



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, November 17, 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. 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
4. BUDGET AND FINANCE COMMITTEE REPORT
5. POLICY COMMITTEE REPORT
6. IMPACT FEE ADVISORY COMMITTEE
7. STORMWATER COMMITTEE

IV. CONSENT AGENDA

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

1. Eck Lane WTP Backwash Improvements, Pay Estimate #9 and Change Order #3, Protta Construction Inc. and Protta Inc., JV
2. Flintrock Wastewater Treatment Plant Expansion, Pay Estimate #7, PLW Central Texas
3. Apache Shores Water Line Improvements – 2016, Pay Estimate #1, Protta Construction, Inc.
4. Steiner Ranch Lift Station No. 6 Improvements, Pay Estimate #1, Austin Engineering Co., Inc.

B. APPROVE PAYMENT OF CURRENT INVOICES

C. APPROVE MINUTES – October 20, 2016

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

VI. OLD BUSINESS

A. DISCUSS/CONSIDER/TAKE ACTION REGARDING SEARCH FOR NEW GENERAL MANAGER

B. DISCUSS/CONSIDER/TAKE ACTION ON ACQUISITION OF 21.49 ACRE FEET OF WATER RIGHTS FROM

1. 239 RIO VISTA, 13.50 ACRE FEET; AND
2. THL RANCH LTD., 7.99 ACRE FEET

C. DISCUSS/CONSIDER/TAKE ACTION REGARDING UTILITY SERVICE TO AREAS OF WEST TRAVIS COUNTY

VII. NEW BUSINESS

- A. DISCUSS/CONSIDER/TAKE ACTION ON ITEMS RELATED TO THE TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 SERENE HILLS DEFINED AREA UNLIMITED TAX BONDS, SERIES 2017 TO INCLUDE**
 - 1. CONSIDERATION AND ACTION WITH RESPECT TO "RESOLUTION APPROVING PRELIMINARY OFFICIAL STATEMENT, AUTHORIZING DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT AND PUBLICATION OF NOTICE OF SALE OF BONDS FOR TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 SERENE HILLS DEFINED AREA UNLIMITED TAX BONDS, SERIES 2017;"**
 - 2. AUTHORIZING PAYMENT OF ATTORNEY GENERAL BOND REVIEW FEE; AND**
 - 3. AUTHORIZING REIMBURSEMENT AUDIT FOR THE SERIES 2017 BONDS**

- B. DISCUSS/CONSIDER/TAKE ACTION REGARDING A REQUEST FROM THE DEVELOPER OF THE SERENE HILLS DEFINED AREA TO BE REIMBURSED FOR LAND PURCHASE PRICE INCLUDING CARRYING COSTS BEYOND THE TWO-YEAR LIMIT STATED IN THE UTILITY DEVELOPMENT AND CONVEYANCE AGREEMENT – SERENE HILLS LTD.**

- C. DISCUSS/CONSIDER/TAKE ACTION ON REQUEST FOR THE DISTRICT TO MAINTAIN THE PORTION OF DRAINAGE EASEMENT IN THE SERENE HILLS DEFINED AREA ABUTTING 114 KADEN WAY REAR PROPERTY LINE– MARTIN BARILLAS**

- D. DISCUSS/CONSIDER/TAKE ACTION REGARDING WATER AND WASTEWATER EASEMENTS FOR PROVISION OF SERVICE BY TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 TO THE OAKS OF LAKEWAY DEVELOPMENT – ARMBRUST & BROWN, PLLC**

VIII. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEY, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTIONS 551.071 AND 551.072, REGARDING THE APPROVAL OF CONTRACTS TO ACQUIRE WATER RIGHTS FOR IRRIGATION

IX. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEY, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTIONS 551.071 AND 551.072, REGARDING REQUEST FROM THE DEVELOPER OF THE SERENE HILLS DEFINED AREA TO BE REIMBURSED FOR LAND PURCHASE PRICE INCLUDING CARRYING COSTS BEYOND THE TWO-YEAR LIMIT STATED IN THE UTILITY DEVELOPMENT AND CONVEYANCE AGREEMENT

X. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEY, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071, REGARDING UTILITY SERVICE TO AREAS OF WEST TRAVIS COUNTY

XI. 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

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, October 20, 2016 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 6:02 p.m.

II. ESTABLISH A QUORUM

President Roberts established a quorum of all Directors present; Roberts, Carruthers, Decker, Steed and Ward. General Manager Deborah Gernes, General Counsel Ashleigh Acevedo, and District Engineers Pat Lackey and Will Pena were also present. General Counsel Lauren Kalisek entered at 6:07 p.m.

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 her written report

- The basin walls of the Flintrock Wastewater Treatment Plant Expansion are going in this week, however, the concrete density test results initially seemed a little lower than anticipated and will be watched.
- The electrical power is now being installed for the Eck Lane Water Treatment Plant Improvements. A retaining wall was extended to control drainage during high rain incidents for protection of the facilities, and upon completion of plant work a new plant sign, similar to the administration sign, will be installed.
- Plans are underway to paint the trim of the administration building, do tree pruning and routine maintenance. President Roberts requested installation of security cameras at each door of the administration building.
- Testing for the new electrical cables and flotation system of lines to the water intake barge at the Eck Plant seems to be moving along well. The cables will be pulled once the flotation design issue is resolved and the recabbling should be done in December. Once new cables are set, any debris left on the bottom of the lake bed will be removed. The two abandoned 12 inch (12") flex hoses will also be removed.

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**

No committee meetings held

IV. CONSENT AGENDA

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

1. Eck Lane WTP Backwash Improvements, Pay Estimate #8, Prota Construction Inc. and Prota Inc., JV
2. Flintrock Wastewater Treatment Plant Expansion, Pay Estimate #6, PLW Central Texas

B. APPROVE PAYMENT OF CURRENT INVOICES

C. APPROVE MINUTES – September 15, 2016 Regular Meeting and September 27, 2016 Special Meeting

Director Roberts asked if there were any questions regarding items of the Consent Agenda.

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

Second: Director Steed

Ayes: 5

Noes: 0

Unanimous

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

President Roberts opened Public Comment at 6:09 p.m. and requested if any public present wished to address the Board. No public came forward at that time.

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

Mr. Martin Barillas introduced himself as a residential customer living at 114 Kaden Way, adjacent to a WCID 17 drainage easement in the Serene Hills Defined Area (SHDA) and requesting the District to mow the area of vegetation along the fence line of his property. He distributed pictures of a drainage issue that occurred when his family first moved into their home in the Spring of 2015, along with a few pictures of the outfall that is maintained by the District. Manager Gernes concurred that this is a drainage easement built by the developer of SHDA and that the property is owned by Serene Hills Ltd. She stated that the District maintains the two drainage ponds and outfalls on the easement, but that maintenance of the entire easement is not required for upkeep. She further explained that when the first rains occurred causing water to enter the back yard of 114 Kaden Way, WCID 17 quickly responded to construct a retaining wall to divert the water from the Barillas' property. Attorney Kalisek responded that because this item was not posted as an agenda item, no action could be taken tonight but that a study would be done of this request and placed on the November 17, 2016 agenda.

Motion: Director Steed to close Public Comment

Second: Director Ward

Ayes: 5

Noes: 0

Unanimous

President Roberts closed Public Comment at 9:16 p.m.

VI. OLD BUSINESS

A. DISCUSS/CONSIDER/TAKE ACTION ON WATER AND WASTEWATER LINES TO SERVE LOT 13, CARDINAL HILLS, UNIT 7; 1203 SPARROW LANE, AUSTIN, TEXAS 78734

1. REQUEST FOR REDUCTION OF SERVICE FEES DUE TO INSTALLATION COST OF SERVICE LINE EXTENSIONS TO SERVE NEWLY CONSTRUCTED HOME; - RICK SOLIS AND

President Roberts asked Mr. Ric Solis, in the audience, if he would like to address the Board and his reply was that he was in attendance to listen and learn.

Manager Gernes refreshed the Directors with the apparent miscommunication between the builder (Lake Ridge Custom Homes) and client (Ric Solis) regarding that both the water and wastewater lines would need to be extended at his expense and the necessary impact fees that would be required at the time of service request. She went on to say that Mr. Solis had requested some relief on the impact fees because of the cost to construct the extension lines. Office Manager, Leslie Terrell, reviewed email correspondence that showed sufficient notice that water and wastewater lines would have to be extended and impact fees dating October 1, 2015.

President Roberts stated that based on researched information provided, it seemed that the builder was on notice of required costs for some time.

President Roberts asked if any Director would like to make a motion in regards to impact fees or other offer. *No motion made.*

He then stated that hearing none, the best the Board could do would be to provide a certified copy of documents that the District has within this file.

