



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, September 17, 2020** via videoconference.

This meeting will be held via videoconference in accordance with the Office of the Governor's March 16, 2020 proclamation, as extended, temporarily suspending certain open meetings statutes in response to the current COVID-19 pandemic and statewide disaster declaration. No physical meeting space will be available.

Members of the public may listen to and participate in the meeting via web video link below.

To participate in the meeting, please join the meeting videoconference with the following free link:
<https://us02web.zoom.us/j/87167860690?pwd=bThLT3Y4aG9CQnVMVzBTbTJmTkltZDZ09>

Any citizen having interest in these matters is invited to participate in the web video at the designated times. Any citizen wishing to provide public comment on any agenda or non-agenda item must notify the District prior to the Board meeting by emailing Linda Sandlin at lsandlin@wcid17.org. At the presiding officer's discretion, speakers will be limited to three minutes to support the orderly flow of the meeting. 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.

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 – September 10, 2020
 4. BUDGET AND FINANCE COMMITTEE REPORT
 5. POLICY COMMITTEE REPORT – September 11, 2020
 6. IMPACT FEE ADVISORY COMMITTEE
 7. STORMWATER COMMITTEE
- IV. PUBLIC COMMENT, 6:10 P.M.
- V. CONSENT AGENDA
 - A. APPROVE PAY ESTIMATES / CHANGE ORDERS FOR VARIOUS CONSTRUCTION PROJECTS IN THE DISTRICT
 1. Lohmans Pump Station Improvements, Austin Engineering Co., Inc., Pay Estimate No. 1
 - B. APPROVE PAYMENT OF CURRENT INVOICES
 - C. APPROVE MINUTES – Regular Meeting held August 20 and August 27, 2020
- VI. PUBLIC HEARING, 6:45 P.M. - REGARDING THE PROPOSED 2020 TAX RATES FOR THE:
 1. DISTRICT-WIDE OPERATIONS AND MAINTENANCE TAX;
 2. STEINER RANCH DEFINED AREA DEBT SERVICE TAX;
 3. FLINTROCK RANCH ESTATES DEFINED AREA DEBT SERVICE TAX; AND
 4. SERENE HILLS DEFINED AREA OPERATIONS AND MAINTENANCE TAX AND DEBT SERVICE TAX

VII. OLD BUSINESS

- A. DISCUSS/CONSIDER/TAKE ACTION REGARDING THE BOUNDARY MAP VERIFICATION FOR TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17

VIII. NEW BUSINESS

- A. DISCUSS/CONSIDER/TAKE ACTION REGARDING POTENTIAL ZONING CHANGE AND PROPOSED DEVELOPMENT ON THE LOWER COLORADO RIVER AUTHORITY PROPERTY NORTH EAST OF MANSFIELD DAM – DR. DALE GALLAGHER, ON BEHALF OF THE MANSFIELD DAM NEIGHBORHOOD ALLIANCE
- B. DISCUSS/CONSIDER/TAKE ACTION REGARDING CONTRACT AWARD FOR THE TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17'S STEINER RANCH LIFT STATION NO. 4 IMPROVEMENT PROJECT TO AUSTIN ENGINEERING CO., INC. WITH A BASE BID IN THE AMOUNT OF \$747,300.00 AS RECOMMENDED BY GREEN CIVIL DESIGN
- C. DISCUSS/CONSIDER/TAKE ACTION REGARDING WITHDRAWING AWARD OF CONTRACT FOR THE APACHE SHORES RED FOX WATERLINE NUMBER ONE IMPROVEMENT PROJECT AT THIS TIME AND RE-BID AT A LATER DATE AS RECOMMENDED BY GREEN CIVIL DESIGN
- D. DISCUSS/CONSIDER/TAKE ACTION ON ORDERS ADDING LAND FOR THE FOLLOWING LANDS THAT HAVE PETITIONED FOR ADDITION TO RECEIVE WATER SERVICE FROM TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17:
 - 1. LOT 3, LAKELAND PARK A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO DOCUMENT NUMBER 2020032705 OF TRAVIS COUNTY, TEXAS; ADDRESSED AS 5101 EAST LAKELAND DRIVE, AUSTIN, TEXAS 78732, RIC ROMAN WAUGH AS OWNER; AND
 - 2. LOT 1, BLOCK B, LAKE COUNTRY ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO DOCUMENT NUMBER 2004170064TR OF TRAVIS COUNTY, TEXAS; ADDRESSED AS 4408 TRAVIS VISTA DRIVE, AUSTIN, TEXAS 78738, DAVID RAY AND DEBRA WANSER AS OWNERS.
- F. DISCUSS/CONSIDER/TAKE ACTION ON RECOMMENDATIONS BY THE POLICY COMMITTEE REGARDING:
 - 1. SECTION 1.21, SERVICE DISCONNECTION MINIMUM REFUND;
 - 2. SECTION 2.1.3, CHANGE OF NAME FOR GRINDER PUMP FEE;
 - 3. SECTION 2.1.7, CHANGE OUTDOOR WATERING VIOLATION SECOND OFFENSE;
 - 4. SECTION 2.2, WINTER AVERAGING TIMELINE;
 - 5. SECTION 2.3.3, CONSTRUCTION INSPECTION FEES FOR DEVELOPMENT INFRASTRUCTURE;
 - 6. SECTION 2.3.4, PLUMBING PERMIT ISSUE FEES, ADD COMMERCIAL TWO YEAR PERMIT; AND
 - 7. SECTION 6.2.12, RELEASE OF EASEMENT COST
 - 8. ADDITION OF SERVICE EXTENSION REQUIREMENT FOR LUE CALCULATION AND PLAN REVIEW FOR RESIDENTIAL AND MULTIFAMILY
- G. DISCUSS/CONSIDER/TAKE ACTION REGARDING THE PROPOSED FISCAL YEAR 2021 BUDGET, SPECIFICALLY, RECOMMENDATIONS FOR:
 - 1. SALARY, PERSONNEL EXPENSES AND COMPENSATION
 - 2. DISTRICT HEALTH CARE;
 - 3. FISCAL YEAR 2021 GENERAL FUND OPERATING BUDGET
 - 4. CAPITAL PROJECT AND EXPENSE REVIEW
 - 5. TEN-YEAR BUDGET FORECAST – RATE INCREASES VS. FUTURE BOND NEEDS; AND
 - 6. DISTRICT 17 PERFORMANCE FISCAL YEARS 2015-2021

- IX. THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEY AND TO DISCUSS PERSONNEL MATTERS REGARDING THE FISCAL YEAR SALARY, PERSONNEL EXPENSES AND COMPENSATION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE SECTIONS 551.071 AND 551.074

X. ADJOURNMENT

Linda R. Sandlin
Linda R. Sandlin, Executive Assistant



Planning Committee Meeting Notes - 9/10/2020

In attendance:

Jeff Roberts

Elicia Michaud

Jason Homan

Joe Kunz

Will Pena

Notes by: Joe Kunz

Meeting opened at 4:38 p.m.

1. Procedure review for calculation of commercial and multi-family living unit equivalents (LUEs) -

Will Pena: Explained the evaluation letter and how the calculations were performed using the data that was available to come up with the 0.5-0.7 LUE's per unit. He also looked at the COA and TCPUA and how they did their calculations.

The overall issue is that multi-family units are not paying their fair share of impact fees when compared to their actual usage. GM Homan explained our current method on how we use meter size to determine impact fees.

Director Michaud asked how this process would work if you add an addition on to your home, would a customer need to pay impact fees? GM Homan answered that depending on what you were adding that it might require additional impact fees to be paid. All additions are supposed to go through the district to verify.

President Roberts asked if we change the way we calculate LUE's would it affect how we calculate volumetric flow, which dictates the rates customers pay. GM Homan, answered President Roberts that this would not affect that at all.

2. Amendment to the Flintrock Wastewater Treatment Plant permit -

Mr. Kunz covered the FWWTP permit amendment. We are trying to space out the effluent disposal projects that need to be constructed in order to allow a higher permitted flow through the waste water plant. Currently there are only 4 phases which require the disposal projects to be built before the need to increase flow would require them. We are asking TCEQ to allow us to spread the remaining projects out in order to push out when the capital expenditure will be required.

3. District Impact Fees Review -

Engineer Pena covered the following:

Commanders Point-No change recommended.

SRWWTP- No Change recommended

Water Capital Recovery Fee – Recommend raising from \$8,270 to \$8,470

FRWWTP – Engineer Pena went on to discuss the Impact Fee and Capital Improvement Plan for FWWTP. He covered the growth rate and when facilities will be needed.

President Roberts asked why we use spray over drip and Engineer Pena answered that the cost up from is the same but spray saves over the years in maintenance costs.

The amount of improvements needed in the FWWTP system is driving the recommendation for the impact fee to go from \$14,150 to \$19,943. This increase is being driven mainly by the cost of effluent disposal (30%) compared to the cost in 2015, the last time the study was performed.

4. Apache Shores, Red Fox Waterline No. 1 Improvement Project -

Engineer Pena mentioned all bids came in higher than expected. The spike in demand for flowable fill is driving this increased price. He is recommending that we wait to rebid this item when the costs come back down.

Meeting adjourned.

Travis County WCID No. 17
EVALUATION OF MULTI-FAMILY DEVELOPMENT WASTEWATER USAGE

Property Information		Actual Water Usage							Average Daily Flow		0.5		0.6		0.7		
Property	Address	No. of Units	Assigned WW LUEs ^a	2018			2019		Avg Daily (gpd)	per Assigned LUEs ^b (gpd/LUE)	per Unit (gpd/Unit)	LUEs per Unit		LUEs per Unit		ADF/LUE (gpd/LUE)	
				November	December	January	February	Total				LUEs	ADF/LUE (gpd/LUE)	LUEs	ADF/LUE (gpd/LUE)		
Tacara at Steiner Ranch	4306 N. Quinlan Park	246	66.5	504,870	383,670	349,080	446,570	1,684,190	14,035	205	57	123.0	114	147.6	95	172.2	82
Mansions at Steiner Ranch	4500 Steiner Ranch	502	289	2,768,080	2,151,370	2,305,050	2,715,090	9,939,590	82,830	287	165	251.0	330	301.2	275	351.4	236
Steiner Ranch Apartments	4800 Steiner Ranch Blvd.	302	98.5	845,760	597,440	602,370	730,420	2,775,990	23,133	235	77	151.0	153	181.2	128	211.4	109
Cielo Apartments - Ph. 1 ^d	3501 Ranch Road 620 S	326	90	848,000	655,000	614,000	785,000	2,902,000	24,183	269	74	163.0	148	195.6	174	228.2	106
Madrone Apartments	3453 Ranch Road 620 S	228	47	1,833,310	861,030	618,850	827,080	4,140,270	34,502	734	151	114.0	303	136.8	252	159.6	216
Mansions at Lakeway	5313 Serene Hills Dr	90	231.5	1,078,720	839,270	886,120	1,028,700	3,832,810	31,940	138	355	45.0	710	54.0	591	63.0	507
TOTAL		1,694	824.5					25,274,850	210,624	255	124	847.0	249	1,016.4	207	1,185.8	178
WEIGHTED AVERAGE																	

Notes:

- a Wastewater LUEs were assigned based on water meter sizes for each building.
- b Equals average daily flow of actual usage divided by number of LUEs assigned to Property.
- c Mansions at Steiner Ranch includes assumptions for the number of units for 2 of the 36 buildings, buildings 33 and 35 assumed to have 10 units each.
- d Cielo Apartments are served by one (1) 8" Master Meter

FLINTROCK IMPACT FEE STUDY & CIP – 2020 UPDATE

SUMMARY NOTES

Summary of Revisions

1. Revised Location of Flintrock Effluent Transfer Pump Station
 - a. Previously planned to be located on Flintrock Golf Course, to pump from existing pond to the proposed Serene Hills Effluent Storage Tanks.
 - b. Now proposed to be located adjacent to the existing WWTP, on the Creekside tract, and have the ability to pump to any of the Hurst Creek Pond, Flintrock Golf Course Pond, or to the Serene Hills Storage Tanks.
 - c. The pumps require a larger storage volume than is existing, therefore a new storage basin will also be needed. This basin will also be used for the Reuse Irrigation System.
2. Addition of Reuse Irrigation System and Anticipated TCEQ Beneficial Reuse Credit.

An irrigation distribution system is proposed to supply reuse water, in lieu of potable, to properties in the vicinity of the WWTP. Effluent disposal credit is anticipated from this system and allows revisions to be made to the previously planned disposal tracts.

 - a. *Addition of Flintrock Reuse Irrigation Pump Station.* This Pump Station and associated improvements was added to supply the proposed reuse irrigation system, and will be located adjacent to the WWTP, in the same building as the Effluent Transfer Pumps.
 - b. *Addition of Flintrock Effluent Storage Basin.* This 830,000-gallon Storage Basin will be located adjacent to the WWTP and provide the storage volume needed for the Flintrock Effluent Transfer and Reuse Irrigation Pumps.
 - c. *Beneficial reuse credit of 55,000 gpd assumed.* This credit would decrease the capacity needed from the effluent disposal system.
 - i. Removed the Thomas Tract Effluent Disposal System (Deducts 26,200 gpd of capacity)
 - ii. Revised Serene Hills Effluent Disposal Fields A-1, 4 & 5 from Drip to Spray Irrigation (Deducts 28,500 gpd of capacity).
 - d. *Increased Capacity of Serene Hills Effluent Storage Tanks 1 & 2 to 10.3 MG Each.* The additional volume is needed due to the increase in spray irrigation (45-days storage requirement) versus drip irrigation (5-days storage requirement).

Reuse Irrigation System Capacity and Anticipated Credit

1. Potential properties that could be served with reuse irrigation in the Flintrock service area were identified and divided into 5 Phases, based on proximity and ease of providing service. Service to Phases 1 – 3 was assumed for the current CIP.
2. Phases 1 – 3:
 - a. On west side of RR 620, extending from the Hospital on the south end to the Oaks development on the north end.
 - b. Estimated Peak Summer demand= 1.0 MGD and Minimum Winter demand= 0.1 MGD (10%). The 10% was derived based on the 2018 Steiner HOA irrigation usage, which had a minimum usage of 17% of the peak.
3. TCEQ beneficial reuse credit allows for up to 80% of the minimum usage to be credited towards disposal. This equates to an estimated 80,000 gpd. A value of 55,000 gpd disposal credit was used in the current CIP.

FLINTROCK IMPACT FEE STUDY & CIP – 2020 UPDATE SUMMARY NOTES

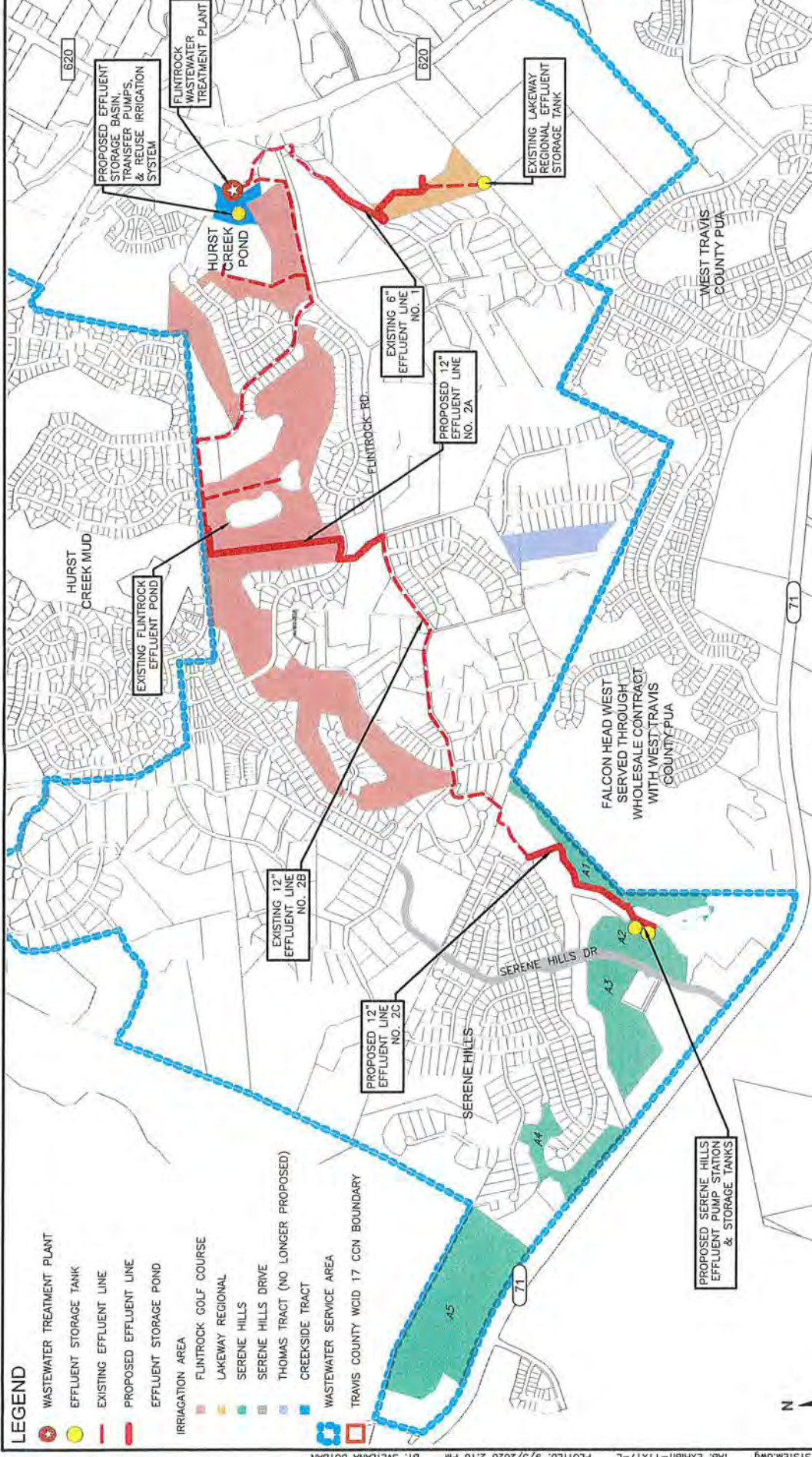
Maximum Calculated Impact Fee

2015 Study: \$12,725 / LUE
 Current (Adjusted in 2019 for Inflation): \$14,150 / LUE
 2020 Study: \$19,943 / LUE (\$5,793 / LUE or 41% increase from Current)

Reasons for Increase

Inflation since the 2015 Study was predominantly captured in the 2019 adjustment to the Impact Fee. The amounts associated with the increased cost items below are compared to the current 2019 Impact Fee.

Item	Description	Increase in Fee		
1	WWTP Expansion Cost	Actual Cost of \$8,595,396 (attributable to expanded capacity) higher than estimated \$7,649,000	\$ 232 / LUE	1.6%
2	Effluent Disposal Cost	Actual cost of Lakeway Regional Drip Irrigation higher than estimated, and those costs being projected to the future effluent disposal systems.	\$4,305 / LUE	30.3%
3	Estimated Future Inflation	Estimate future annual rate of inflation of 2.67% added to future projects. Based on average increase in CCI over previous 10 years minus 10% (2.96% - 0.29%)	\$1,256 / LUE	9.0%
		Total:	\$5,793 / LUE	40.9%



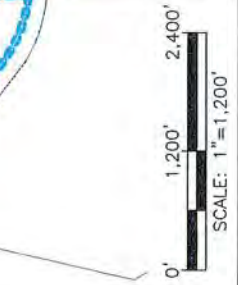
FILE: 2000-009 - OVERALL SYSTEM.dwg TAB: EXHIBIT-11X17-L PLOTTED: 9/3/2020 2:16 PM BR: SVELYAMA DORBAN

TRAVIS COUNTY WCID NO. 17 FLINTROCK WASTEWATER SYSTEM IMPACT FEE STUDY

WASTEWATER SYSTEM OVERALL LAYOUT
ATTACHMENT A

Green Civil Design
GCD
Engineering & Consulting
Texas Registered Engineering Firm F-17563

301 Denali Pass Dr., Suite 3
Cedar Park, Texas 78613
(512) 640-6590

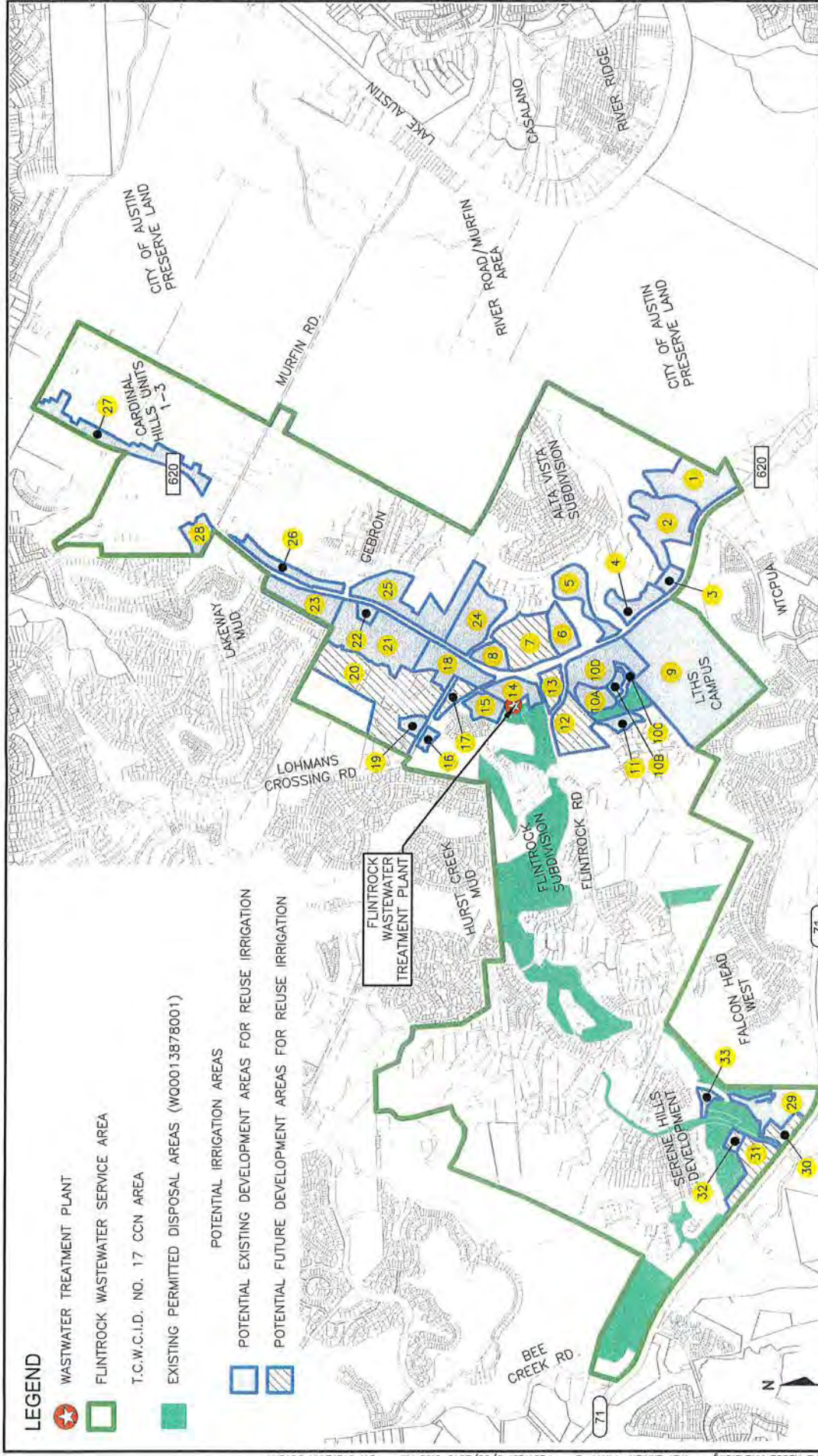





Green Civil Design
 11130 Jollyville Rd., Ste. 101
 Austin, Texas 78759
 (512) 640-6590
 Engineering & Consulting
 Texas Registered Engineering Firm F-17563

**TRAVIS COUNTY WCID NO.17
 FLINTROCK EFFLUENT IMPROVEMENTS**

CREEKSID TRACT PRELIMINARY SITE PLAN
 ATTACHMENT J



LEGEND

- WASTEWATER TREATMENT PLANT
- FLINTROCK WASTEWATER SERVICE AREA
- T.C.W.C.I.D. NO. 17 CCN AREA
- EXISTING PERMITTED DISPOSAL AREAS (WQ0013878001)

- POTENTIAL IRRIGATION AREAS
- POTENTIAL EXISTING DEVELOPMENT AREAS FOR REUSE IRRIGATION
- POTENTIAL FUTURE DEVELOPMENT AREAS FOR REUSE IRRIGATION

Green
Civil Design
Engineering & Consulting
 Texas Registered Engineering Firm F-17563

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 Austin, Texas 78759
 (512) 640-6590



**TRAVIS COUNTY WCID NO.17
 FLINTROCK EFFLUENT IMPROVEMENTS**

POTENTIAL REUSE AREAS
 ATTACHMENT B

WCID 17 POLICY COMMITTEE
September 11, 2020, 12:00 P.M.

Attendees: Mickey Decker (via phone), Jerri Lynn Ward, Jason Homan, Veronica Ellis, Linda Sandlin

Notes by: Linda Sandlin

1. Rules and Policy Amendments

Section 2.2 – Winter Averaging – Residential Customers – Consider applying new volumetric rate each spring.

General Manager Jason Homan (GM Homan) summarized a new application time of year for implementing the winter averaging. He explained that several customers have complained about why the winter averaging isn't applied soon after calculations have been made to determine the average calculation of the volumetric wastewater rates for the next twelve months. He stated that the averaging months would not change, only the application of the new rate would be in the spring rather than October. *The committee discussed validity of applying the new wastewater rate in the spring, perhaps October was chosen based on the new fiscal year, a potential incentive to customers that use conservation during the averaging months to keep their wastewater rate lower and wastewater not having a meter.*

At the conclusion of discussion, both Directors would like to recommend the new wastewater rate be applied in April of each year going forward.

2. Service Extension Requirement for LUE calculation and plan review for Residential and Multi-Family

GM Homan explained that the historical way of calculating LUEs, based on meter size for the number of Impact Fees per project, had been grossly under charging for the plant capacity actually being used. He stated that he and Engineer Pena had looked at how the Cities of Lakeway, Bee Cave, Austin and Georgetown calculated their LUEs for residential and multi-family and would propose to align with the City of Austin and West Travis County Public Utility Agency. Engineer Pena explained the evaluation and how the calculations were performed using the data that was available to come up with proposing 0.5-0.7 LUEs per unit versus using the meter size.

GM Homan then explained the concern that multi-family units were getting more capacity than the District was collecting for and that in the future, this new calculation could minimize capital improvements being paid for by all rate payers.

He proposed to consolidate the Plan Review and Service Extension Request (SER) LUE calculations based on the number of LUEs at the time of plan review to offset the hourly rate of reviews by the Construction Inspection Team, Engineer and then GM. He said the \$100 plan review fee was very outdated. Director Ward asked how the Planning Committee thought and Jason stated that they want everyone to be billed fairly and were intending to discuss the issue with the full Board.

The proposed new application for SER was reviewed as well as where in the Service Rules and Policy changes / deletions would be made.

Director Decker asked how this would be presented to the Impact Fee Advisory Committee when they meet September 21, 2020. GM Homan said it would be presented as "Board Policy" for consolidation. *A brief discussion was held regarding how the District started out with small apartments and never took the LUE calculation into review as more and more multi-family units have been built.* It was concluded that this would be recommended to the Board along with the recommendations made August 7, 2020.

Being no further business, the meeting was adjourned.

Wastewater Rates – Steiner Ranch Area:

Residential – The wastewater base rate for wastewater service through the Steiner Ranch Wastewater Treatment Plant will be based on the meter size:

Residential – Base Fee:		Commercial Accounts – Base Fee:	
5/8", 3/4" or 1" meter	\$28.00	5/8", or 3/4" meter	\$30.00
1-1/2" meter	\$30.50	1" to 1 1/2" meter	\$40.00
2" – 6" meter	\$42.50	2" to 6" meter	\$40.00
8" meter	\$62.50	8" meter	\$60.00
plus volumetric fee of \$2.86 per 1,000 determined by the customer's winter average		plus volumetric fee of \$2.50 per 1,000 gallons per actual water usage	

Winter Averaging – Residential Customers – Usage from the most recent December, January and February billings is averaged to determine the customer's winter average usage. This usage is applied to the volumetric rates each ~~April~~ ~~October~~ and charged throughout the year as a set wastewater fee for Residential customers. For customers not having usage history during the averaging period, a winter average of 8,000 gallons will be assigned until the next winter averaging period.

Commented [A2]: Proposal to apply rates March or April

Commercial customers exceeding designated sewage strength limits may be required to pay surcharges based on formulas specified in the industrial waste ordinance.

Raw Water/Reclaimed Water:

Reclaimed Water Service from Lakeway MUD:

- \$20.00 Base fee per meter, per month
- Volume charge plus current rate as set by Lakeway MUD

Reclaimed Water Service from the District:

- \$20.00 Base fee per meter, per month
- Volume charge: \$1.40 per 1,000 gallons based on the cost of service

2.2.1 TCEQ Regulatory Assessment Fee

The District is required to collect the assessment fee from Customers and remit the amount collected to the TCEQ, the regulatory authority of the District. The regulatory assessment is not to be collected from state agencies, Wholesale Customers, or buyers of nonpotable water. Because this fee is not a tax, tax-exempt institutions also must pay the regulatory assessment. School districts and similar institutions are not considered to be state agencies and so neither are subject to the regulatory assessment.

Regulatory Assessment

0.5% of retail wastewater charges

From: [Mary Estrada](#)
To: [Linda Sandlin](#)
Subject: RE: Assigned Winter Average of 8,000 gallons
Date: Tuesday, April 28, 2020 11:59:44 AM
Attachments: [image001.png](#)
[District Wide Average and Monthly Average apr. "19 to apr. "20.xlsx](#)

Linda,

Attached is the true Monthly Average. The last column is the District Wide average. The date range used is April 2019 to April 2020. District Wide Average is 12,248 gls. The sheet consists of all (4) communities – residential only.

- 1.) The reason the new rate starts in October is the start of the fiscal year and if any rate changes are voted/passed on, it would take effect in Oct.
- 2.) Yes, dec/jan/feb are the billing months to average – mid nov. to mid feb.
- 3.) True average from 04/'19 to 04/'20 is 12,248 gls.
- 4.) I don't see anything wrong with moving to May. Why not March or April?

Because Stanik deals with so many utilities I questioned Nikki on the average start date the wastewater rate takes effect with other companies. She explained that most utilities update that rate just right after the wastewater averaging is completed – so typically March or April is used to update the ww rate.

Hope this helps.

Thank You,

Mary Estrada
Billing Representative



(512) 266-1111, ext. 118
(512) 266-2790 fax
Travis County WCID #17
3812 Eck Lane
Austin, TX 78734
mestrada@wcid17.org

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From: Linda Sandlin <lsandlin@wcid17.org>
Sent: Friday, April 24, 2020 5:04 PM
To: Mary Estrada <mestrada@wcid17.org>

Subject: Assigned Winter Average of 8,000 gallons

Hi Mary

Please feel free to conference with Eddie and Lisa but here are a few questions Jason has regarding winter averaging:

- 1) Because we use December, January and February billings to average the WW rate, why do we wait until October to start the new rate?
- 2) Are you using the December, January and February statement usages to average? So this would include reads of mid-November through mid-Feb?
- 3) What is the true District-wide average?
- 4) What is a true monthly average?
- 5) Would you think anything wrong with starting new WW rate in May?

Based on the answers, Jason is considering recommending winter averaging to take effect in May. This should help the customers that move into district in February not to wait 1-1/2 year for true average to begin. Just thinking on this.

Thank you,
Linda S

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2.2 - Winter Averaging

Average of Apr. 19 Monthly Usage	Average of May 19 Monthly Usage	Average of Jun. 19 Monthly Usage	Average of Jul. 19 Monthly Usage	Average of Aug. 19 Monthly Usage	Average of Sep. 19 Monthly Usage	Average of Oct. 19 Monthly Usage	Average of Nov. 19 Monthly Usage	Average of Dec. 19 Monthly Usage	Average of Jan. 20 Monthly Usage	Average of Feb. 20 Monthly Usage	Average of Mar. 20 Monthly Usage	Average of Apr. 20 Monthly Usage	District Average
10560.93307	9444.520296	12942.34092	13161.5431	17959.24699	26424.50853	18920.31601	14251.66157	8292.492333	7842.040885	7653.973607	7500.941859	9360.514754	12248.73929

2.2

Linda Sandlin

From: Mary Estrada <mestrada@wcid17.org> on behalf of Mary Estrada
Sent: Monday, January 20, 2020 4:52 PM
To: Linda Sandlin
Subject: LMUD and CEDAR PARK ww/averaging
Attachments: City of Cedar Park.pdf; Lakeway MUD.pdf

Importance: High

Lakeway MUD – New customers are charged **12,000** gallons until they develop the wastewater averaging. After the averaging is done the minimum they bill is 2,000 gallons and the maximum is 30,000. No ww adjustments are made for new customers per Vanessa Farrell billing representative. See attachment.

City of Cedar Park – New customers are charged **5,351** gallons for the wastewater, based on the District Wide Average. New customers cannot change the rate until they have gone through their first averaging (per Juli Fuller CS Supervisor). Any resident can request in writing once a year, to have their sewer re-averaged using 3 different consecutive months within the current year. See attachment.

Thank You,

Mary Estrada
Billing Representative



(512) 266-1111, ext. 118
(512) 266-2790 fax
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3812 Eck Lane
Austin, TX 78734
mestrada@wcid17.org

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2.2

Jason Homan

From: Mary Estrada <mestrada@wcid17.org> on behalf of Mary Estrada
Sent: Friday, March 27, 2020 2:22 PM
To: Jason Homan
Subject: WW - 8000 New Customer
Attachments: Foreman 407 Rose Branch Way.pdf

Flag Status: Flagged

Douglas Foreman
407 Rose Branch Way
512.506.1477
#274979

Jason,

I just spoke to this customer and he is challenging the ww rate for a new customer set at 8,000 gls. Attached is the first bill. The ww was prorated as dates were 02/27 – 03/13. I discussed with him the district wide average, the averaging months and his rate will be \$50.88 until he establishes the average from mid nov – mid feb then will change in Oct. His debate - he lives alone and would never even reach the 8,000 – and after the averaging is completed are we giving him a refund.

He asked when the next board meeting is, and can he make an appointment. He’s paying an attorney now and might as well bring this up. He asked if this is legal - (put me on speaker and ranted).

Customer lives in the Flintrock area. I mentioned that you would call him.

Thank You,

Mary Estrada
Billing Representative



(512) 266-1111, ext. 118
(512) 266-2790 fax
Travis County WCID #17
3812 Eck Lane
Austin, TX 78734
mestrada@wcid17.org

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.

8



**TRAVIS COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT 17**
Service Extension Request (SER) Form

#2

Appendix 0

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

**Please Return To:
3812 Eck Lane • Austin, Texas 78734**

Water Wastewater

Project Name:				SER #
Site Address:				Zip:
Legal Description	Lot	Block	Subdivision	Sec #
OR	Acres	of the		Survey #
Tax Parcel #				

Name of Owner (Type or Print)	Signature of Owner	Date
-------------------------------	--------------------	------

Name of Applicant (Type or Print)	Signature of Applicant	Date
-----------------------------------	------------------------	------

Unless otherwise indicated, all correspondence shall be to the following (Commercial Service Only):

Project Name		File Number:
Engineer:		
Firm:		
Address:		
Phone #:	Fax #:	Email

Billing Information (All invoices will be sent to the following):

Project Name		File Number:
Name of Owner/Developer:		
Firm:		
Address:		
Phone #:	Fax #:	Email

Are you requesting both Water and Wastewater service? Yes No

If not, please explain why applicable service is not necessary:

Property Description (acres):

Proposed Development Intended Use:	No. of units or square footage (ft ²)
A Single Family Residence, Modular Home, Mobile Home	_____ (number of units)
B Duplex	_____ (number of units)
C Triplex, Fourplex	_____ (number of units)
D Condominium (Less than or equal to 24 units per acre)	_____ (number of units)
E Condominium (Greater than 24 Units per acre)	_____ (number of units)
F Apartment	_____ (number of units)
G Hotel or Motel Room	_____ (number of units) _____

Information for the Proposed Service Extension (Commercial Service):

Water Utility Requirements: Peak Hour _____ gpm; Peak Day _____ gpm

Highest (Unsprinkled) Fire Flow Requirement: _____ gpm for _____ at 20 psi

Fire Flow rate (with sprinkler reductions if applicable): _____ gpm; for _____ hours at _____ psi minimum residual pressure

Wastewater Utility Capacity Requirements (Peak Wet Weather Flows with Inflow and Infiltration): _____ gpm

*Water Living Unit Equivalents (LUE's): _____

*Wastewater Living Unit Equivalents (LUE's): _____

*Landscape Irrigation Living Unit Equivalents (LUE's): _____

Lowest elevation on the land to be served by the SER: _____ above mean sea level

Provide Location map, Certified Plat, Site Plan, and/or Landscape Irrigation Plan, as applicable.

*Calculated according to the conversion table on the following page.

LUE Conversions by Use:

Residential

One (1) Single-Family Residence, Modular Home, or Mobile Home	1 LUE
One (1) Duplex	2 LUE's
One (1) Triplex, Fourplex, Condominium Unit (6 – 24 Units/Acre)	0.7 LUE's/Unit
One (1) Apartment Unit (24(+) Units/Acre)	0.5 LUE's/Unit
One (1) Hotel or Motel Room	0.5 LUE's/Room

*SER Deposit (Multifamily >6units, Hotel/Motel):
\$5,000.00 (Minimum or As Required)

*Should depletion of Initial Deposit occur, Supplementary Deposit may be requested from the Applicant to cover Engineering and Legal fees

SER Application Fees:

Non-Refundable Application Fee:	\$50 +
Plan Review Fee(Residential, Multifamily, Commerical):	
LUEs	Base Fee
1-10	\$ 850
11-50	\$ 2,000
51-250	\$ 4,800
251-1,000	\$ 9,500
>1,000	\$19,000
Total Application and Review fees due:	\$ _____

//

- dd. Service Commitment – a written agreement between the District and a third party pursuant to which the District agrees to provide a specified quantity of water and/or wastewater service.
- ee. Service Extension Request (SER) – Application for residential, multifamily service extension. (Appendix O)
- fee. Sewer Service Line – the line from the foundation of a residential or commercial building to the District’s wastewater collection lateral.
- gff. Sewer Tap – the physical connection of a Sewer Service Line to the District’s Wastewater System. This line is a lateral line from the property pin or boundary to the wastewater main including a cleanout.
- hgg. Standard Service – water or sewer service provided to a single Dwelling by means of a single connection.
- ijh. Subdivision – the division of any lot, tract, or parcel of land, within the Service Area of the District, into two or more lots or sites for the purpose of sale or Development, whether immediate or future, including re-subdivision of land for which a plat has been filed and recorded. The following are exempted from this definition: Division of land resulting from a family or testamentary transfer of a parcel of land having an area of two (2) acres or more, which will not require the District to construct new water lines and which may be accessed by existing water lines which meet TCEQ requirements to service the additional meters. The term “family” includes only the grantor’s spouse, parents, children, grandparents, grandchildren, or siblings. Provided, however, this exemption shall not apply to an *inter vivos* family transfer that constitutes a subdivision of land for sale to the public.
- jih. Subdivision Construction Agreement – an agreement between the District and a Developer setting out the responsibilities and requirements of a Developer to ensure that the District is protected from completing any Subdivision improvements which are the responsibility of the Developer.
- kkj. Tap Fee – the fee charged to dig up a main, tap into it, run a Water Service Line or Sewer Service Line to a Customer’s property, and repair the street.
- ll. Temporary Water User – a party involved in a construction project or related activity within the District who requires a water supply on a temporary basis (less than 6 months) to carry out such a project or activity but does not desire to make a regular connection to the District’s Water System.
- mmh. TCEQ – Texas Commission on Environmental Quality or any successor agency.
- nnmm. Uniform Plumbing Code – The Uniform Plumbing Code, with District amendments.

After the Applicant has paid the current annexation fees and submitted the completed documents listed above, the annexation request will be placed on the agenda of the next Board meeting and the District will complete the Certificate of Ownership. Once the Board has approved the Petition for Addition of Land and the Order Adding Land, all other District requirements for service must be met before service can begin.

After the annexation process is completed, the District will notify the taxing officer of the addition of property to the District.

After the District receives verification from the taxing office that addition(s) of property to the District has been completed, the General Manager will be responsible for ensuring a 100 percent audit of all properties added to the District each fiscal year. Specifically, the General Manager shall ensure that all required documents were properly received by Travis County, recorded and added to the Travis Central Appraisal District. A report on the results of such audit will be provided to the Board of Directors prior to the end of each Calendar year.

1.10 Service to Areas of Purchased Water or Wastewater Systems

Whenever the District purchases a water or wastewater system and the TCEQ has approved the transfer of the System to the District, service to the Customers of the purchased water or wastewater system will be conducted under these rules and all rules and regulations of the District.

Upon transfer of the CCN, all then-existing Customers of the purchased water or wastewater system automatically become Customers of the District. The terms and conditions of the District's service agreement will be binding on the Customers of the purchased water or wastewater system, regardless of whether the transferred Customer has executed a service agreement with the District.

No service will be transferred to a subsequent Customer in such a purchased water or wastewater system unless a service agreement is executed by the subsequent Customer. Prior to the effective date of the District's purchase of the system, the District shall notify every Customer of the applicability of all rules, regulations, and policies of the District, including the terms and conditions of the District's service agreement.

1.11 Line Extensions

The District will make or allow extensions of its existing water distribution and wastewater collection lines as needed. Unless these extensions are specifically included in a capital improvement plan for central facilities for which Impact Fees are collected, they will be made at the expense of the Applicant requiring the new lines or facilities, whether the application is for a single residence, commercial property, multifamily lot or subdivision. Points of connection for service will be specified by the District. All applicants shall process a Service Extension Request per Appendix O.

Extensions will only be made from existing lines with sufficient capacity. Line extensions shall be made of sufficient size and capacity to serve follow-on Customers, and provide fire flow.

Water Sampling Fee: \$50.00 service call, plus actual laboratory analysis cost

2.1.4 Tap Fees (Installation of Service Lines)

Properties where taps will be installed by District Staff or contracted by the District for installation:

1" Tap – Single Service with road cut	\$3,655.00
1" Tap – Single Service without road cut	\$1,300.00
1" Tap - Double Service with road cut	\$3,995.00*
1" Tap - Double Service without road cut	\$1,860.00*

Add \$250.00 for Tap on 24" main

*Fee is split between two services.

2.1.5 Water Impact Fee \$8,270/ LUE, effective July 1, 2018

This fee applies to properties requesting water service that have no record of prior service from the District or those properties having water service but needing additional plant capacity with a larger meter. Water Impact Fee is assessed in accordance with the Service Extension Request (Appendix O.) according to meter size and LUE (Living Unit Equivalents) requirements:

5/8" Meter 1.0 LUE	3" Meter 15 LUE (D) or 18 LUE (T)
3/4" Meter 1.5 LUE	4" Meter 25 LUE (D) or 30 LUE (T)
1" Meter 2.5 LUE	6" Meter 50 LUE (D) or 60 LUE (T)
1 1/2" Meter 5 LUE	8" Meter 90 LUE (T)
2" Meter 8 LUE	

~~(D) = Displacement Meter (T) = Turbine Meter~~

If a residential homeowner is required by the District to upgrade from a 5/8" meter to a 3/4" meter, and the existing meter has been in place since on or before July 1, 2009, the District will waive the 0.5 LUE impact fee increase for the residential homeowner, so long as the residential homeowner abides by the District's Rules and Policies applicable to irrigation systems.

2.1.6 LUE Transfer Fee – Water and Wastewater

\$100.00 for the first LUE, \$10/LUE for additional LUE(s)

2.1.7 Penalties/Fines

Direct Cross Connect: \$250.00
Repeat Offense: \$500.00

2.2.2 Wastewater Service Deposit

This deposit will be charged to those accounts with wastewater service only. The deposit amount is determined by the estimated wastewater usage based on a fixture unit count of the structure.

5/8" Meter	\$ 75.00
3/4" Meter	\$ 125.00
1" Meter	\$ 185.00
1 1/2" Meter	\$ 375.00
2" Meter and above	\$ 600.00

2.2.3 Tap Fees

If it becomes necessary to perform a Sewer Tap, the Customer will be charged actual costs plus 10%.

Steiner Ranch

Drainage Fee: \$100.00

Sewer Tap Fees: \$100.00

2.2.4 Wastewater Impact Fees

This fee applies to properties outside of Defined Areas requesting wastewater service through the Defined Area facilities that have no record of prior service from the District or those properties having wastewater service but needing additional plant capacity with a larger meter. Wastewater Impact Fee is assessed in accordance with the applicant's Service Extension Request (Appendix O.) ~~according to meter size and LUE (Living Unit Equivalents) requirements:~~

5/8" or 3/4" Meter	1.0 LUE	3" Meter	15 LUE (D) or 18 LUE (T)
1" Meter	2.5 LUE	4" Meter	25 LUE (D) or 30 LUE (T)
1 1/2" Meter	5 LUE	6" Meter	50 LUE (D) or 60 LUE (T)
2" Meter	8 LUE	8" Meter	90 LUE (T)

~~(D) = Displacement Meter (T) = Turbine Meter~~

Service through the Flintrock Wastewater System: \$14,150 per LUE, effective July 1, 2019

Service through the Comanche Canyon Ranch Wastewater System: City of Austin Capital Recovery Fee, currently at \$1,400.00 per LUE

2.3.1 Plan Review Fees: The following fees shall be paid prior to reviews conducted by District staff for Development:

Residential, Multifamily, Commercial plan reviews are priced in accordance with the Service Extension Request (Appendix O.)

~~Residential Review: \$15.00 minimum, actual hourly rate for projects requiring over thirty (30) minutes~~

~~Commercial Review: \$100.00 minimum, includes 2 reviews~~

Irrigation Plan Review – Residential: \$40.00

Irrigation Plan Review - Commercial: based on number of zones as follows:

1 - 12 Zones	\$ 50.00
13 - 24 Zones	\$ 80.00
25 - 36 Zones	\$110.00
37 - 48 Zones	\$140.00

Tenant Finish-Out Review: \$150.00 (reviewed by third party plumbing inspector)

~~Preliminary Plan: \$100.00~~

Plat Review: \$100.00

~~Site Plan Review: \$100.00~~

~~Subdivision Construction Plan Review: \$100.00 minimum, includes 2 reviews plus, \$25.00 per water LUE or \$35.00 per water and wastewater LUE, up to \$1,800.00~~

~~Subsequent Reviews – Commercial & Subdivision: \$100.00 each~~

2.3.2 Fees for Feasibility Studies

For Developers requesting determination of adequacy of District System to provide service or identification of facilities to be constructed and costs associated therewith to serve a new Development, the District shall charge the following fees for preparation of a feasibility study:

Water, Wastewater, and Drainage Infrastructure Development:

1-2.5 LUEs	\$ 100.00
3-5 LUEs	\$ 300.00
6-20 LUEs	\$ 700.00
Above 20 LUEs	\$1,000.00

These deposits are payable when the request is submitted. Funds will be drawn from the Developer's account as costs are incurred. If the deposit is depleted, an additional deposit will be required in the above amounts. Any unused deposit will be refunded to the Developer.

2.3.3 Construction Inspection Fees for Water and Wastewater Infrastructure Development:

“Yard Line” form will be required for this purpose. The minimum meter sizes allowed per the fixture unit count are as follows:

Fixture Units	Meter Size	LUE	Yard Line
30 or less	5/8 x 3/4"	4	per code
31-70	Full 3/4"	1.5	per code
71-130	1"	2.5	min. 1.5"

All commercial meters will be sized and installed in accordance with the Uniform Plumbing Code.

Occasionally, circumstances may arise which require the setting of a meter larger than that needed for normal household use based on fixture unit count. Examples include homes required to install a larger meter to accommodate fire flow for a sprinkler system or a home required to install a larger meter to provide adequate flow or pressure in higher elevation locations. In these instances, the customer will be charged all associated fees, including Impact Fees, based on the fixture unit count calculation, and the larger meter required to meet the occasional demand will be installed. The monthly service fees will be applied based on the actual meter size installed for service.

NOTE: Any residence installing irrigation will be required to install a 3/4" meter minimum.

3.6.2 Meter Readings

Meters will be read at monthly intervals and as nearly as possible on the corresponding day of each monthly meter reading period.

3.6.3 Meter Testing

The District will, upon the request of the Customer, and, if the Customer so desires, in his/her presence or in that of an authorized representative, make a test of the accuracy of the Customer’s meter. If the Customer asks to observe the test, the test will be made during the District’s normal working hours at a time convenient to the Customer. Whenever possible, the test will be made on the Customer’s premises, but may, at the District’s discretion, be made at the District’s testing facility.

If the meter is found to be within the accuracy standards established by the AWWA, the Customer shall be charged and shall pay the cost of the test. If the meter is found to be outside the accuracy standards established by the AWWA, the District will pay the costs of the test, and the District will take whatever steps are necessary to provide an accurate meter.

4.2 Living Unit Equivalents (LUEs) Wastewater

A Living Unit Equivalent (“LUE”) of wastewater service is a relative measure of how much wastewater an average single-family household discharges. ~~LUEs of wastewater service will be calculated in accordance with the applicant’s Service Extension Request (Appendix O.) This amount may vary, but for planning and estimating purposes, single LUE flow is determined to be 250-gallons per day.~~

~~For the purposes of calculating usage, standard water meter LUE equivalencies will apply with the following exceptions for RESIDENTIAL METERS ONLY:~~

Meter Size	Wastewater LUE
5/8” meter	1
3/4” meter	1
duplex with one single 5/8” meter per side	1

~~Commercial service will be sized with the meter.~~

4.3 Wastewater Impact Fees

In applicable Impact Fee areas, an Impact Fee will be assessed for each Living Unit Equivalent. The purpose of this fee is to generate revenue to recover the costs of capital improvements and facility expansions made necessary by and attributable to serving new Development in the designated wastewater Impact Fee area. The District Engineer will prepare and update a capital improvement plan for each system which will identify capital improvements and facility expansions and their costs for which Impact Fees will be assessed. The District’s Board of Directors shall approve any change to the Impact Fee, and the current Impact Fee will be reflected in the Schedule of Service charges.

Wastewater Impact Fees will be calculated using the total costs for providing service including collection, holding, transfer, treatment, and disposal facilities. These costs shall then be divided by the total number of connections that can be made to a system.

Impact Fees cover only those central facilities designated in the approved capital improvements plan. These fees do not cover any On-site Subdivision infrastructure use. All infrastructure and connecting mains required to serve new Development are the financial responsibility of the Developer.

4.4 Discharge Limitations and Pre-Treatment Requirements

4.4.1 Wastewater Quality

Discharges into the District’s Wastewater System shall consist only of wastewater free from the prohibited constituents listed and limited in biochemical oxygen demand,

Travis County WCID No. 17
EVALUATION OF MULTI-FAMILY DEVELOPMENT WASTEWATER USAGE

Property Information		Actual Water Usage					Average Daily Flow per Assigned LUEs ^b (gpd/Unit)		0.5		0.6		0.7			
		2018		2019					LUEs per Unit		LUEs per Unit		LUEs per Unit			
		Assigned WW LUEs ^a	No. of Units	November	December	January			February	Total	Avg Daily (gpd)	LUEs	ADF/LUE (gpd/LUE)	LUEs	ADF/LUE (gpd/LUE)	LUEs
Property	Address															
Tacara at Steiner Ranch	4306 N. Quinlan Park	68.5	246	504,870	383,670	349,080	446,570	1,684,190	14,035	205	123.0	114	147.6	95	172.2	82
Mansions at Steiner Ranch	4500 Steiner Ranch	289	502	2,768,080	2,151,370	2,305,050	2,715,090	9,939,590	82,830	287	251.0	330	301.2	275	351.4	236
Steiner Ranch Apartments	4800 Steiner Ranch Blvd.	98.5	302	845,760	597,440	602,370	730,420	2,775,990	23,133	235	151.0	153	181.2	128	211.4	109
Cielo Apartments - Ph. 1 ^d	3501 Ranch Road 620 S	90	326	848,000	655,000	614,000	785,000	2,902,000	24,183	269	163.0	148	195.6	124	228.2	106
Madrone Apartments	3453 Ranch Road 620 S	47	228	1,833,310	861,030	618,850	827,080	4,140,270	34,502	734	114.0	303	136.8	252	159.6	216
Mansions at Lakeway	5313 Serene Hills Dr	231.5	90	1,078,720	839,270	886,120	1,028,700	3,832,810	31,940	138	45.0	71.0	54.0	591	63.0	507
TOTAL		824.5	1,694					25,274,850	210,624	255	847.0	249	1,016.4	207	1,185.8	178
WEIGHTED AVERAGE																

Notes:

a Wastewater LUEs were assigned based on water meter sizes for each building.

b Equals average daily flow of actual usage divided by number of LUEs assigned to Property.

c Mansions at Steiner Ranch includes assumptions for the number of units for 2 of the 36 buildings, buildings 33 and 35 assumed to have 10 units each.

d Cielo Apartments are served by one (1) 8" Master Meter.

Tax Rate Calculations 2020 - Summary

	Tax Year 2020								
	Total* 2018 Rate	Total* 2019 Rate	TCAD Calculated Tax Rate	Calculated Voter- Approval Tax Rate	Proposed SPFI Drawdown	Proposed District-Wide M&O Rate	Defined Area (only) M&O Rate	Proposed Bond Tax Rate	Proposed Total Tax Rate **
WCID 17	0.0599	0.0599	0.0610	0.0610	\$0.00	0.0599	0.0000	0.0000	0.0599
Steiner Ranch Defined Area	0.3548	0.3488	0.3202	0.3202	\$ 763,335	0.0599	0.0000	0.2889	0.3488
Flintrock Ranch Estates Defined Area	0.4319	0.4021	0.3527	0.3527	\$ 38,268	0.0599	0.0000	0.3422	0.4021
Serene Hills Defined Area	0.6849	0.6849	0.7049	0.7049	\$ 63,075	0.0599	0.0750	0.5500	0.6849

*Includes \$0.0599 District-Wide maintenance tax

**Includes Defined Area bond tax and maintenance tax

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

James Valadez
Chairperson
Bruce Grube
Vice Chairperson
Theresa Bastian
Secretary/Treasurer



Marya Crigler
Chief Appraiser

BOARD MEMBERS

Tom Buckle
Bruce Elfant
Anthony Nguyen
Eleanor Powell
Ryan Steglich
Felipe Ulloa
Blanca Zamora-Garcia

CERTIFIED ESTIMATE OF 2020 APPRAISED VALUES

July 25, 2020

TRAVIS CO WCID NO 17

Jurisdiction No. 17

Entity ID: 1024

I, Marya Crigler, Chief Appraiser of the Travis Central Appraisal District, hereby certify that the estimated 2020 appraised value for this jurisdiction is:

APPROVED APPRAISAL ROLL		PROPERTY UNDER PROTEST	
Number of Accounts	Market Values	Number of Accounts	Market Values
9,271	5,252,235,205	3,689	2,851,903,992
1,156	129,925,729	42	6,015,551
<u>10,427</u>	<u>5,382,160,934</u>	<u>3,731</u>	<u>2,857,919,543</u>
	REAL PROPERTY		
	PERSONAL PROPERTY		
	TOTAL		
EXEMPTIONS			
Number of Accounts	Exemption Amount	Number of Accounts	Exemption Amount
	32,791,439		6,036,740
	26,911,273		11,804,717
			AG
			HOMESTEAD CAP
			ABATEMENT
			CHODO / CLT/ LIH
45	675,000	16	240,000
117	876,000	27	237,000
69	37,578,303	3	2,130,113
			DV/FR 100% HS
			ECONOMIC DEV
			ENERGY
194	378,174,228		
40	12,618		
			EXEMPT
			EXEMPT 366
			FREEMPT
			GOODS IN TRANSIT
			HISTORIC
5,576	303,085,679	2,475	169,637,921
1,668	23,916,430	503	7,342,691
3	47,813		
176	1,518,440		
			POLLUTION CONTROL
			SOLAR
		108	1,305,108
			VEHICLE
	4,576,573,711		2,659,185,253
			NET AFTER EXEMPTIONS
			2,459,149,047
			SECTION 26.01 (c) VALUE UNDER PROTEST :
			2,459,149,047
NET TAXABLE VALUE			
			7,035,722,758

MARYA CRIGLER
CHIEF APPRAISER



2020 CERTIFIED ESTIMATE INFORMATION

July 25, 2020

TRAVIS CO WCID NO 17

Juris: 17

Entity 1024

Tax Rate Worksheet Information (numbering based on form 50-856)

1. 2019 total taxable value	6,624,722,932
2. 2019 tax ceiling	
4. 2019 total adopted tax rate	0.0599
5. 2019 taxable value lost because of court appeals of ARB decisions reduced 2019 appraised value	
A. Original 2019 ARB Values	372,140,173
B. 2019 values resulting from final court decisions	346,593,325
6. 2019 taxable value subject to an appeal under Chapter 42, as of July 25.	
A. 2019 ARB Certified Value	308,828,065
B. 2019 disputed value	30,882,807
9. 2019 taxable value of property in territory the taxing unit deannexation after Jan 1, 2019	
10. 2019 taxable value lost because a property first qualified for exemption in 2020	
A. Absolute exemptions	2,810,368
B. Partial exemptions and amount exempt due to an increased exemption	34,899,503
11. 2019 taxable value lost because property first qualified for agricultural appraisal in 2020	
A. 2019 market value	
B. 2020 productivity value	
18. Total 2020 taxable value on certified appraisal roll today	
A. Certified taxable	4,576,573,711
C. Pollution control and energy storage system exemption	
D. Tax increment financing	
19. Total value of properties under protest or not on certified appraisal roll	
A. 2020 taxable value of properties under protest	2,459,149,047
B. 2020 value of properties not under protest or included on on certified appraisal roll	
20. 2020 tax ceiling	
22. Total 2020 taxable value of properties in territory annexed after Jan 1, 2019	
23. Total 2020 taxable value of new improvements and new personal property located in new improvements	125,542,997

Notice of Public Hearing - Budget/Tax Rate Information

2019 Average appraised value of properties with a homestead exemption	594,891
2019 Total appraised value of all property	7,916,917,346
2019 Total appraised value of all new property	142,069,895
2019 Average taxable value of properties with a homestead exemption	525,467
2019 Total taxable value of all property	6,933,550,997
2019 Total taxable value of all new property	128,116,896
2020 Average appraised value of properties with a homestead exemption	597,324
2020 Total appraised value of all property	8,201,252,298
2020 Total appraised value of all new property	135,013,352
2020 Average taxable value of properties with a homestead exemption	533,730
2020 Total taxable value of all property	7,035,722,758
2020 Total taxable value of all new property	125,542,997
2020 Tax base reduction due to frozen taxes	
2020 Over-65 collectible levy	

Water District Notice of Public Hearing on Tax Rate

Travis County Water Control and Improvement District No. 17 will hold a public hearing on a proposed Operations and Maintenance tax rate for the tax year 2020 on Thursday, September 17, 2020 at 6:45 p.m. at the District administrative offices located at 3812 Eck Lane, Austin, Texas 78734. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

FOR the proposal: N/A
AGAINST the proposal: N/A
PRESENT and not voting: N/A
ABSENT: N/A

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This Year
Total tax rate (per \$100 of value)	<u>\$0.599/\$100</u> Adopted	<u>\$0.599/\$100</u> Proposed
Difference in rates per \$100 of value		<u>\$0.00/\$100</u>
Percentage increase/decrease in rates (+/-)		<u>0.00%</u>
Average appraised residence homestead value	<u>\$ 594,891</u>	<u>\$597,324</u>
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	<u>\$69,424</u>	<u>\$63,594</u>
Average residence homestead taxable value	<u>\$525,467</u>	<u>\$533,730</u>
Tax on average residence homestead	<u>\$314.75</u>	<u>\$319.70</u>
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	<u>\$4.95</u> <u>1.57%</u>	

NOTICE OF VOTE ON TAX RATE

If the District adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section [49.23602](#), Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.



2020 CERTIFIED ESTIMATE INFORMATION

July 25, 2020

TRAVIS CO WCID 17 STEINER RANCH (DA)

Juris: 3C

Entity 1043

Tax Rate Worksheet Information (numbering based on form 50-856)

1. 2019 total taxable value	2,400,214,410
2. 2019 tax ceiling	
4. 2019 total adopted tax rate	0.2889
5. 2019 taxable value lost because of court appeals of ARB decisions reduced 2019 appraised value	
A. Original 2019 ARB Values	14,775,000
B. 2019 values resulting from final court decisions	13,500,000
6. 2019 taxable value subject to an appeal under Chapter 42, as of July 25.	
A. 2019 ARB Certified Value	81,480,000
B. 2019 disputed value	8,148,000
9. 2019 taxable value of property in territory the taxing unit deannexation after Jan 1, 2019	
10. 2019 taxable value lost because a property first qualified for exemption in 2020	
A. Absolute exemptions	506
B. Partial exemptions and amount exempt due to an increased exemption	1,391,824
11. 2019 taxable value lost because property first qualified for agricultural appraisal in 2020	
A. 2019 market value	
B. 2020 productivity value	
18. Total 2020 taxable value on certified appraisal roll today	
A. Certified taxable	1,565,612,087
C. Pollution control and energy storage system exemption	
D. Tax increment financing	
19. Total value of properties under protest or not on certified appraisal roll	
A. 2020 taxable value of properties under protest	865,653,972
B. 2020 value of properties not under protest or included on on certified appraisal roll	
20. 2020 tax ceiling	
22. Total 2020 taxable value of properties in territory annexed after Jan 1, 2019	
23. Total 2020 taxable value of new improvements and new personal property located in new improvements	1,918,022

Notice of Public Hearing - Budget/Tax Rate Information

2019 Average appraised value of properties with a homestead exemption	547,169
2019 Total appraised value of all property	2,610,241,785
2019 Total appraised value of all new property	6,135,420
2019 Average taxable value of properties with a homestead exemption	545,742
2019 Total taxable value of all property	2,481,694,410
2019 Total taxable value of all new property	6,103,680
2020 Average appraised value of properties with a homestead exemption	548,544
2020 Total appraised value of all property	2,614,175,774
2020 Total appraised value of all new property	1,918,022
2020 Average taxable value of properties with a homestead exemption	548,266
2020 Total taxable value of all property	2,431,266,059
2020 Total taxable value of all new property	1,918,022
2020 Tax base reduction due to frozen taxes	
2020 Over-65 collectible levy	

6

Water District Notice of Public Hearing on Tax Rate

Travis County Water Control and Improvement District No. 17 - Steiner Ranch Estates Defined Area will hold a public hearing on a proposed debt service tax rate for the tax year 2020 on Thursday, September 17, 2020 at 6:45 p.m. at the District administrative offices located at 3812 Eck Lane, Austin, Texas 78734. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

FOR the proposal: N/A
AGAINST the proposal: N/A
PRESENT and not voting: N/A
ABSENT: N/A

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This Year
Total tax rate (per \$100 of value)	<u>\$0.2889/\$100</u> Adopted	<u>\$0.2889/\$100</u> Proposed
Difference in rates per \$100 of value		<u>\$0.00/\$100</u>
Percentage increase/decrease in rates (+/-)		<u>0.00%</u>
Average appraised residence homestead value	\$ 547,169	<u>\$548,544</u>
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	<u>\$1,427</u>	<u>\$278</u>
Average residence homestead taxable value	<u>\$545,742</u>	<u>\$548,266</u>
Tax on average residence homestead	<u>\$1,576.65</u>	<u>\$1583.94</u>
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	<u>\$7.29</u> <u>0.46%</u>	

NOTICE OF VOTE ON TAX RATE

If the District adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section [49.23602](#), Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Steiner Ranch Defined Area
Debt Service Fund Balance Proforma

(Includes effects of 2020 refunding POS version - preliminary)

Year	October	November	December	Dec/Jan	April	May	June	Net Taxable	Proforma
	DSF Balance	Bond Pmt	DSF Balance	Tax Collections	DSF Balance	Bond Pmt	DSF Balance (1)	Assessed Value (2)	Bond Tax Rate
2019-2020	\$ 6,707,428	\$ 7,491,235	\$ (783,807)	\$ 7,177,127	\$ 6,393,320	\$ 882,481	\$ 5,511,703	2,484,294,639	\$ 0.2889
2020-2021	5,511,703	6,828,347	(1,316,644)	7,023,928	5,707,284	922,172	4,785,112	2,431,266,059	\$ 0.2889
2021-2022	4,785,112	4,783,265	1,847	7,199,526	7,201,373	2,101,797	5,099,576	2,492,047,710	\$ 0.2889
2022-2023	5,099,576	4,079,497	1,020,079	5,956,742	6,976,821	2,121,378	4,855,442	2,554,348,903	\$ 0.2332
2023-2024	4,855,442	3,557,278	1,298,164	5,966,895	7,265,060	2,659,003	4,606,056	2,618,207,626	\$ 0.2279
2024-2025	4,606,056	3,587,803	1,018,253	5,466,621	6,484,874	2,103,066	4,381,809	2,683,662,816	\$ 0.2037
2025-2026	4,381,809	3,671,366	710,443	5,091,646	5,802,090	1,624,591	4,177,499	2,750,754,387	\$ 0.1851
2026-2027	4,177,499	3,755,791	421,708	5,179,464	5,601,172	1,632,766	3,968,407	2,819,523,247	\$ 0.1837
2027-2028	3,968,407	3,110,166	858,241	5,196,240	6,054,482	2,297,241	3,757,241	2,890,011,328	\$ 0.1798
2028-2029	3,757,241	3,146,891	610,350	5,183,958	5,794,308	2,264,616	3,529,693	2,962,261,611	\$ 0.1750
2029-2030	3,529,693	3,188,866	340,827	4,554,477	4,895,304	2,235,888	2,659,417	3,036,318,151	\$ 0.1500
2030-2031	2,659,417	2,074,738	584,679	3,345,643	3,930,322	1,876,588	2,053,735	3,112,226,105	\$ 0.1075
2031-2032	2,053,735	1,578,488	475,247	1,595,016	2,070,263	1,049,516	1,020,747	3,190,031,758	\$ 0.0500
2032-2033	1,020,747	399,266	621,482	-	621,482	8,219	613,263	3,269,782,552	\$ -
2033-2034	613,263	158,219	455,044	-	455,044	5,688	449,357	3,351,527,115	\$ -
2034-2035	449,357	165,688	283,669	-	283,669	2,888	280,782	3,435,315,293	\$ -
2035-2036	280,782	167,888	112,894	-	112,894	-	112,894	3,521,198,176	\$ -

(1) Reflects actual 6/30/20 debt service fund balance.

(2) Assumes 2.5% annual growth in AV (vs. 2020 TCAD certified estimate).

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

James Valadez
Chairperson
Bruce Grube
Vice Chairperson
Theresa Bastian
Secretary/Treasurer



Marya Crigler
Chief Appraiser

BOARD MEMBERS

Tom Buckle
Bruce Elfant
Anthony Nguyen
Eleanor Powell
Ryan Steglich
Felipe Ulloa
Blanca Zamora-Garcia

CERTIFIED ESTIMATE OF 2020 APPRAISED VALUES

July 24, 2020

TRAVIS CO WCID 17 FLINTROCK (DA)

Jurisdiction No. **4H**

Entity ID: **1064**

I, Marya Crigler, Chief Appraiser of the Travis Central Appraisal District, hereby certify that the estimated 2020 appraised value for this jurisdiction is:

APPROVED APPRAISAL ROLL

Number of Accounts	Market Values
343	212,532,829
<u>52</u>	<u>790,713</u>
395	213,323,542

REAL PROPERTY
PERSONAL PROPERTY
TOTAL

PROPERTY UNDER PROTEST

Number of Accounts	Market Values
195	168,841,491
<u>1</u>	<u>8,582</u>
196	168,850,073

EXEMPTIONS

Number of Accounts	Exemption Amount		Number of Accounts	Exemption Amount
	106,257	AG HOMESTEAD CAP ABATEMENT		197,443
5	34,000	CHODO / CLT/ LIH DISABLED PERSON		
2	2,158,770	DISABLED VETERAN	2	17,000
		DV/FR 100% HS ECONOMIC DEV ENERGY EXEMPT		
6	1,360	EXEMPT 366 FREEPORT GOODS IN TRANSIT HISTORIC HOMESTEAD HOMESTEAD OV65		
2	24,980	POLLUTION CONTROL SOLAR VEHICLE	1	15,641
	210,998,175	NET AFTER EXEMPTIONS		168,619,989

SECTION 26.01 (c) VALUE UNDER PROTEST : 152,930,313

NET TAXABLE VALUE

363,928,488

MARYA CRIGLER
CHIEF APPRAISER

9



2020 CERTIFIED ESTIMATE INFORMATION

July 24, 2020

TRAVIS CO WCID 17 FLINTROCK (DA)

Juris: 4H

Entity 1064

Tax Rate Worksheet Information (numbering based on form 50-856)

1. 2019 total taxable value	358,949,417
2. 2019 tax ceiling	
4. 2019 total adopted tax rate	0.3422
5. 2019 taxable value lost because of court appeals of ARB decisions reduced 2019 appraised value	
A. Original 2019 ARB Values	
B. 2019 values resulting from final court decisions	
6. 2019 taxable value subject to an appeal under Chapter 42, as of July 25.	
A. 2019 ARB Certified Value	
B. 2019 disputed value	
9. 2019 taxable value of property in territory the taxing unit deannexation after Jan 1, 2019	
10. 2019 taxable value lost because a property first qualified for exemption in 2020	
A. Absolute exemptions	0
B. Partial exemptions and amount exempt due to an increased exemption	1,087,994
11. 2019 taxable value lost because property first qualified for agricultural appraisal in 2020	
A. 2019 market value	
B. 2020 productivity value	
18. Total 2020 taxable value on certified appraisal roll today	
A. Certified taxable	210,998,175
C. Pollution control and energy storage system exemption	
D. Tax increment financing	
19. Total value of properties under protest or not on certified appraisal roll	
A. 2020 taxable value of properties under protest	152,930,313
B. 2020 value of properties not under protest or included on on certified appraisal roll	
20. 2020 tax ceiling	
22. Total 2020 taxable value of properties in territory annexed after Jan 1, 2019	
23. Total 2020 taxable value of new improvements and new personal property located in new improvements	11,912,680

Notice of Public Hearing - Budget/Tax Rate Information

2019 Average appraised value of properties with a homestead exemption	829,642
2019 Total appraised value of all property	366,788,133
2019 Total appraised value of all new property	9,100,935
2019 Average taxable value of properties with a homestead exemption	815,027
2019 Total taxable value of all property	358,949,417
2019 Total taxable value of all new property	8,844,805
2020 Average appraised value of properties with a homestead exemption	828,767
2020 Total appraised value of all property	382,173,615
2020 Total appraised value of all new property	12,044,130
2020 Average taxable value of properties with a homestead exemption	827,974
2020 Total taxable value of all property	363,928,488
2020 Total taxable value of all new property	11,912,680
2020 Tax base reduction due to frozen taxes	
2020 Over-65 collectible levy	

Water District Notice of Public Hearing on Tax Rate

Travis County Water Control and Improvement District No. 17 – Flintrock Ranch Defined Area will hold a public hearing on a proposed debt service tax rate for the tax year 2020 on Thursday, September 17, 2020 at 6:45 p.m. at the District administrative offices located at 3812 Eck Lane, Austin, Texas 78734. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

FOR the proposal: N/A
AGAINST the proposal: N/A
PRESENT and not voting: N/A
ABSENT: N/A

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This Year
Total tax rate (per \$100 of value)	<u>\$0.3422/\$100</u> Adopted	<u>\$0.3422/\$100</u> Proposed
Difference in rates per \$100 of value		<u>\$0.00/\$100</u>
Percentage increase/decrease in rates (+/-)		<u>0.00%</u>
Average appraised residence homestead value	\$ 829,642	<u>\$828,767</u>
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	<u>\$14,615</u>	<u>\$793</u>
Average residence homestead taxable value	\$815,027	<u>\$827,974</u>
Tax on average residence homestead	<u>\$2,789.02</u>	<u>\$2,833.33</u>
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	<u>\$44.31</u> <u>1.58%</u>	

NOTICE OF VOTE ON TAX RATE

If the District adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section [49.23602](#), Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

11

**Flintrock Ranch Estates Defined Area
Debt Service Fund Balance Proforma**

(No Further Action)

Year	October		November		December		100.00% Dec/Jan		April		May		June		Net Taxable		Proforma	
	DSF Balance	Bond Payments*	DSF Balance	Tax Collections	DSF Balance	Tax Collections	DSF Balance	Bond Payments*	DSF Balance	Bond Payments*	DSF Balance	Bond Payments*	Assessed Value (1)	Bond Tax Rate	Assessed Value (1)	Bond Tax Rate		
2019-2020	\$ 1,065,859	\$ 1,033,453	\$ 32,406	\$ 1,233,623	\$ 1,266,029	\$ 1,233,623	\$ 1,266,029	\$ 239,966	\$ 1,266,029	\$ 239,966	\$ 1,026,063	\$ 360,497,617	\$ 0.3422	\$ 360,497,617	\$ 0.3422			
2020-2021	1,026,063	1,054,966	(28,903)	1,243,207	1,214,305	1,243,207	1,214,305	228,666	1,214,305	228,666	985,639	363,298,488	0.3422	363,298,488	0.3422			
2021-2022	985,639	1,073,666	(88,027)	1,274,288	1,186,260	1,274,288	1,186,260	216,941	1,186,260	216,941	969,319	372,380,950	0.3422	372,380,950	0.3422			
2022-2023	969,319	1,106,941	(137,622)	1,306,145	1,168,523	1,306,145	1,168,523	203,591	1,168,523	203,591	964,932	381,650,474	0.3422	381,650,474	0.3422			
2023-2024	964,932	1,123,591	(158,659)	1,338,798	1,180,139	1,338,798	1,180,139	193,341	1,180,139	193,341	986,798	391,232,736	0.3422	391,232,736	0.3422			
2024-2025	986,798	1,043,341	(56,543)	1,372,268	1,315,726	1,372,268	1,315,726	183,347	1,315,726	183,347	1,132,379	401,013,554	0.3422	401,013,554	0.3422			
2025-2026	1,132,379	1,063,347	69,032	1,406,575	1,475,607	1,406,575	1,475,607	172,047	1,475,607	172,047	1,303,560	411,038,893	0.3422	411,038,893	0.3422			
2026-2027	1,303,560	1,083,047	220,513	1,441,739	1,662,252	1,441,739	1,662,252	160,359	1,662,252	160,359	1,501,893	421,314,865	0.3422	421,314,865	0.3422			
2027-2028	1,501,893	1,105,359	396,534	1,477,783	1,874,317	1,477,783	1,874,317	147,197	1,874,317	147,197	1,727,120	431,847,737	0.3422	431,847,737	0.3422			
2028-2029	1,727,120	1,122,197	604,923	1,514,728	2,119,651	1,514,728	2,119,651	132,403	2,119,651	132,403	1,987,248	442,643,930	0.3422	442,643,930	0.3422			
2029-2030	1,987,248	1,152,403	834,845	1,552,596	2,387,441	1,552,596	2,387,441	116,922	2,387,441	116,922	2,270,519	453,710,029	0.3422	453,710,029	0.3422			
2030-2031	2,270,519	1,186,922	1,083,597	1,591,411	2,675,007	1,591,411	2,675,007	100,581	2,675,007	100,581	2,574,426	465,052,779	0.3422	465,052,779	0.3422			
2031-2032	2,574,426	1,210,581	1,363,845	1,631,196	2,995,041	1,631,196	2,995,041	82,444	2,995,041	82,444	2,912,597	476,679,099	0.3422	476,679,099	0.3422			
2032-2033	2,912,597	1,062,444	1,850,153	1,671,976	3,522,129	1,671,976	3,522,129	66,519	3,522,129	66,519	3,455,610	488,596,076	0.3422	488,596,076	0.3422			
2033-2034	3,455,610	1,091,519	2,364,091	1,713,775	4,077,866	1,713,775	4,077,866	48,581	4,077,866	48,581	4,029,285	500,810,978	0.3422	500,810,978	0.3422			
2034-2035	4,029,285	689,581	3,339,704	1,756,620	5,096,324	1,756,620	5,096,324	37,206	5,096,324	37,206	5,059,118	513,331,253	0.3422	513,331,253	0.3422			
2035-2036	5,059,118	707,206	4,351,912	1,800,535	6,152,447	1,800,535	6,152,447	25,481	6,152,447	25,481	6,126,966	526,164,534	0.3422	526,164,534	0.3422			
2036-2037	6,126,966	725,481	5,401,485	1,845,548	7,247,033	1,845,548	7,247,033	13,231	7,247,033	13,231	7,233,802	539,318,647	0.3422	539,318,647	0.3422			
2037-2038	7,233,802	743,231	6,490,571	1,891,687	8,382,258	1,891,687	8,382,258	-	8,382,258	-	8,382,258	552,801,614	0.3422	552,801,614	0.3422			

(1) Assumes 2.5% annual growth in AV (vs 7.3% 5-year average growth).

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

James Valadez
Chairperson
Bruce Grube
Vice Chairperson
Theresa Bastian
Secretary/Treasurer



Marya Crigler
Chief Appraiser

BOARD MEMBERS

Tom Buckle
Bruce Elfant
Anthony Nguyen
Eleanor Powell
Ryan Steglich
Felipe Ulloa
Blanca Zamora-Garcia

CERTIFIED ESTIMATE OF 2020 APPRAISED VALUES

July 25, 2020

TRAVIS CO WCID 17 SERENE HILLS (DA)

Jurisdiction No. **9L**

Entity ID: **1481361**

I, Marya Crigler, