THE STEINER RANCH DEFINED AREA UNLIMITED TAX BONDS, TO BE USED FOR THE BALANCE OF ENGINEERING FEES AND DEVELOPER INTEREST, INCLUDING:**
 - 1. SERIES 2013, BOND NO. 17, SURPLUS OF \$166,537; AND**
 - 2. SERIES 2015, BOND NO. 18, DEFICIT OF \$1,949.00**
- B. DISCUSS/CONSIDER/TAKE ACTION ON CONTRACT AWARD FOR THE TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17, ECK LANE WATER TREATMENT PLANT BACKWASH IMPROVEMENTS PROJECT AS RECOMMENDED BY THE DISTRICT ENGINEERS**
- C. DISCUSS/CONSIDER/TAKE ACTION ON CONTRACT AWARD FOR THE TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17, FLINTROCK WASTEWATER TREATMENT PLANT EXPANSION AS RECOMMENDED BY THE DISTRICT ENGINEERS**
- D. DISCUSS/CONSIDER/TAKE ACTION ON DECLARATION OF SURPLUS PROPERTY 0.0086 ACRES ON MARSHALL FORD DRIVE; LOT 1, BLOCK 1, WCID17 SUBDIVISION 2**

VIII. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEYS IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071 REGARDING LOWER COLORADO RIVER AUTHORITY'S WATER MANAGEMENT PLAN BEFORE THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

IX. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEYS REGARDING TRAVIS VISTA WATER AND SEWER SUPPLY CORPORATION, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071

X. ADJOURNMENT


Linda R. Sandlin
Administrative Assistant





TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT 17

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

A 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, November 19, 2015 at 6:00 p.m. This meeting was scheduled and conducted in compliance with the Texas Open Meetings Act.

I. CALL TO ORDER

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

II. ESTABLISH A QUORUM

A quorum was established with all Directors present: Carruthers, Decker, Roberts, Ward and Steed. General Manager Deborah Gernes, General Counsels Lauren Kalisek and Ashleigh Acevedo, and District Engineers Pat Lackey and Will Pena were also present. Director Carruthers departed at 6:42 p.m. after presentation by General Counsel on Open Meetings, Open Records and Board Communication.

III. 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 the written report:

- Several informational items were placed at each Director's station; i.e. Organizational Charts, District Projects Update Chart, Inspection Department Project Report, and a Rate Comparison Sheet.
- The Lower Colorado River Authority (LCRA) issued an article stating they had approved a decrease of 17 percent in their raw water rates. General Manager Gernes pointed out that the report decrease as misleading in that the 17 percent was a decrease from the drought rate, not the regular rate, and that the actual effect on District costs would be minimal.
- The initial testing at the new water treatment plant is going on schedule with no major problems. Gernes also informed the Board that the dedication ceremony date and time were not firm, but that it should be in the last week of January, 2016.
- The South Shore Forum held its quarterly meeting earlier today, November 19, and several announcements were made; i.e. the Lake Travis Chamber of Commerce office will be moving into the Oaks at Lakeway, the Lake Travis Fire Rescue now has a full staff and there could potentially be better ISO (insurance) ratings for area residents. The City of Lakeway would be looking to relocate its Justice Center to the Oaks at Lakeway area, Flintrock Road Improvements were now under construction, and Lakeway Municipal Utility District declared the 80-acre tract of land known as the "Cedars Tract" as surplus land.
- Manager Gernes distributed a question and answer document to the Directors that had been prepared by the attorneys for public distribution, based on legal research the attorneys had done regarding procedures and effects of incorporation of Hudson Bend, or annexation of Hudson Bend by the City of Austin, might have on the District. President Roberts requested time for the Directors to review the document prior to distribution.

B. COMMITTEE REPORTS

1. **COMMUNICATIONS / PARKS AND CONSERVATION COMMITTEE REPORT**- November 4
2. **LEGAL COMMITTEE REPORT**
3. **PLANNING COMMITTEE REPORT**
4. **BUDGET AND FINANCE COMMITTEE REPORT**
5. **POLICY COMMITTEE REPORT**
6. **IMPACT FEE ADVISORY COMMITTEE**- November 9
7. **STORMWATER COMMITTEE** – November 13

IV. CONSENT AGENDA

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

1. **Mansfield Water Treatment Plant Phase 1, Pay Estimate #23 and Change Order #6, Archer Western Contractors**
2. **Mansfield Water Treatment Plant Phase 2, Pay Estimate #25, Archer Western Contractors**
3. **Flintrock Lift Station "A" Expansion, Pay Estimate #11 and Change Order #6, Excel Construction Services, LLC**

B. APPROVE PAY ESTIMATES/CHANGE ORDERS FOR VARIOUS CONSTRUCTION PROJECTS IN THE SERENE HILLS DEFINED AREA

1. Serene Hills Phase 2W, Water, Wastewater and Drainage Improvements, Pay Estimates #10 and #11 and Change Orders #3 and #4, Central Road & Utility, Ltd.

C. APPROVE PAYMENT OF CURRENT INVOICES

D. APPROVE MINUTES – October 15, 2015 Regular Meeting

President Roberts requested questions regarding any of the items on the Consent Agenda. Manager Gernes recommended approval of all items listed in the consent agenda.

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

Second: Director Ward

Ayes: 4

Noes: 0

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

President Roberts opened Public Comment at 6:45 p.m. and left Public Comment open for anyone that may arrive late and wish to address the Board of Directors.

Motion: Director Decker to close Public Comment

Second: Director Ward

Ayes: 4

Noes: 0

President Roberts closed Public Comment at 7:12 p.m.

VI. PUBLIC HEARING, 6:45 P.M. - REGARDING RATIFICATION OF THE PROPOSED 2015 TAX RATES FOR FLINTROCK RANCH ESTATES DEFINED AREA DEBT SERVICE TAX

President Roberts opened Public Hearing at 6:45 p.m. regarding the ratification of the Proposed 2015 Tax Rates for Flintrock Ranch Estates Defined Area debt service tax. No public was present to comment.

Motion: Director Ward to close Public Hearing

Second: Director Decker

Ayes: 4

Noes: 0

President Roberts closed Public Comment at 6:50 p.m.

VII. OLD BUSINESS

A. DISCUSS/CONSIDER/TAKE ACTION REGARDING THE LOWER COLORADO RIVER AUTHORITY'S WATER MANAGEMENT PLAN BEFORE THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

A water toast was raised in honor of recent adoption of the LCRA's Water Management Plan by the Texas Commission on Environmental Quality and the raw water rate reduction.

Attorney Kalisek stated that there was a 30-day appeal period that ends December 13, 2015.

B. DISCUSS/CONSIDER/TAKE ACTION REGARDING TRAVIS VISTA WATER AND SEWER SUPPLY CORPORATION

Manager Gernes informed the Board that the Stormwater Committee met November 13, 2015 and determined to meet quarterly and not to appoint additional members at this time. Ms. Gernes said she would meet with the City of Lakeway's stormwater representative to discuss their Small Municipal Separate Storm Systems (MS4) implementation and look into potential joint stormwater activities for the entire south district area. She stated that the second annual report draft was completed and President Roberts requested that the annual report include the decommissioning of the Travis Vista Water and Sewer Supply Corporation wastewater treatment plant as one of the District's accomplishments in the report because moving the customers to District 17 wastewater service eliminated effluent discharge into Lake Travis.

VIII. NEW BUSINESS**A. PRESENTATION BY GENERAL COUNSEL ON OPEN MEETINGS, OPEN RECORDS AND BOARD COMMUNICATION**

Lauren Kalisek gave a presentation to the Board and staff on requirements outlined in basic statutes pertaining to conducting District business; Open Meetings Act, Public Information Act, Conflicts of Interest, and Ethics as a refresher. *At the conclusion, Director Carruthers departed the meeting at 6:42 p.m.*

B. DISCUSS/CONSIDER/TAKE ACTION TO RATIFY THE PROPOSED 2015 TAX RATES FOR THE FLINTROCK RANCH ESTATES DEFINED AREA DEBT SERVICE TAX

President Roberts explained that it was discovered after the October meeting that the Public Hearing date published in September was in error. The hearing was published for October 18, 2015 and should have been posted for October 15, 2015. He reminded the Board that the tax rate of \$0.4505 per \$100 of appraised value was approved October 15, 2015 and that this agenda item and Public Hearing held tonight were to again allow customer comments and ratification of the previously approved rates should no change be deemed necessary.

Motion: Director Steed to ratify the Flintrock Ranch Estates Defined Area 2015 Debt Service tax rate as republished November 5 and 12, 2015 and adopted October 15, 2015.

Second: Director Decker

Ayes: 4

Noes: 0

C. DISCUSS/CONSIDER/TAKE ACTION REGARDING RECEIPT OF RECOMMENDATIONS FROM IMPACT FEE ADVISORY COMMITTEE AND CONSIDERATION OF AMENDMENTS TO DISTRICT IMPACT FEES INCLUDING:

- 1. STEINER RANCH WASTEWATER SYSTEM**
- 2. SOUTH DISTRICT WASTEWATER SYSTEM**
- 3. COMMANDER'S POINT WASTEWATER SYSTEM**
- 4. DISTRICT-WIDE WATER SYSTEM**

Manager Gernes stated that the Impact Fee Advisory Committee (IFAC) met November 9, 2015 and reviewed all District impact fees. She said that the committee made no recommendations to change any wastewater fees but did make a recommendation to the Board of Directors to increase the District-Wide water impact fee as discussed at a previous IFAC meeting in 2014.

Will Pena then reviewed the 2015 Updated Flintrock Wastewater System Impact Fee Study that was recently completed. This study included the effects of the new wastewater permit recently approved by the Texas Commission on Environmental Quality (TCEQ) to expand the Flintrock Wastewater Treatment Plant which approved increased effluent irrigation disposal rates. He explained that the increased disposal rates increased the capacity of existing facilities. He further explained that this new study showed that an impact fee of \$12,725 per living unit equivalent (LUE) would be needed. *A brief discussion was held regarding current plant capacity capabilities and effect of the heavy inflow and infiltration of rain prior to completion of expansion.* Mr. Pena concluded that he recommended to the IFAC that even though the new summary indicates a cost per LUE to be \$12,725; the committee should meet in early 2016, after the bids for the new plant have been tabulated and the contract awarded before making any impact fee change recommendations with respect to the South District wastewater fee.

Ms. Gernes then reminded the Directors about the last increase of the District-Wide water impact fee made in 2014. The fee at the time was calculated to be \$7,903, but the Board voted to increase it from \$6,400 to \$6,700 effective February 1, 2014. This year, the IFAC again recommended an increase of \$7,900 per LUE. Ms. Gernes reminded the Board that the \$6,700 fee was already among the highest in the area and that she felt increasing the fee would place undue burden on small builders and individuals building homes. *A discussion was held regarding the effect of fee increases on large and independent builders; potential increase of water rates to include a capital component if impact fees are not raised and the potential for increase in tax rates to cover shortfalls.* Director Decker pointed out that one of the IFAC developer members, Brian Birdwell, spoke in favor of raising the rate but that due to a personal conflict he would need to abstain from any vote. She also pointed out that another committee developer, Dan Brouillette, made the recommendation to advise the Board to increase the District Wide Water Fee to \$7,900 per living unit equivalent effective January 1, 2016, which carried by vote of the committee members voting. Attorney Kalisek stated that the action necessary tonight was to authorize a Public Hearing on the matter and that a vote would be taken after the hearing and discussion regarding any change to the fee.

Motion: Director Steed to call and post a Public Hearing for the January 21, 2016 Regular Board of Director's meeting at 6:45 p.m. to address the proposed increase of the District-Wide Water Impact Fee to \$7,900.

Second: Director Ward

Amendment: Director Steed to include in the motion whether a single increase or to stair-step over two years.

Second: Director Ward

Ayes: 4

Noes: 0

D. DISCUSS/CONSIDER/TAKE ACTION ON CONTRACT AWARD FOR POND FENCING IN THE SERENE HILLS DEFINED AREA PHASE 2W AS RECOMMENDED BY THE DEVELOPER

Manager Gernes reminded the Directors that after reviewing and discussing the fence material for the Serene Hills Defined Area Phase 2W pond at the October Board of Directors meeting, she was requested to seek clarification on why a wrought iron fence was being installed instead of the District's standard chain link fence. She reported that the City of Lakeway does not allow chain link fencing in this area. She stated that the District would be conveyed the pond and fencing, and that these items would be potentially reimbursable by bonds in the future if bonding capacity was available.

Motion: Director Steed to approve award of the fence installation contract to the low bidder, Northwest Fence and Iron in an amount not to exceed \$56,275.

Second: Director Ward and Decker

Ayes: 4

Noes: 0

E. DISCUSS/CONSIDER/TAKE ACTION ON CONTRACT AWARD FOR THE STEINER RANCH 24-INCH WATERLINE IMPROVEMENT PROJECT AS RECOMMENDED BY THE DISTRICT ENGINEER

Will Pena distributed a Recommendation of Award package that listed all bidders for the Steiner Ranch 24-inch Waterline Improvements Project and showed the location of the waterline extension. Manager Gernes explained the three participant process which was used to construct the 24-inch line. The District paid to oversize sections of line built by two developers and the District would build the third extension section to allow direct flow between Quinlan Park Road and FM620. Mr. Pena then reviewed the ten bids received and made recommendation to award the contract to the low bidder, Central Road and Utility, Ltd., in an amount of \$177,967.50.

Motion: Director Steed to approve award of contract for the Steiner Ranch 24-inch waterline improvement project to the low bidder, Central Road and Utility, Ltd., as recommended.

Second: Director Ward

Ayes: 4

Noes: 0

F. DISCUSS/CONSIDER/TAKE ACTION REGARDING TERMINATION AND EQUIPMENT TRANSFER AGREEMENT OF CELL TOWER CONTRACT WITH CRICKET COMMUNICATIONS, LLC

Manager Gernes informed the Directors that the contractor had removed all equipment from the Steiner Ranch tower location but that she had not heard from them further regarding termination of contract. Tabled, no action.

G. DISCUSS/CONSIDER/TAKE ACTION ON ADOPTION OF RESOLUTION RELATING TO CHANGES IN STATUTE IN THE 84TH LEGISLATIVE SESSION PERTAINING TO HANDGUN CARRY

Ms. Gernes reminded the Directors of their request at the October 15, 2015 meeting to revise the wording of the proposed policy addressing requirements of the new open carry law. Ms. Gernes reviewed the attorney's recommended amendment to the Rules and Policies, Section 7.7.3.3, which would prohibit all persons from bringing a weapon, open carry or concealed, to public meetings of District 17, but would allow fire arms to be carried in the public spaces of the District office. She reminded the Board that the Personnel Policy prohibits employees from carrying guns at any time on District property or when on duty. She then showed the appropriate sign approved for prohibiting carry of licensed weapons, either openly or concealed, that would be displayed on dates of open meetings.

Motion: Director Steed to adopt the Order Approving Changes to the Rules and Policies; Section 7.7.3.3 regarding private weapons as presented.

Second: Director Decker

Ayes: 4

Noes: 0

H. DISCUSS/CONSIDER/TAKE ACTION ON UPDATE TO THE DISTRICT'S SERVICE RULES AND POLICIES THAT WERE APPROVED OCTOBER 15, 2015 TO INCLUDE THE ADOPTION OF CHANGES IN STATUTE IN THE 84TH LEGISLATIVE SESSION (Agenda Item VIII. G.)

Ms. Gernes requested approval of an Order to include all previously approved Rules and Policies of the District for publication through October 15 and November 19, 2016.

Motion: Director Steed to adopt all updates approved at the October 15, 2015 meeting and to include policy adoption of new Order adopted tonight regarding handgun carry for annual publication.

Second: Director Ward

Ayes: 4

Noes: 0

IX. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEYS IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071 REGARDING LOWER COLORADO RIVER AUTHORITY'S WATER MANAGEMENT PLAN BEFORE THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Executive Session not held

X. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEYS REGARDING TRAVIS VISTA WATER AND SEWER SUPPLY CORPORATION, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071

Executive Session not held

XI. ADJOURNMENT

Motion: Director Steed to adjourn

Second: Director Decker

Ayes: 4

Noes: 0

President Roberts adjourned the meeting at 7:38 p.m.

Approved this _____ day of _____ 2015, with a motion

by Director _____ and a Second by Director _____.

Ayes _____ Noes _____ Abstained _____

Presiding Officer

Secretary



TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT 17

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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, 3812 Eck Lane, Austin, TX 78734, on Tuesday, December 1, 2015, 12:00 p.m. This meeting was scheduled and conducted in compliance with the Texas Open Meetings Act.

I. CALL TO ORDER

President Roberts called the meeting to order at 12:02 p.m.

II. ESTABLISH A QUORUM

A quorum was established with Directors Decker, Roberts, Steed and Ward present; Director Carruthers was absent. Also present was General Manager Deborah Gernes and Attorneys Lauren Kalisek and Ashleigh Acevedo.

III. MANAGER AND COMMITTEE REPORTS – TO INCLUDE STATUS OF DISTRICT OPERATIONS, FINANCES, DISTRICT CONSTRUCTION PROJECTS, DEVELOPER CONSTRUCTION PROJECTS, DISTRICT ADMINISTRATION AND MANAGEMENT, DISTRICT PLANNING

Manager Gernes reported that the Mansfield Water Treatment Facility was progressing well with system tests and that January 28, 2016 at 2:00 p.m. was the date for the official dedication of the facility. She said that Commissioner Daugherty would be present and speaking and that she was also anticipating a positive response from Representative Workman.

IV. DISCUSS/CONSIDER/TAKE ACTION ON OPEN RECORDS REQUEST DATED NOVEMBER 23, 2015 REGARDING LEGAL MEMORANDUM FROM GENERAL COUNSEL ON ANNEXATION ISSUES

At 12:15 p.m. President Roberts asked for public comments regarding the open records request for an attorney/client confidential memorandum provided by legal counsel to the Board of Directors regarding annexation issues.

Charlie Gault introduced himself and his wife, Cindy, as Hudson Bend residents and fourth generation Austonians. He said after the Hudson Bend Incorporation (HBI) committee took action to pursue incorporation, he formed the Hudson Bend Property Owners Alliance (HB POA) to educate the community on options before them, not to become pro-incorporation or pro-annexation. Mr. Gault stated he believes it will be 30 years before the City of Austin looks to annex Hudson Bend but that the HBI is working on a three-year timeline for incorporation. He said that the HB POA would be working to help encourage the legislature to pass a law which would require a majority vote by property owners before an area could be annexed. He further explained the Alliance's concern about potentially being without any governmental jurisdiction in Hudson Bend during the 18 months it would take to be released from the City of Austin extraterritorial jurisdiction and become incorporated. Mr. Gault said he would like to hold a "front porch" type meeting where the District Manager could possibly speak.

At the close of Mr. Gault's comments, President Roberts explained that the Board of District 17 has not taken a position because as the water provider, the District would continue to provide service to Hudson Bend in either case. He also stated that several members of the Board were property owners in Hudson Bend and were taking individual personnel positions on the issue as property owners only.

Manager Gernes reminded the Directors about the large number of questions coming in from the community regarding what could happen if the City of Austin tried to annex part of District 17 and that the attorneys had been requested to prepare a memorandum researching and interpreting the law regarding incorporation or annexation within the District boundaries. Ms. Gernes said she had also asked the attorneys to prepare a summary document in question and answer format for public distribution.

Attorney Kalisek stated that the scope of the legal work done was for the District, as a client, and was intended as confidential/attorney-client information. She stated that the Board could release such material on a case-by-case basis if approved by majority vote. She said that should the Board of Directors vote to retain the requested document, then under the Open Records Act, a brief would be filed with the Attorney General office for final opinion.

At the conclusion of Executive Session, President Roberts stated that the Board of Directors deemed the requested document to be a privileged attorney/client document.

Motion: Director Decker to release the privileged document and cover memo, both dated November 13, 2015, as an informational document that would be helpful for everyone and to also promulgate the Annexation of Hudson Bend Frequently Asked Questions summary document.

Second: Director Ward

Ayes: 3, Decker, Roberts, Ward

Noes: 1, Steed

Motion carries.

V. DISCUSS/CONSIDER/TAKE ACTION ON PROPOSED WASTEWATER RATE INCREASE FOR FALCONHEAD WEST CUSTOMERS BASED ON RECENTLY RECEIVED WHOLESAL WASTEWATER RATE INCREASE FROM WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

Manager Gernes informed the Directors of a letter received from the West Travis County Public Utility Agency (WT PUA), dated November 17, 2015, with a likely adjustment to the wholesale wastewater rates, based on a Retail and Wholesale Cost of Service Study. *The Directors reviewed and discussed three options, prepared by the accountant, to cover District 17's additional costs as a result of these proposed increases. The options provided varying combinations of increases to both base rates and the volumetric rates.* Ms. Gernes stated that the wastewater rate increase would affect approximately 450 customers all within Falconhead West and that she recommended adopting rate increase Option 3 should the WT PUA approve the rate increase in December as presented. *Option 3 would increase the Base Fee of \$30.00 to \$35.00 and the volumetric rate per 1,000 gallons winter average from \$2.65 to \$2.85.*

Motion: Director Decker to adopt Option 3, effective January 1, 2016, *increase the Base Fee of \$30.00 to \$35.00 and the volumetric rate per 1,000 gallons winter average from \$2.65 to \$2.85*, contingent upon the December 17, 2015 vote of the West Travis County Public Utility Agency for the potential rate adjustment as presented.

Second: Director Steed

Ayes: 4

Noes: 0

VI. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEYS IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071 REGARDING THE OPEN RECORDS REQUEST

Executive Session was opened by President Roberts at 12:36 p.m. Executive Session closed and regular meeting resumed at 1:04 p.m. No action was taken in Executive Session.

VII. ADJOURNMENT

Motion: Director Ward to adjourn

Second: Directors Decker and Steed

Ayes: 4

Noes: 0

President Roberts adjourned the meeting at 1:09 p.m.

Approved this _____ day of _____ 2015, with a motion

by Director _____ and a Second by Director _____.

Ayes _____ Noes _____ Abstained _____

Presiding Officer

Secretary

VII. NEW BUSINESS

- A. DISCUSS/CONSIDER/TAKE ACTION ON ITEMS RELATED TO APPROVING A RESOLUTION TO REQUEST THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY TO APPROVE THE FINAL RELEASE OF FUNDS FROM THE STEINER RANCH DEFINED AREA UNLIMITED TAX BONDS, TO BE USED FOR THE BALANCE OF ENGINEERING FEES AND DEVELOPER INTEREST, INCLUDING:**
- 1. SERIES 2013, BOND NO. 17, SURPLUS OF \$166,537; AND**
 - 2. SERIES 2015, BOND NO. 18, DEFICIT OF \$1,949.00**

From: Ken Schroeder [mailto:kenschroeder@hotmail.com]

Sent: Tuesday, December 08, 2015 4:02 PM

To: leslie@wcid17.org

Cc: Debbie Gernes; Michael Slack; Will Pena; Lauren Kalisek; Sharlene Collins

Subject: Re: Surplus funds

Based on the info I have to date, it appears there may be a surplus of as much as \$166,537 from Bond #17 (2013) and a deficit of \$1,949 from Bond #18 (2015), for a net of \$164,588.

Can we get an item on the agenda for Dec.17 for the board to consider a resolution requesting TCEQ to approve the use of surplus funds for the balance of engineering fees and developer interest for Bond #18 with the amount to be determined after Leslie's review?

Thanks, Ken

**TRAVIS COUNTY WCID NO. 17
ECK LANE WTP BACKWASH IMPROVEMENTS PROJECT**

PROPOSAL PRICE AND EVALUATION TABULATION

PROPOSAL PRICE TABULATION

Base Bid	Prota	Keystone	Matous
Bonding, Mobilization & Insurance	\$ 56,000.00	\$ 65,000.00	\$ 65,000.00
Storm Water Pollution Prevention Plan	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00
Environ Protection/Erosion & Sed Control	\$ 7,500.00	\$ 1,000.00	\$ 4,000.00
Trench & Excavation Safety	\$ 500.00	\$ 2,000.00	\$ 5,000.00
Site Work	\$ 20,000.00	\$ 15,000.00	\$ 50,000.00
Yard Piping	\$ 100,000.00	\$ 100,000.00	\$ 120,000.00
Up-Flow Clarifier, BW Storage Basin, and Chemical Feed Room Strucure	\$ 260,500.00	\$ 480,000.00	\$ 435,000.00
Up-Flow Clarifier Equipment	\$ 210,000.00	\$ 170,000.00	\$ 165,000.00
Chemical Feed Equipment	\$ 270,000.00	\$ 250,000.00	\$ 280,000.00
Modifications to Existing Backwash Basin	\$ 42,000.00	\$ 30,000.00	\$ 85,000.00
Self-Priming RF Waste Pumps	\$ 20,000.00	\$ 30,000.00	\$ 30,000.00
Site Demolition	\$ 20,000.00	\$ 10,000.00	\$ 30,000.00
Electrical and Instrumentation	\$ 180,000.00	\$ 200,000.00	\$ 190,000.00
Total Proposal Price (Base Bid)	\$ 1,189,000.00	\$ 1,355,000.00	\$ 1,461,000.00

EVALUATION TABULATION

	Prota	Keystone	Matous
Base Proposal Price (70 pts max)	70	58	51
Experience & Reputation (25 pts max)	0	0	0
Other Factors (5 pts max)	0	0	0
Total Points Awarded	70	58	51

$$\text{Points Assigned for Proposal Price} = \left(\frac{\text{Lowest Base Proposal Submitted}}{\text{Bidder's Base Proposal}} \right)^{1.5} \times 70$$

70 = maximum points available

**TRAVIS COUNTY WCID NO. 17
ECK LANE WTP BACKWASH IMPROVEMENTS PROJECT**

PROPOSAL PRICE AND EVALUATION TABULATION

Pepper Lawson	Excel Construction	Blackcastle	Payton	AG Construction
\$ 75,000.00	\$ 80,000.00	\$ 81,500.00	\$ 84,000.00	\$ 72,000.00
\$ 2,000.00	\$ 5,000.00	\$ 1,500.00	\$ 500.00	\$ 23,500.00
\$ 10,000.00	\$ 3,000.00	\$ 3,000.00	\$ 2,500.00	\$ 79,520.00
\$ 65,000.00	\$ 7,500.00	\$ 2,500.00	\$ 13,000.00	\$ 44,800.00
\$ 65,000.00	\$ 40,000.00	\$ 41,000.00	\$ 84,000.00	\$ 147,380.00
\$ 100,000.00	\$ 145,000.00	\$ 97,800.00	\$ 184,000.00	\$ 137,760.00
\$ 248,000.00	\$ 496,300.00	\$ 402,300.00	\$ 411,000.00	\$ 482,692.00
\$ 225,000.00	\$ 275,000.00	\$ 286,400.00	\$ 249,000.00	\$ 173,600.00
\$ 400,000.00	\$ 285,000.00	\$ 317,700.00	\$ 348,000.00	\$ 201,600.00
\$ 100,000.00	\$ 35,000.00	\$ 157,800.00	\$ 87,000.00	\$ 84,000.00
\$ 35,000.00	\$ 45,000.00	\$ 34,300.00	\$ 31,000.00	\$ 61,600.00
\$ 25,000.00	\$ 25,000.00	\$ 80,200.00	\$ 34,000.00	\$ 28,560.00
\$ 225,000.00	\$ 195,000.00	\$ 193,400.00	\$ 240,000.00	\$ 257,600.00
\$ 1,575,000.00	\$ 1,636,800.00	\$ 1,699,400.00	\$ 1,768,000.00	\$ 1,794,612.00

Pepper Lawson	Excel Construction	Blackcastle	Payton	AG Construction
46	43	41	39	38
0	0	0	0	0
0	0	0	0	0
46	43	41	39	38

**TRAVIS COUNTY WCID NO. 17
FLINTROCK WASTEWATER TREATMENT PLANT EXPANSION**

PROPOSAL PRICE AND EVALUATION TABULATION

PROPOSAL PRICE TABULATION			
	Pepper Lawson	Archer Western	Matous
Bonding, Mobilization & Insurance	\$ 450,000.00	\$ 350,000.00	\$ 450,000.00
Storm Water Pollution Prevention Plan (SWPPP)	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00
Environ Protection/Erosion & Sed Control	\$ 15,000.00	\$ 19,000.00	\$ 7,000.00
Trench & Excavation Safety	\$ 3,000.00	\$ 7,000.00	\$ 20,000.00
Site Work	\$ 300,000.00	\$ 582,000.00	\$ 280,000.00
Yard Piping	\$ 250,000.00	\$ 1,073,000.00	\$ 400,000.00
Sequencing Batch Reactor (SBR) Building	\$ 2,318,000.00	\$ 1,993,000.00	\$ 2,690,000.00
Sequencing Batch Reactor (SBR) Building Equipment	\$ 400,000.00	\$ 20,000.00	\$ 300,000.00
Sequencing Batch Reactor (SBR) Building Finish-Out	\$ 40,000.00	\$ 124,000.00	\$ 160,000.00
Sequencing Batch Reactor (SBR) and influent EQ			
Basin Mixing and Aeration Equipment	\$ 1,300,000.00	\$ 1,638,000.00	\$ 1,370,000.00
Headworks	\$ 500,000.00	\$ 482,000.00	\$ 470,000.00
Disk Filler Facility and Effluent Pump Station	\$ 700,000.00	\$ 720,000.00	\$ 620,000.00
Bleach Storage Facility	\$ 300,000.00	\$ 257,000.00	\$ 280,000.00
Sludge Dewatering Facility Improvements	\$ 850,000.00	\$ 787,000.00	\$ 850,000.00
Modifications to Existing SBR Facility	\$ 80,000.00	\$ 23,000.00	\$ 90,000.00
Effluent Transfer Pumps	\$ 150,000.00	\$ 39,000.00	\$ 210,000.00
Site Demolition	\$ 30,000.00	\$ 39,000.00	\$ 95,000.00
Electrical and Instrumentation	\$ 1,800,000.00	\$ 1,643,000.00	\$ 1,700,000.00
Total Proposal Price (Base Bid)	\$ 9,489,000.00	\$ 9,798,000.00	\$ 9,994,000.00
Alternate Price Schedule*	\$ 75.00	\$ 110.00	\$ 100.00
24" Dia. Drilled Piers - cost per lf	\$ 40.00	\$ 44.00	\$ 40.00
Steel Casing for 24" Dia. Drilled Piers - cost per lf			

*Unit prices for calculating additions or deductions to the Contract amount as may be required or requested.

EVALUATION TABULATION			
	Pepper Lawson	Archer Western	Matous
Base Proposal Price (70 pts max)	70	67	65
Experience & Reputation (25 pts max)	0	0	0
Other Factors (5 pts max)	0	0	0
Total Points Awarded	70	67	65

$$\text{Points Assigned for Proposal Price} = \left(\frac{\text{Lowest Base Proposal Submitted}}{\text{Bidder's Base Proposal}} \right)^{1.5} \times 70$$

70 = maximum points available

**TRAVIS COUNTY WCID NO. 17
FLINTROCK WASTEWATER TREATMENT PLANT EXPANSION**

PROPOSAL PRICE AND EVALUATION TABULATION

	Excel	Thyssen Laughlin
\$	450,000.00	\$ 500,000.00
\$	10,000.00	\$ 2,000.00
\$	15,000.00	\$ 7,000.00
\$	25,000.00	\$ 1.00
\$	800,000.00	\$ 240,000.00
\$	700,000.00	\$ 460,000.00
\$	2,030,000.00	\$ 3,600,000.00
\$	400,000.00	\$ 600,000.00
\$	200,000.00	\$ 190,000.00
\$	1,320,000.00	\$ 1,400,000.00
\$	400,000.00	\$ 550,000.00
\$	465,000.00	\$ 930,000.00
\$	280,000.00	\$ 320,000.00
\$	675,000.00	\$ 1,020,000.00
\$	150,000.00	\$ 80,000.00
\$	350,000.00	\$ 100,000.00
\$	50,000.00	\$ 85,000.00
\$	1,830,000.00	\$ 1,790,000.00
\$	10,150,000.00	\$ 11,874,001.00
\$	200.00	300
\$	400.00	120

	Excel	Thyssen Laughlin
	63	50
	0	0
	0	0
	63	50

Travis CAD

Property Search Map Search Map Administration Login

Property Search Results > Property ID 154097 BRECKEL CELENA for Year 2015

Details Map

Account
Property ID: 154097
Geo. ID: 0132440608
Type: Real
Legal Description: LOT 120 HUGHES PARK LAKE SUBD 1

Location
Site Address: 12809 THOMAS ST TX 78732
Neighborhood: TW0030
Mapscn: 491M
Jurisdictions: 52, 17, 69, 68, 03, 0A, 27

Owner
Owner Name: BRECKEL CELENA
Mailing Address: 251 ARGOSY LN, MONTGOMERY, TX 77316-6859

Property
Appraised Value: \$99,000.00

Layers
☒ Parcels Group
☐ Dimensions
☐ Subdivisions
☐ Abstracts
☐ School Districts
☐ City Jurisdictions
☐ Lakes and Rivers
☐ Creeks
☒ Streets
☒ Aerials

Radius Search Map Search

154097
154098
154099
154096
154095
154094
154091
474998
474999
153978
153976
153977
154104
154103
154102
360481
439514
154105
154008
154101
439515
154009
542472
840888
840887
156 Feet

HUGHES ST
MARSHALL FORD RD
CEDAR ST
LYNDON DR

District owned
374.58 sq ft
85.04
85.57

DISCLAIMER

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avg ≈ 5.16 ✓

\$ 1,932.83 using TCAO avg/7
of 3 similar
vacant properties