2. ACCEPTANCE OF UTILITY CONVEYANCE AGREEMENT BETWEEN TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 AND LAKE RIDGE CUSTOM HOMES – LAKE RIDGE CUSTOM HOMES

President Roberts opened the floor to any questions and Manager Gernes recommended the acceptance of this routine conveyance and that the lines had been inspected and passed tests.

Motion: Director Carruthers to accept the Utility Conveyance Agreement between the District and Lake Ridge Custom Homes as presented

Second: Directors Steed and Ward

Ayes: 5

Noes: 0

Unanimous

B. DISCUSS/CONSIDER/TAKE ACTION REGARDING SEARCH FOR NEW GENERAL MANAGER

The General Manager stated that if there were no further comments on the General Manager job description that she would be posting as soon as the new email address was established.

VII. NEW BUSINESS

A. PRESENTATION BY REPRESENTATIVE PAUL WORKMAN AND TRAVIS COUNTY COMMISSIONER GERALD DAUGHERTY REGARDING UTILITY SERVICE TO AREAS OF WEST TRAVIS COUNTY

Representative Paul Workman (of District 47 which encompasses the western and southern portions of populous Travis County) expressed his concern that the western portions of Travis County (WTC) within his jurisdiction are part of the Priority Groundwater Management Area (PGMA), a non-taxing district and one of the few areas in Texas without a Groundwater Conservation District (GCD). The Representative expressed concerns that with inevitable development coming to an area with no water or wastewater providers, developers will install well fields drawing down the aquifers. If wells go dry, subdivisions may run out of water. Representative Workman felt that it was important to have a surface water backup option so that there would be a coherent water plan for all of West Travis County. The goal would be reasonable development with no subdivisions on groundwater. Representative Workman stated that he would be introducing legislation for the next session to establish a groundwater conservation district (GCD). This district would not have taxing authority but would be funded by commercial well drilling fees.

Options for establishing a surface water system include a special water district or authority of some type, but Representative Workman and Commissioner Daugherty requested that the Board consider expansion of Water District 17's service area to include parts of WTC not served by other providers, an area of approximately 30-40,000 acres. Construction of new required facilities would be developer driven.

Director Roberts said the Board could consider this option, but that he would need to be certain that no current customers would be asked to support the new area. Representative Workman agreed that the new area must be self-sufficient.

Director Roberts asked about possible community reaction to efforts to provide water and wastewater service to WTC given that such efforts would support at least some additional development. He gave the example of the Save Our Springs (SOS) organization. Representative Workman replied that this concept was so recent that it would be hard to say how specific organizations might react, but that some type of litigation would be likely.

Director Decker asked if there had been specific requests by developers, and Representative Workman replied that he was not aware of any imminent requests. Commissioner Daugherty said there had been a few requests near Hamilton Pool Road area such as the Peacock Ranch. He said the County has worked diligently for eight to ten years but struggles with depletion of

aquifer concerns and wants to provide a source of surface water for inevitable new development in a responsible manner to conserve groundwater.

President Roberts concluded discussion by saying the Board was posted for an executive session to discuss the legal aspects of the issues and would follow up with the Commissioner and potentially schedule a work session to discuss development of a preliminary engineering study.

Table, no action.

B. DISCUSS/CONSIDER/TAKE ACTION ON ALLOWABLE METER SIZE FOR THE CANYONSIDE AT FALCONHEAD WEST PROJECT – ASH CREEK HOMES

Withdraw by requestor. No action.

C. DISCUSS/CONSIDER/TAKE ACTION TO ADOPT AN ORDER ON ADDITION OF ATMOSPHERIC VACUUM BREAKER (AVB) BACKFLOW PREVENTION REQUIREMENTS ON FLEX HOSE TUB AND SHOWER FIXTURES TO THE TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 2015 UNIFORM PLUMBING CODE LOCAL AMENDMENTS

Manager Gernes said that in response to the recent customer complaint, this addition to the 2015 Uniform Plumbing Code Local Amendments would formally clarify the District's consideration of a handheld fixture being "high hazard" and that an atmospheric vacuum breaker would be required on new installations.

A discussion was held on the perfect situation for backflow to occur, other entities requirements and definition of high hazard. Manager Gernes reported that the Mueller's agreed to install a reduced pressure zone device as protection of the water system. She then said that two additional copies of the 2015 Uniform Plumbing Code had been purchased and would be made available for anyone to come into the office to review and that a reference to the availability would be included in the plumbing section of the District's website. She concluded that this additional language was for the Board's determination.

Motion: Director Decker to adopt the Order as presented for addition of language to the 2015 Uniform Plumbing Code Local Amendments regarding atmospheric vacuum breaker backflow prevention requirements

Second: Directors Carruthers

Ayes: 4

Noes: 0

Abstained: 1, Director Roberts

D. DISCUSS/CONSIDER/TAKE ACTION ON ADOPTION OF AN ORDER APPROVING ADMENDMENTS TO THE RULES AND POLICIES OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 REGARDING PROCEDURES FOR WASTEWATER LIFT STATIONS AND GRINDER PUMP STATIONS

Manager Gernes stated that this additional language to the procedures for wastewater station installations was necessary to clarify installation of private and commercial grinders that are not a full sized commercial station. Engineer Pena explained that the current standards only

review standards for residential or full sized commercial stations and this additional language would give better instruction to someone installing a small commercial sized wastewater lift station or grinder pump station.

Motion: Director Ward to adopt the Order incorporating the procedures for wastewater lift stations and grinder pump stations as presented

Second: Directors Carruthers

Ayes: 5

Noes: 0

Unanimous

E. DISCUSS/CONSIDER/TAKE ACTION ON ACQUISITION OF 21.49 ACRE FEET OF WATER RIGHTS FROM 239 RIO VISTA AND THL RANCH LTD.

Manager Gernes requested authorization to make the same offer to two water right owners as made to the previous water right owner. President Roberts asked if the change in ownership application submitted to Texas Commission on Environmental Quality could be amended for all rights to be grouped. Engineer Pena explained that would not be allowed because each water right is a separate certificate and would need to be filed individually at a fee of \$100 each.

Motion: Director Steed to authorize the General Manager to proceed with the acquisition of two additional water right certificates from 239 Rio Vista and THL Ranch Ltd at the sellers requested price

Second: Director Decker

Ayes: 5

Noes: 0

Unanimous

F. DISCUSS/CONSIDER/TAKE ACTION ON DECLARING CERTAIN EQUIPMENT AS SURPLUS PROPERTY AND AUTHORIZING THE SALE OF SUCH EQUIPMENT:

1. 1999 DODGE DAKOTA PICKUP TRUCK; AND
2. 2002 CHEVROLET S1500 PICKUP TRUCK

Motion: Director Carruthers to declare the two vehicles as surplus and authorize the sale of each

Second: Director Ward

Ayes: 5

Noes: 0

Unanimous

G. DISCUSS/CONSIDER/TAKE ACTION ON ANNUAL REVIEW OF THE INVESTMENT POLICY OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17

Motion: Director Steed to adopt the Investment Policy as written

Director Carruthers asked if Financial Advisor Garry Kimball had reviewed and recommended any changes. Manager Gernes stated that she had not asked because the District attorneys are

the usual notification channel when laws change and need to be considered as well as the Government Treasurers' Organization of Texas.

Second: Director Ward

Ayes: 5

Noes: 0

Unanimous

H. DISCUSS/CONSIDER/TAKE ACTION ON UPDATE TO THE DISTRICT'S SERVICE RULES AND POLICIES, TO INCORPORATE MECHANICAL REVISIONS, RATES, FEES AND AMENDMENTS ADOPTED TO INCLUDE:

1. **ADOPTING THE 2015 UNIFORM PLUMBING CODE WITH LOCAL AMENDMENTS (4.21.16)**
2. **PERSONNEL POLICY UPDATES, SECTION 3.1 (8.18.16)**
3. **NEW RATES AND FEES ADOPTED SPETEMBER 15, 2015 TO BE EFFECTIVE OCTOBER 1, 2016, SECTION 2.0**
4. **ADOPTION OF AMENDMENTS TO SECTION 6.0 REGARDING PROCEDURES FOR WASTEWATER LIFT STATIONS AND GRINDER PUMP STATIONS (As approved tonight in Item VII. C.)**
5. **INVESTMENT POLICY (As approved tonight in Item VII. F.)**

Manager Gernes explained that this was the annual approval of the District's Service Rules and Policies that had been approved throughout the 2016 fiscal year, the annual review of the District's Investment Policy and inclusion of the adoptions made this evening for procedures regarding wastewater lift stations and grinder pump stations.

Motion: Director Ward to approve the District's Service Rules and Policies, to incorporate mechanical revisions, rates, fees and amendments adopted throughout the fiscal year 2016 and tonight

Second: Director Carruthers

Ayes: 5

Noes: 0

Unanimous

At 8:15 p.m., President Roberts recessed the meeting. The meeting reconvened at 8:23 p.m. with all Directors present.

VIII. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEY, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTIONS 551.071 AND 551.072, REGARDING THE APPROVAL OF A CONTRACT TO ACQUIRE WATER RIGHTS FOR IRRIGATION

Executive Session not held

IX. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEY, IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071, REGARDING UTILITY SERVICE TO AREAS OF WEST TRAVIS COUNTY

President Roberts opened Executive Session at 8:23 p.m. and closed at 9:15 p.m.

X. ADJOURNMENT

Motion: Director Carruthers to adjourn

Second: Directors Steed and Decker

Ayes: 5

Noes: 0
Unanimous

President Roberts adjourned the meeting at 9:17 p.m.

Approved this _____ day of _____ 2016, with a motion

by Director _____ and a Second by Director _____.

Ayes _____ Noes _____ Abstained _____

Presiding Officer

Secretary

VII A.
TCEQ Corresp.

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

RECEIVED

October 24, 2016

OCT 25 2016

Jeffrey Roberts, President
Travis County WCID No. 17
4811 Eck Lane
Austin, Texas 78734

Lauren Kalisek, Attorney
Lloyd Gosselink
816 Congress Avenue, Suite 1900
Austin, Texas 78701

Lloyd Gosselink

RE: Travis County Water Control and Improvement District No. 17

This letter is your notice that the Texas Commission on Environmental Quality (TCEQ) executive director (ED) has issued final approval of the above-named application. According to 30 Texas Administrative Code (TAC) Section 50.135 the approval became effective on the date the ED signed the permit or other approval. A copy of the final approval is enclosed and cites the effective date.

You may file a **motion to overturn** with the chief clerk. A motion to overturn is a request for the commission to review the TCEQ executive director's approval of the application. Any motion must explain why the commission should review the TCEQ executive director's action. According to 30 TAC Section 50.139 an action by the ED is not affected by a motion to overturn filed under this section unless expressly ordered by the commission.

A motion to overturn must be received by the chief clerk within 23 days after the date of this letter. An original and 7 copies of a motion must be filed with the chief clerk in person or by mail. The Chief Clerk's mailing address is Office of the Chief Clerk (MC 105), TCEQ, P.O. Box 13087, Austin, Texas 78711-3087. On the same day the motion is transmitted to the chief clerk, please provide copies to Robert Martinez, Environmental Law Division Director (MC 173), and Vic McWherter, Public Interest Counsel (MC 103), both at the same TCEQ address listed above. If a motion is not acted on by the commission within 45 days after the date of this letter, then the motion shall be deemed overruled.

You may also request **judicial review** of the ED's approval. According to Texas Water Code Section 5.351 a person affected by the ED's approval must file a petition appealing the ED's approval in Travis County district court within 30 days after the effective date of the approval. Even if you request judicial review, you still must exhaust your administrative remedies, which includes filing a motion to overturn in accordance with the previous paragraphs.

Individual members of the public may seek further information by calling the TCEQ Public Education Program, toll free, at 1-800-687-4040.

Sincerely,

Bridget C. Bohac
Chief Clerk

BCB/cd

cc: Vic McWherter, TCEQ Public Interest Counsel (MC 103)

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 24, 2016

Mr. Jeffrey Roberts, President
Travis County WCID No. 17
4811 Eck Lane
Austin, Texas 78734-1222

Re: Issuance of bonds by Travis County Water Control and Improvement District No. 17 - Serene Hills Defined Area, in the amount of \$4,125,000 at a maximum net effective interest rate of 4.94%.

Dear Mr. Roberts:

Enclosed are certified copies of an Order of the Texas Commission on Environmental Quality (TCEQ) approving Travis County Water Control and Improvement District No. 17 (District) project and the issuance of bonds in the amount of \$4,125,000 at a maximum net effective interest rate of 4.94% to finance the District's project, all being more fully set out in the Order.

Your attention is directed to Texas Water Code 51.433(a), which reads as follows:

"At the time bonds are voted, the board annually shall levy a tax on all property inside the District in a sufficient amount to redeem and discharge the bonds at maturity."

Based on the projected taxable assessed valuation discussed in the TCEQ memorandum associated with the District's application, we have concluded that initially a tax of at most \$0.65 per \$100 valuation should be levied to pay interest, principal, and the cost of assessing and collecting such taxes. Application of the recommended tax rate should provide sufficient funds to satisfy the average annual debt service requirement of \$538,930.

You should read the enclosed order carefully. This action is taken under authority

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • tceq.texas.gov

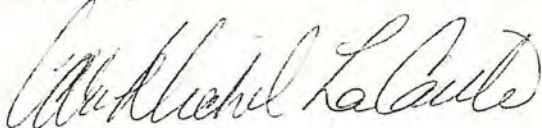
How is our customer service? tceq.texas.gov/customersurvey

printed on recycled paper

Mr. Jeffrey Roberts, President
Page 2

delegated by the Executive Director of the TCEQ. Please take particular note of the provision that no substantial alterations in the approved plans and specifications shall be made without prior TCEQ approval. This is a requirement of Texas Water Code Section 49.182. A copy of the TCEQ's order and this letter are being sent to the Attorney General's Office, Public Finance Division, Austin, Texas. Additional copies are being provided to your attorney, engineer, and fiscal agent of record.

Sincerely,



Cari-Michel La Caille, Director
Water Supply Division
Texas Commission on Environmental Quality

CML/sa

Enclosures

cc: Ms. Lauren Kalisek - Lloyd Gosselink - 816 Congress Avenue, Suite 1900 -
Austin, Texas 78701-2478

Mr. Ken Heroy, P.E. - Jones-Heroy & Associates, Inc. - 13915 N. Mopac Expy.,
Suite 408 - Austin, Texas 78728-6519

Mr. Gary Kimball - Specialized Public Finance - 248 Addie Roy Road, Suite B103
- Austin, Texas 78746-4110

Attorney General's Office - Public Finance Division - P.O. Box 12548 - Capitol
Station - Austin, Texas 78711-2548

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



THE STATE OF TEXAS
COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY
OF A TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
DOCUMENT WHICH IS FILED IN THE PERMANENT RECORDS

OCT 24 2016

OF THE COMMISSION GIVEN UNDER MY HAND AND THE
SEAL OF OFFICE ON

Bridget C. Bolan

BRIDGET C. BOLAN, CHIEF CLERK
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

AN ORDER APPROVING AN ENGINEERING PROJECT AND THE ISSUANCE OF \$4,125,000 IN UNLIMITED TAX BONDS FOR TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 SERENE HILLS DEFINED AREA

An application by Travis County Water Control and Improvement District No. 17 (District) - Serene Hills Defined Area (SHDA) was presented to the Executive Director of the Texas Commission on Environmental Quality (TCEQ) for consideration of approval pursuant to TEX. WATER CODE §§ 5.122 and 49.181. The District requests approval of an engineering project and issuance of \$4,125,000 in bonds to finance the following: a portion of the construction costs associated with Serene Hills Phase 1A and 1B 12-inch offsite waterline; Serene Hills offsite force main; water impact fees; remaining costs associated with water and wastewater impact fees for the Irrigation Tract and Effluent Storage Pond Site and the Disposal Tract deeded to the District; easement acquisition costs; stormwater pollution prevention plans; and operational expenses. The TCEQ has jurisdiction to consider this matter, and the following Findings of Fact and Conclusions of Law are appropriate after examining the application and supporting documentation.

FINDINGS OF FACT

1. The District filed an application with the TCEQ on August 17, 2016 for approval of a proposed engineering project and the issuance of \$4,125,000 in bonds.
2. The Executive Director of the TCEQ has investigated the District.
3. The application and accompanying documents have been examined. The project site was visited and carefully inspected by a member of the TCEQ's Districts Section on September 28, 2016 and a written memorandum was prepared on the project dated October 5, 2016, a copy of which is attached and made a part hereof.
4. The District's project and the issuance of \$4,125,000 in bonds at a maximum net effective interest rate of 4.94% to finance the project should be approved.

5. The District's Board of Directors should be directed to review to its satisfaction the detailed calculations of the developer's interest to ensure that the costs are authorized District expenditures and in accordance with 30 TEX. ADMIN. CODE § 293.50 before reimbursement to the developer is made.

6. The District should be advised that the legal, fiscal agent, and engineering fees have not been evaluated to determine whether these fees are reasonable or competitive. These fees are included as presented in the engineering report.

7. The District should be directed that any surplus bond proceeds resulting from the sale of bonds at a lower interest rate than that proposed shall be shown as a contingency line item in the Official Statement and the use of such funds shall be subject to approval pursuant to TCEQ rules on surplus funds.

CONCLUSIONS OF LAW

1. The TCEQ has jurisdiction to consider the engineering report and bond application pursuant to TEX. WATER CODE §49.181.

2. The Executive Director of the TCEQ has investigated the District, and the TCEQ has found it legally organized and feasible.

3. The TCEQ's Districts Section's memorandum dated October 5, 2016, on this engineering project and bond issue should be adopted as the written TCEQ project report in compliance with TEX. WATER CODE § 49.181(d).

NOW THEREFORE, BE IT ORDERED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY that the TCEQ's Districts Section's memorandum dated October 5, 2016, on this engineering project and bond issue are adopted as the written TCEQ project report. Pursuant to TEX. WATER CODE § 49.181, the engineering project for Travis County Water Control and Improvement District No. 17 - Serene Hills Defined Area is hereby approved together with the issuance of \$4,125,000 in bonds at a maximum net effective interest rate of 4.94%. The District's Board of Directors is directed to review to its satisfaction the detailed calculations of the developer's interest to ensure that the costs are authorized District expenditures and in accordance with 30 TEX. ADMIN. CODE § 293.50 before reimbursement to the developer is made. The District is advised that the legal, fiscal agent, and engineering fees have not been evaluated to determine whether these fees are reasonable or competitive. These fees are included as presented in the engineering report. The District is directed that any surplus bond proceeds resulting from the sale of bonds at a lower interest rate than that proposed shall be shown as a contingency line item in the Official Statement and the use of such funds shall be subject to approval pursuant to TCEQ rules on surplus funds. The approval of the sale of these bonds herein shall be valid for one year from the date of this Order unless extended by written authorization of the TCEQ staff.

BE IT FURTHER ORDERED that pursuant to TEX. WATER CODE § 5.701, the District shall pay to the TCEQ 0.25% of the principal amount of bonds actually issued not later than the seventh (7th) business day after receipt of the bond proceeds. The fees shall be paid by check payable to the Texas Commission on Environmental Quality.

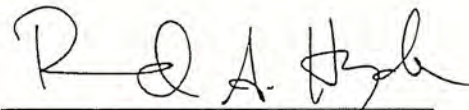
BE IT FURTHER ORDERED that to enable the TCEQ to carry out the responsibilities imposed by TEX. WATER CODE §§ 49.181-182, the District shall: (1) furnish the TCEQ's Districts Section copies of all bond issue project construction documentation outlined under 30 TEX. ADMIN. CODE § 293.62, including detailed progress reports and as-built plans required by TEX. WATER CODE § 49.277(b), which have not already been submitted; (2) notify the TCEQ's Districts Section and obtain approval of the Texas TCEQ on Environmental Quality for any substantial alterations in the engineering project approved herein before making such alterations; and (3) ensure, as required by TEX. WATER CODE § 49.277(b), that all construction financed with the proceeds from the sale of bonds is completed by the construction contractor according to the plans and specifications contracted.

BE IT FURTHER ORDERED that failure of said District to comply with all applicable laws and with provisions of this Order shall subject the District and its directors to all penalties that are provided by law and shall further be considered by the TCEQ as grounds for refusal to approve other bonds of the District.

The Chief Clerk of the TCEQ is directed to forward the District a copy of this Order.

If any provision, sentence, clause, or phrase of this Order is for any reason held to be invalid, the invalidity of any portion shall not affect the validity of the remaining portions of the Order.

Issue Date: **October 17, 2016**



For the Commission

Texas Commission on Environmental Quality

TECHNICAL MEMORANDUM

To: *CML* Cari-Michel La Caille, Director
10/5/16 Water Supply Division Date: October 5, 2016

Thru: *SM* Seyed Miri, P.E., Leader
10/5/16 Districts Creation Review Team

From: *SM* Samantha Alfonso
10-5-16 Districts Creation Review Team

Subject: Travis County Water Control and Improvement District No. 17 - Serene Hills Defined Area; Application for Approval of \$4,125,000 Unlimited Tax Bonds, Second Issue, 4.94% Net Effective Interest Rate, Series 2016; Pursuant to Texas Water Code § 49.181.
TCEQ Internal Control No. D-08172016-028 (TC)
CN: 600669048 RN: 101428761

A. GENERAL INFORMATION

The Texas Commission on Environmental Quality (TCEQ) received an application from the Serene Hills Defined Area (SHDA) within Travis County Water Control and Improvement District No. 17 (District) requesting approval of the issuance of \$4,125,000 in unlimited tax bonds to finance the District's share of the following projects:

1. A portion of the construction costs associated with Serene Hills Phase 1A and 1B 12-inch offsite waterline;
2. Serene Hills offsite force main;
3. Water impact fees;
4. Remaining costs associated with water and wastewater impact fees for the Irrigation Tract and Effluent Storage Pond Site and the Disposal Tract deeded to the District;
5. Easement acquisition costs;
6. Stormwater Pollution Prevention Plans (SWPPP); and
7. Operational expenses.

This District is not proposing to fund new internal utilities in this bond issue. At ultimate development, the District is projected to serve 595 Equivalent Single-Family Connections (ESFCs) on 417.58 developable (456.63 total) acres.

B. ECONOMIC ANALYSIS

Tax Rate Analysis

The economic feasibility of this bond issue is based on the existing 70 ESFCs and no-growth to an estimated taxable assessed valuation (AV) of \$85,795,324 as of January 1, 2016. A market study has not been provided, and is not required since the feasibility of this bond issue is based on no-growth.

According to a Travis Central Appraisal District certificate, the District's January 1, 2016 estimated taxable AV is \$85,795,324. The annual debt service requirement for the proposed bond amount of \$4,125,000 and existing debt averages \$538,930 for the 27-year life of the District's bond debt. The District levied a maintenance tax of \$0.44 in 2015 and according to the engineering report, is projecting to levy a maintenance tax of \$0.06 in the future.

The District's financial advisor submitted a cash flow schedule considering the requested \$4,125,000 bond issue, no-growth to the January 1, 2016 estimated taxable AV of \$85,795,324, twenty-four months of capitalized interest, a bond interest rate of 4.75%, a 3% bond discount, a 98.5% collection rate, and a projected tax rate of \$0.65 per \$100 AV. The TCEQ's Districts Section's financial analyst has reviewed the financial information submitted and concluded that the following level debt service tax rate would be sufficient.

<u>Taxing Jurisdiction</u>	<u>Projected Tax Rate</u>
SHDA	
Debt Service	\$0.6500 ⁽¹⁾⁽²⁾
District	
Maintenance	\$0.0585
City of Lakeway	<u>\$0.0051</u> ⁽³⁾
Total	\$0.7136 ⁽⁴⁾

- Notes: (1) Based on a net effective interest rate of 4.94%, a 98.5% tax collection rate, no-growth to the January 1, 2016 estimated taxable AV of \$85,795,324, and at least a 25% ending debt service fund balance.
 (2) The term "commission-approved tax rate" in 30 Texas Administrative Code (30 TAC) § 293.85 refers to an initial ad valorem debt service tax of at most \$0.65 per \$100 AV.
 (3) According to an October 3, 2014 City of Lakeway Letter, 3.0% of the City's current \$0.17 property tax rate is attributable to drainage. The District's share is \$0.0051.
 (4) Represents the combined projected tax rate as defined by 30 TAC § 293.59(f).

Additional Financial Comments

The District is exempt from the 75% and 25% build out requirements of 30 TAC §§ 293.59(1)(4) and 293.59(k)(7), respectively, based on its combined no-growth tax rate of \$0.71 per \$100 AV not exceeding \$1.20, pursuant to 30 TAC §§ 293.59(l) and 293.59(k)(11)(C).

C. ENGINEERING ANALYSIS

Water Supply

The SHDA receives water service from the District pursuant to the "Utility Development and Conveyance Agreement" effective January 17, 2008. The District withdraws raw water from Lake Travis, pursuant to the "Water Sale Contract for Municipal Uses" with the Lower Colorado River Authority (LCRA), effective May 23, 2001. The contract authorizes a maximum withdrawal of 7.85 million gallons per day (MGD). According to the engineering report, the District's water treatment plant has recently been expanded and has an existing estimated capacity of 22.0 MGD. The following table summarizes the existing water supply facilities serving the District, along with the ESFC capacity of each component based on criteria stated in 30 TAC § 290.45:

<u>Facility</u>	<u>Minimum Requirements</u>	<u>Total Capacity (ESFCs)</u>
WTP Capacity	0.6 gpm/ESFC	15,278 gpm (25,463 ESFCs)

Pressure Tank	20 gal/ESFC	5,000 gal (250 ESFCs)
Total Storage ¹⁾	200 gal/ESFC	9,385,000 gal (46,925 ESFCs)
Booster Pump	0.6 gpm/ESFC	19,950 gpm (33,250 ESFCs)

Note: (1) Total storage includes elevated storage and ground storage.

Pursuant to the SHDA's service plan, the District supplies water capacity to the SHDA upon payment of a water impact fee. The current TCEQ approved fee is \$4,200 per ESFC. Funds are included in the current bond issue to finance water impact fees for 49 ESFCs, plus the remaining 110 ESFCs for the land exchanged for planned wastewater effluent irrigation fields, effluent pond site and effluent disposal tract at \$3,500 per ESFC, for a total of 364 ESFCs (205 ESFCs funded in the first bond issue in exchange for land; plus 110 ESFCs in the current bond issue in exchange for land; plus 49 ESFCs in the current bond issue).

The District has emergency interconnects with Lakeway Municipal Utility District (MUD), West Travis County Public Utility Agency, Hurst Creek MUD, and the City of Austin, all of which are normally closed.

The District's existing water supply capacity appears adequate to serve the existing 70 ESFCs for the SHDA upon which the feasibility of this bond issue is based.

Wastewater Treatment

The District's wastewater treatment facilities serving the SHDA presently consist of a 1.0 MGD wastewater treatment plant (WWTP) located in the Flintrock Ranch Estates Defined Area (FREDA). The plant, under Texas Pollutant Discharge Elimination System Permit No. WQ0013878001, is a 1.0 MGD no-discharge permit with disposal by land irrigation. The plant serves the SHDA and other District customers.

Funds are included in the current bond issue to finance wastewater impact fees for the remaining 110 ESFCs for the land exchanged for planned wastewater effluent irrigation fields, effluent pond site and effluent disposal tract at \$3,500 per ESFC, for a total of 315 ESFCs (205 ESFCs funded in the first bond issue in exchange for land; plus 110 ESFCs in the current bond issue in exchange for land).

The District's existing 1.0 MGD total treatment capacity in the FREDA can serve 3,333 ESFCs based on a design criteria of 300 gpd/ESFC.

The District's existing wastewater treatment capacity appears adequate to serve the existing 70 ESFCs for the SHDA upon which the feasibility of this bond issue is based.

Storm Water Drainage

Storm water drainage for the SHDA will generally drain through an underground storm water collection system to drainage pipes which outfall into detention ponds, water quality ponds, and natural drainage channels and eventually into Lake Travis and the Colorado River.

Purchase of Existing Facilities and/or Assumption of Existing Contracts

<u>Project</u>	<u>Contractor</u>	<u>% Complete (Date)</u>	<u>Contract Amount⁽¹⁾</u>	<u>Amt. Subj. to Distr. Contrib.</u>
Serene Hills 1A & 1B -- W, WW, & D	J.C. Evans Construction Co. LP	100% (8/2011)	\$1,842,568	\$1,763,037 ⁽²⁾ \$130,464 ⁽³⁾
Serene Hills Offsite Force Main	Central Road and Utility Ltd.	100% (1/2013)	\$1,321,163	\$950,661 ⁽⁴⁾

- Notes: (1) Based on original contract amount, plus or minus change orders and final quantity adjustments.
(2) Final contract amount of \$1,842,568; less \$72,090 for 5x5 box culvert; less \$4,636 for clearing and grubbing; less \$2,805 for irrigation sleeves.
(3) Amount to be funded in this application is for 12-inch waterline only. The remaining \$1,632,573 (\$1,763,037 less \$130,464), if eligible, may be funded in a future application.
(4) Final contract amount of \$1,321,163; less \$370,502 for Travis County WCID 17's share of costs for re-use water.

Approved plans and specifications, preconstruction agreements, and various construction contract documents have been provided.

Facilities to be Constructed

None.

Inspection

The District was inspected by a member of the TCEQ's Districts Section staff on September 28, 2016. Utilities appeared to be complete within the projects included in the funding and feasibility of this bond issue. District name signs were properly posted as required by Texas Water Code § 49.451.

D. SUMMARY OF COSTS

<u>Construction Costs</u>	<u>District Share</u>
A. Developer Contribution Items	
None	\$ 0
TOTAL DEVELOPER CONTRIBUTION ITEMS	\$ 0
B. District Items	
1. Serene Hills 1A & 1B - 12-inch offsite waterline	\$ 130,464
2. Serene Hills Force Main	950,661
3. Water and Wastewater Impact Fees (Credit)	1,655,170 ⁽¹⁾
4. Water Impact Fees	205,800 ⁽²⁾
5. Easement acquisition costs (for Item No. 2)	17,500
6. Legal Construction Cost (for Items 1-2)	4,270
7. SWPPP (for Item No. 1)	694
8. Engineering (11.01% of Items 1-2)	119,069 ⁽⁴⁾
TOTAL DISTRICT ITEMS	\$ 3,083,628
TOTAL CONSTRUCTION COSTS (74.75% of Bond Issue Requirement)	\$ 3,083,628

Non-Construction Costs

A. Legal Fees (1.00%)	\$ 41,250 ⁽⁴⁾
B. Financial Advisor Fees (1.25%)	51,563 ⁽⁵⁾
C. Interest	
1. Capitalized Interest (24 months @ 4.75%)	391,875
2. Developer Interest	313,327 ⁽⁶⁾
D. Bond Discount (3%)	123,750
E. Bond Issuance Expenses	36,982
F. Bond Application Report	40,000
G. Operations Costs	28,187 ⁽⁷⁾
H. Attorney General Fee (0.10%)	4,125
I. TCEQ Bond Issuance Fee (0.25%)	<u>10,313</u>
TOTAL NON-CONSTRUCTION COSTS	\$ 1,041,372
TOTAL BOND ISSUE REQUIREMENT	\$ 4,125,000

- Notes: (1) Represents the remaining 110 ESFCs (315 total ESFCs less 205 ESFCs funded in bond issue no. 1) for water and wastewater impact fees at \$3,500 per ESFC for water and \$11,547 per ESFC for wastewater. See Special Consideration No. 2.
(2) See Special Consideration No. 2.
(3) Only a portion the engineering costs requested for funding. The remaining amount may be funded in a future application.
(4) Pursuant to the contract provided, fees are 1.0% of bonds issued.
(5) Pursuant to the contract provided, fees are 1.25% of bonds issued.
(6) Estimated at 4.75% through March 1, 2017 for bond-issue funded costs or a maximum of two years in accordance with 30 TAC § 293.50(a).
(7) Represents advances paid October 20, 2011 to March 5, 2012.

E. SPECIAL CONSIDERATIONS

1. Waiver of Market Study Requirement

The District has requested a waiver of the market study requirement due to the status of development. A market study is not required since the feasibility of this bond issue is based on no-growth.

2. Water and Wastewater Capacity Impact Fees

The land for planned wastewater effluent irrigation fields, effluent pond site and effluent disposal tract was deeded by the developer to the District as payment for water and wastewater impact fees in the SHDA. The total of impact fees purchased was \$4,739,805 for a projected 315 ESFCs based on \$3,500 per ESFC for water and \$11,547 for wastewater effective at the time of the transaction, May 28, 2010. The SHDA intends to reimburse the developer for the remaining capacity payments.

This bond issue includes funding for the remaining 110 water connections at \$3,500 (established by Travis County Water Control & Improvement District No. 17 Water Capital Recovery Fee Update - 2006 Update) per connection. Including this bond issue, the District will have funded 315 (205 plus 110) water impact fees; the total number of impact fees purchased in exchange for the land for planned wastewater effluent irrigation fields, effluent pond site and effluent disposal tract that was deeded to the District.

This bond issue includes funding for the remaining 110 wastewater connections at \$11,547 (established by First Amendment to the Utility Development and Conveyance Agreement) per connection. Including this bond issue, the District will have funded 315 (205 plus 110) wastewater impact fees; the total number of impact fees purchased in exchange for the land for planned wastewater effluent irrigation fields, effluent pond site and effluent disposal tract that was deeded to the District.

In addition to the impact fees reimbursed to the developer, this bond issue includes funding for 49 water connections paid to the District at \$4,200 (established by Order Regarding Amendments to the Land Use Assumption, Capital Improvements Plan, and Water Impact Fee for the District-Wide Water Impact Fee Service Area by Travis County Water Control & Improvement District No. 17 adopted September 1, 2012) per connection.

F. CONCLUSIONS

1. Based on \$55,000,000 in unlimited tax bonds authorized by voters and \$4,450,000 previously approved by the TCEQ and issued by the District, the District has sufficient voter-authorized bonds (\$50,550,000) for the proposed bond issue.
2. Based on the review of the engineering report, plans, specifications, and supporting documents, the bond issue is considered feasible and meets the criteria established by the TCEQ's economic feasibility rules, 30 TAC § 293.59.
3. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

G. RECOMMENDATIONS

1. Approve the bond issue in the requested amount of \$4,125,000, in accordance with the recommended summary of costs, at a maximum net effective interest rate of 4.94%.
2. Standard recommendations regarding developer interest, consultant fees, surplus proceeds, time of approval, and bond proceeds apply.

**RESOLUTION APPROVING PRELIMINARY OFFICIAL STATEMENT,
AUTHORIZING DISTRIBUTION OF PRELIMINARY OFFICIAL
STATEMENT AND PUBLICATION OF NOTICE OF SALE OF BONDS FOR TRAVIS
COUNTY WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 17 SERENE HILLS DEFINED AREA UNLIMITED
TAX BONDS, SERIES 2017**

WHEREAS, the Board of Directors of the District has authorized the District's financial advisor, Specialized Public Finance Inc. (the "Financial Advisor"), to prepare a Preliminary Official Statement and Official Notice of Sale and Official Bid Form (the "Preliminary Official Statement") in connection with the Travis County Water Control and Improvement District No. 17 Serene Hills Defined Area Unlimited Tax Bonds, Series 2017 (the "Bonds"); and

WHEREAS, the Board has reviewed the Preliminary Official Statement; and

WHEREAS, the Board deems it appropriate to approve the Preliminary Official Statement and authorize the distribution of the Preliminary Official Statement and publication of the Notice of Sale, as further set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 THAT:

Section 1. APPROVAL AND DISTRIBUTION OF PRELIMINARY OFFICIAL STATEMENT. The Board hereby approves the Preliminary Official Statement substantially in the form attached hereto as Exhibit "A" with such changes, additions or deletions as authorized by the Board, acting by and through the General Manager. The District's Financial Advisor is hereby authorized and directed to distribute the Preliminary Official Statement to potential purchasers of the Bonds and make application to the appropriate bond insurance companies, if any, and rating agencies, if any.

Section 2. PUBLICATION OF NOTICE OF SALE. The District's Bond Counsel is hereby authorized to publish a Notice of Sale of the Bonds in substantially the form attached hereto as Exhibit "B" with such sale date information as agreed to by the General Manager.

Section 3. OTHER MATTERS. The General Manager is authorized to do all things proper and necessary to carry out the intent hereof, including the approval of appropriate changes to the Preliminary Official Statement and the Notice of Sale.

Section 4. PAYMENT OF ATTORNEY GENERAL FEE. The District hereby authorizes the disbursement of a fee equal to the lesser of (i) one-tenth of one percent of the principal amount of each series of the Bonds or (ii) \$9,500 per series, provided that such fee shall not be less than \$750, to the Attorney General of Texas Public Finance Division for payment of

the examination fee charged by the State of Texas for the Attorney General's review and approval of public securities and credit agreements, as required by Section 1202.004 of the Texas Government Code for each series of Bonds. The appropriate member of the District's staff is hereby instructed to take the necessary measures to make this payment. The District is also authorized to reimburse the appropriate District funds for such payment from proceeds of the Bonds.

EXHIBIT "A"

Preliminary Official Statement

EXHIBIT "B"

**NOTICE OF SALE
TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17
SERENE HILLS DEFINED AREA UNLIMITED TAX BONDS, SERIES 2017
(A political subdivision of the State of Texas
located in Travis County, Texas)
\$4,125,000**

**Selling: Thursday, December 15, 2016 at 6:00 p.m., C.S.T.
Bids Due 10:00 a.m., C.S.T.**

Place and Time of Sale: The District will consider awarding the sale of the Bonds on Thursday, December 15, 2016 at 6:00 p.m., C.S.T., at the designated meeting place inside the boundaries of the District, at 3812 Eck Lane, Austin, Texas 78734-1613. Action will be taken immediately by the Board of Directors of the District to accept or reject the best bid. Each bidder must deliver a Bank Cashier's Check in the amount of \$82,500 payable to the order of Travis County Water Control and Improvement District No. 17 as a good faith deposit to Specialized Public Finance Inc., 248 Addie Roy #B103, Austin, Texas 78746, by 10:00 a.m., C.S.T. on the date of the sale.

Address of the Bids/Bids Delivered in Person: Written bids, plainly marked "Bid for Bonds" should be addressed to the Board of Directors of Travis County Water Control and Improvement District No. 17, and if delivered in person, delivered to Garry Kimball, Specialized Public Finance Inc., 248 Addie Roy #B103, Austin, Texas 78746, by 10:00 a.m., C.S.T., on Thursday, December 15, 2016. All bids must be signed and submitted on the "Official Bid Form."

Electronic Bidding Procedures: Any prospective bidder that intends to submit an electronic bid must submit its electronic bid through the facilities of PARITY by 10:00 a.m., C.S.T., on Thursday, December 15, 2016 as described in the "Official Notice of Sale" described below.

Bids by Telephone or Facsimile: Facsimile bids will be accepted at (512) 275-7305 between 9:30 a.m., C.S.T. and 10:00 a.m., C.S.T., to the attention of Garry Kimball, on the date of sale all as described in the "Official Notice of Sale" described below. Telephone bids will be accepted at (512) 275-7300 between 9:30 a.m., C.S.T. and 10:00 a.m., C.S.T. on the date of sale.

Information: The Bonds are more completely described in the "Official Notice of Sale," "Official Bid Form" and the "Preliminary Official Statement" which may be obtained from Specialized Public Finance Inc., 248 Addie Roy #B103, Austin, Texas 78746, Financial Advisor to the District.

The District reserves the right to reject any or all bids for the Bonds and to waive any and all irregularities except time of filing. This notice does not constitute an offer to sell the Bonds but is merely notice of sale of the Bonds as required by law. The offer to sell the Bonds will be made only by means of the "Official Notice of Sale," the "Preliminary Official Statement" and the "Official Bid Form."

Board of Directors
Travis County Water Control and
Improvement District No. 17

LAW OFFICES

McCALL, PARKHURST & HORTON L.L.P.

600 CONGRESS AVENUE

SUITE 1800

AUSTIN, TEXAS 78701

(512) 478-3805

October 31, 2016

Travis County Water Control and Improvement District No. 17
3812 Eck Lane
Austin, Texas 78734
Attention: Leslie Terrell

Re: \$4,125,000 Travis County Water Control and Improvement District 17 Serene Hills Defined Area Unlimited Tax Bonds, Series 2017

Client Number: 2501.060

INVOICE FOR THE OFFICE OF THE ATTORNEY GENERAL FILING FEE

Pursuant to Chapter 1202 .004 of the Texas Government Code, as amended, a fee equal to one-tenth of one percent of the principal amount of the public security to which the record of proceedings relates or \$9,500, whichever is less; provided, the fee shall not be less than \$750. If the record of proceedings includes multiple series, a separate fee must be calculated and paid for each series. If the record of proceedings includes authorization of a credit agreement, but does not also include the authorization of a public security, the fee is calculated based on the principal amount of the public security or public securities to which the credit agreement relates.

Please forward the below fee **made payable to the Office of the Attorney General** to the offices of McCall, Parkhurst & Horton L.L.P. prior to or at the meeting of the District on December 15, 2016.

ATTORNEY GENERAL FILING FEE

\$4,125

VII B.

Linda Sandlin

From: Ken Heroy
Sent: Monday, November 14, 2016 2:13 PM
To: Linda Sandlin; Aaron Googins; Ashleigh Acevedo; David Klein; David Kneuper; Deborah Gernes WCID 17; Douglas Hunter; Lauren Kalisek; Leslie Terrell; Lissette Ruiz; Will Pena
Cc: Douglas Hunter
Subject: RE: WCID 17 November Agenda

Debbie, et al,
The Serene Hills developer, Doug, has to make an unexpected trip out of town and cannot attend the meeting this Thursday. We would like to request that item VII B regarding land carry costs be tabled until after the holidays so that Doug is able to attend.

Thank you,

Ken

From: Linda Sandlin [<mailto:lsandlin@wcid17.org>]
Sent: Monday, November 14, 2016 8:59 AM
To: Aaron Googins <aarongoogins@outlook.com>; Ashleigh Acevedo <aacevedo@lglawfirm.com>; Carol Pumbo <cpumbo@mphlegal.com>; David Klein <dklein@lglawfirm.com>; David Kneuper <kneuper@rcetx.com>; Deborah Gernes WCID 17 <dgernes@wcid17.org>; Douglas Hunter <douglasohunter@gmail.com>; Garry Kimball <garry@spubfin.com>; Greg Gibson - Casey Development <ggibson@caseydev.com>; John Muras <jmuras@rcetx.com>; Ken Heroy <KenH@jones-heroy.com>; Lauren Kalisek <lkalisek@lglawfirm.com>; Leslie Terrell <lterrell@wcid17.org>; Linda Sandlin <lsandlin@wcid17.org>; Linda Sharpe <lsharpe@mphlegal.com>; Lissette Ruiz <lruiz@lglawfirm.com>; Michael Bevilacqua <mbev@rcetx.com>; Monica Melvin <monica@spubfin.com>; Pat Lackey <palackey@rcetx.com>; Randy Schmaltz <randy@steinerranchhoa.org>; Stefanie Albright <salbright@lglawfirm.com>; Trish Pulsipher <TrishP@jones-heroy.com>; Will Pena <wpena@rcetx.com>
Subject: WCID 17 November Agenda

For your review, please see attached.

Linda Sandlin
Administrative Assistant
to the General Manager
Travis County WC & ID 17
3812 Eck Lane
Austin, TX 78734
512.266.1111 x115
www.wcid17.org

My office hours are Monday - Thursday, 8am to 6pm; Friday 8am to noon.

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain confidential and/or privileged information. If you are not the intended recipient of this information, please delete all of the material from any computer that may have it. Any unauthorized use, dissemination, distribution, or copying of this communication is strictly prohibited.

VI.C.

IV. CONSENT AGENDA

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

1. Eck Lane WTP Backwash Improvements, Pay Estimate #8, Prota Construction Inc. and Prota Inc., JV
2. Flintrock Wastewater Treatment Plant Expansion, Pay Estimate #6, PLW Central Texas

B. APPROVE PAYMENT OF CURRENT INVOICES

C. APPROVE MINUTES – September 15, 2016 Regular Meeting and September 27, 2016 Special Meeting

Director Roberts asked if there were any questions regarding items of the Consent Agenda.

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

Second: Director Steed

Ayes: 5

Noes: 0

Unanimous

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

President Roberts opened Public Comment at 6:09 p.m. and requested if any public present wished to address the Board. No public came forward at that time.

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

Mr. Martin Barillas introduced himself as a residential customer living at 114 Kaden Way, adjacent to a WCID 17 drainage easement in the Serene Hills Defined Area (SHDA) and requesting the District to mow the area of vegetation along the fence line of his property. He distributed pictures of a drainage issue that occurred when his family first moved into their home in the Spring of 2015, along with a few pictures of the outfall that is maintained by the District. Manager Gernes concurred that this is a drainage easement built by the developer of SHDA and that the property is owned by Serene Hills Ltd. She stated that the District maintains the two drainage ponds and outfalls on the easement, but that maintenance of the entire easement is not required for upkeep. She further explained that when the first rains occurred causing water to enter the back yard of 114 Kaden Way, WCID 17 quickly responded to construct a retaining wall to divert the water from the Barillas' property. Attorney Kalisek responded that because this item was not posted as an agenda item, no action could be taken tonight but that a study would be done of this request and placed on the November 17, 2016 agenda.

Motion: Director Steed to close Public Comment

Second: Director Ward

Ayes: 5



Property Information (818714)

Owner Name: SERENE HILLS LTD
Doing Business As: Null
Property Identification Number: 818714
Geo Identification Number: 0127830133
Legal Description: LOT 403 SERENE HILLS SUBD PHS 2E (POND 4)
State Code: 01
Address: 1006 CRESTONE STREAM DR TX 78738
Taxing Jurisdictions: 17, 52, 03, 9L, 0A, 2J, 07, 21
Appraised Value: N/A
Neighborhood: R8000 - SERENE HILLS ESTATES
Abstract Code: S18120

[Property Detail](#)
[Zoom In](#)



ALL THE WAY DOWN HER FENCELINE





Travis CAD

Property Search Results > 818714 SERENE HILLS LTD for Year 2016

Property

Account

Property ID: 818714 Legal Description: LOT 403 SERENE HILLS SUBD PHS 2E (POND 4)
 Geographic ID: 0127830133 Agent Code: ID:2138
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 1006 CRESTONE STREAM DR Mapsco: 548D
 TX 78738
 Neighborhood: R8000 - SERENE HILLS ESTATES Map ID: 012687
 Neighborhood CD: R8000

Owner

Name: SERENE HILLS LTD Owner ID: 1373910
 Mailing Address: % DOUGLAS HUNTER % Ownership: 100.0000000000%
 28 COUSTEAU LN
 AUSTIN, TX 78746

Exemptions:

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$0
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$1,000 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$0 \$0
 (+) Timber Market Valuation: + \$0 \$0

 (=) Market Value: = \$1,000
 (-) Ag or Timber Use Value Reduction: - \$0

 (=) Appraised Value: = \$1,000
 (-) HS Cap: - \$0

 (=) Assessed Value: = \$1,000

Taxing Jurisdiction

Owner: SERENE HILLS LTD
 % Ownership: 100.0000000000%
 Total Value: \$1,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	0.383800	\$1,000	\$1,000	\$3.84
07	LAKE TRAVIS ISD	1.407500	\$1,000	\$1,000	\$14.08
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,000	\$1,000	\$0.00
17	TRAVIS CO WCID NO 17	0.059900	\$1,000	\$1,000	\$0.60
21	CITY OF LAKEWAY	0.161200	\$1,000	\$1,000	\$1.62
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110541	\$1,000	\$1,000	\$1.11
52	TRAVIS CO ESD NO 6	0.100000	\$1,000	\$1,000	\$1.00
9L	TRAVIS CO WCID 17 SERENE HILLS (DA)	0.625000	\$1,000	\$1,000	\$6.25
Total Tax Rate:		2.847941			

Taxes w/Current Exemptions:	\$28.50
Taxes w/o Exemptions:	\$28.48

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	3.4795	151567.00	0.00	0.00	\$1,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017		N/A	N/A	N/A	N/A	N/A
2016		\$0	\$1,000	0	1,000	\$0 \$1,000
2015		\$0	\$1,000	0	1,000	\$0 \$1,000
2014		\$0	\$750	0	750	\$0 \$750
2013		\$0	\$750	0	750	\$0 \$750

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Questions Please Call (512) 834-9317

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November __, 2016

Mr. Martin Barillas
114 Kaden Way
Austin, Texas 78738

RE: Mowing on drainage easement owned by Travis County Water Control and Improvement District No. 17 abutting 114 Kaden Way.

Dear Mr. Barillas,

This letter is in follow up to your request that the Travis County Water Control and Improvement District No. 17 (the "District") maintain that portion of its drainage easement in the Serene Hills Defined Area immediately adjacent to your property at 114 Kaden Way. After careful consideration, the District has determined that granting your request would be an inequitable expenditure of public funds because the District is unable to expand its current landscaping contract to include all property that the drainage easement abuts and mow such areas more frequently.

Instead, to address your concerns, the District Board of Directors authorized me to grant you and/or your landscaping contractor via this letter authorization to enter the District's property to mow that portion of the District's easement abutting your property more often than the District schedule. Please note that this authorization is limited to the maintenance of vegetation by mowing or weed eating; application of any sort of pesticide or rodenticide is not authorized.

The District's drainage easement does not extend the full length of your rear property boundary, as is evidenced on the map you presented during public comment of the October Board meeting and attached hereto as Attachment A. As such, the District does not and cannot authorize your entry onto and maintenance of that portion of the property not owned by the District. To be clear, to maintain the entirety of the property abutting your rear boundary line, you will need additional authorizations. **Moreover, in deference to the owner of the property over which the District's drainage easement is located, Serene Hills, Ltd., [a copy of this letter has been provided to Doug Hunter] [their representative has also signed off on it].**

As always, please let me know if you have questions or I can be of further assistance.

Sincerely,

Deborah S. Gernes

General Manager
Attachment

cc: Doug Hunter, Serene Hills, Ltd.

DRAFT

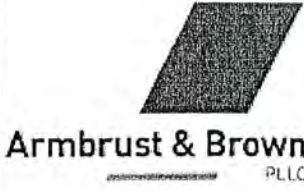
Linda Sandlin

From: Connie Carley
Sent: Monday, October 31, 2016 4:20 PM
To: Linda Sandlin; Debbie Gernes; Juan Sanchez
Cc: Gregg Krumme; Kenneth Jones
Subject: RE: Oaks at Lakeway - temporary easements
Attachments: 001_pdf (1.22 KB); 002_pdf (1.22 KB); Water Line Easement - WCID #17 - 1442-35R1 - Tracey (W0696847-2xB6045)_docx (1.32 KB); Water Line Easement - WCID #17 - 1442-34R1 - Tracey (W0696846-2xB6045)_docx (1.33 KB); Wastewater Line Easement - WCID #17 - 1442-30R1 - Tracey (W0696894-2xB6045)_docx (1.33 KB); Water Line Easement - WCID #17 - 1442-20 (W0696842-2xB6045)_docx (1.31 KB); Wastewater Line Easement - WCID #17 - 1442-22 (W0696892-2xB6045)_docx (1.32 KB); Wastewater Line Easement - WCID #17 - 1442-26 - DeWitt (W0696893-2xB6045)_docx (1.33 KB); Water Line Easement - WCID #17 - 1442-37 (W0696831-2xB6045)_docx (1.31 KB); Water Line Easement - WCID #17 - 1442-38 (W0696839-2xB6045)_docx (1.31 KB); Water Line Easement - WCID #17 - 1442-36 (W0687725-4xB6045)_docx (1.31 KB); Wastewater Line Easement - WCID #17 - 1442-32 (W0695111-2xB6045)_docx (1.33 KB); Wastewater Line Easement - WCID #17 - 1442-27R1 (W0696856-2xB6045)_docx (1.32 KB); Wastewater Line Easement - WCID #17 - 1442-29 (W0696889-2xB6045)_docx (1.32 KB); Wastewater Line Easement - WCID #17 - 1442-31 (W0696890-2xB6045)_docx (1.32 KB); Wastewater Line Easement - WCID #17 - 1442-33 (W0696891-2xB6045)_docx (1.32 KB); Wastewater Line Easement - WCID #17 - 1442-28 (W0696860-2xB6045)_docx (1.32 KB); Oaks at Lakeway - Easement spreadsheet (W0708240xB6045).xlsx

Debbie, Linda and Juan – I’ve attached a recent As Built Survey that has been color coded to show existing easements and to-be granted easements. I’ve also attached drafts of the easements to WCID #17 along with an easement spreadsheet. The easements have been circulated to various parties for approval, including the lender. We were waiting on comments before sending to you but we are hopeful they are in close to final form now.

Please review the attachments and let me know what additional easements and/or revisions are needed. I’m happy to discuss by phone if that would be helpful. We have oversized copies of the surveys that we can send to you along with hard copies of the easements if you want them. Just let me know.

Thank you!

<p>Connie J. Carley Legal Assistant Armbrust & Brown, PLLC 100 Congress Avenue, Suite 1300 Austin, Texas 78701-2744 (512) 435-2373 - Direct (512) 435-2360 - Facsimile ccarley@abaustin.com www.abaustin.com</p>	 <p>Armbrust & Brown PLLC</p>
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THE INFORMATION CONTAINED IN THIS E-MAIL MESSAGE IS CONFIDENTIAL AND IS INTENDED ONLY FOR THE NAMED ADDRESSEE(S). THIS MESSAGE MAY BE PROTECTED BY ATTORNEY/CLIENT PRIVILEGE. IF THE READER OF THIS E-MAIL MESSAGE IS NOT AN INTENDED RECIPIENT (OR THE INDIVIDUAL RESPONSIBLE FOR THE DELIVERY OF THIS E-MAIL MESSAGE TO AN INTENDED RECIPIENT), BE ADVISED THAT ANY REUSE, DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS E-MAIL MESSAGE IS PROHIBITED. IF YOU HAVE RECEIVED THIS E-MAIL MESSAGE IN ERROR, PLEASE NOTIFY THE SENDER AND DELETE THE MESSAGE. THANK YOU.



TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT 17

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

11/01/2016

The Oaks of Lakeway (Easement Review)

1. **Permanent Easement {W0696846.2}** Underground Water Line Easement
✓ Document has been reviewed and is in good standing order.
2. **Permanent Easement {W0696894.2}** Wastewater Lines Easement
✓ Document has been reviewed and is in good standing order.
3. **Permanent Easement {W0696842.2}** (HEB) Underground Water Line Easement
✓ Document has been reviewed and is in good standing order.
4. **Permanent Easement {W0696892.2}** Wastewater Lines Easement
✓ Document has been reviewed and is in good standing order.
5. **Permanent Easement {W0696893.2}** Wastewater Lines Easement
A description of 0.018 acre (787 square feet) of land situated in Lot 2, Block B; conveyed to Ronald G Dewitt and Nancy A. Stehlik.
✓ This parcel is "Private".... Do not include easement as the public line stops at the manhole; (Building 10).
6. **Permanent Easement {W0696831.2}** Underground Water Line Easement
✓ Document has been reviewed and is in good standing order.
7. **Permanent Easement {W0696839.2}** Underground Water Line Easement
✓ This is not a WCID-17 easement, it is an easement meant for the Hospital.
8. **Permanent Easement {W0687725.4}** Underground Water Line Easement
✓ This document has omitted the easement for the fire-line at Building H. There was a change order to extend the fire line to wrap around the building, therefore, the easement must be extended up to the valve before the building.
9. **Permanent Easement {W0696847.2}** Underground Water Line Easement
✓ Document has been reviewed and is in good standing order.
10. **Permanent Easement {W0695111.2}** Wastewater Lines & Underground Water Line Easement
✓ Document has been reviewed and is in good standing order.
11. **Permanent Easement {W0696856.2}** Wastewater Lines Easement
✓ **Service for Building 10**
[A]. Do not include area located from the manhole up to the clean-out in the easement, as the public line stops at the manhole.
12. **Permanent Easement {W0696889.2}** Wastewater Lines Easement
✓ Document has been reviewed and is in good standing order.
13. **Permanent Easement {W0696890.2}** Wastewater Lines Easement
✓ Document has been reviewed and is in good standing order.
14. **Permanent Easement {W0696891.2}** Wastewater Lines Easement
✓ Document has been reviewed and is in good standing order.
15. **Permanent Easement {W0696860.2}** Wastewater Lines Easement
✓ Document has been reviewed and is in good standing order.

JT 620 Package			
NAME	Document No.	GRANTEE	SIGNATORIES
Reciprocal Easement Agreement (Reclaimed Water Lines)	n/a 703359	Stratus Lakeway Center and JT 620	Stratus Lakeway Center, JT 620 and PlainsCapital
First Amendment to Reciprocal Easements Agreement	n/a 696965	Stratus Lakeway Center and JT 620	Stratus Lakeway Center, JT 620 and PlainsCapital
Underground Water Line Easement	3 ✓ 696847	Travis County Water Control & Improvement District No. 17 (the "District")	JT 620 and the District
Underground Water Line Easement	4 ✓ 696846	The District	JT 620, and the District
Wastewater Lines Easement	5 696894	The District	JT 620 and the District
Replacement Electric Utility Easement	696821	City of Austin	JT 620, LP City of Austin, Assistant City Attorney
Termination of Easement	635656	Stratus Lakeway Center and JT 620	Stratus Lakeway Center and JT 620
HEB Package			
NAME		GRANTEE	SIGNATORIES
Reciprocal Easements Agreement	n/a 699636	Stratus Lakeway Center	Stratus Lakeway Center, PlainsCapital and HEB
Underground Water Line Easement	B 696842	The District	Stratus Lakeway Center, the District, PlainsCapital and HEB
Wastewater Lines Easement	C 696892	The District	Stratus Lakeway Center, the District, PlainsCapital and HEB
Drainage Easement	n/a 696922	City of Lakeway	Stratus Lakeway Center, City of Lakeway, PlainsCapital and HEB
Replacement Electric Utility Easement	n/a 696810	City of Austin	Stratus Lakeway Center, City of Austin, Assistant City Attorney, PlainsCapital and HEB
Doctor Package			
NAME		GRANTEE	SIGNATORIES
Wastewater Lines Easement	I 696893	The District	Ronald DeWitt, Nancy Stehlik and the District
Drainage Easement	n/a 696928	City of Lakeway	Ronald DeWitt, Nancy Stehlik and City of Lakeway
Stratus Lakeway Center Package			
NAME		GRANTEE	SIGNATORIES
Replacement Electric Utility Easement	n/a 696811	City of Austin	Stratus Lakeway Center, City of Austin, Assistant City Attorney and PlainsCapital
Underground Water Line Easement (3 separate easements)	8 631 696831, 696839, 687725 725	The District	Stratus Lakeway Center, the District and PlainsCapital
Wastewater Lines and Underground Water Line Easement	9 695111	The District	Stratus Lakeway Center, the District and PlainsCapital
Wastewater Lines Easement (5 separate easements)	10 696856, 696889, 696890, 696891, 696860	The District	Stratus Lakeway Center, the District and PlainsCapital
Drainage Easement (5 separate easements)	n/a 696916, 696920, 696908, 696913, 696915	City of Lakeway	Stratus Lakeway Center, City of Lakeway and PlainsCapital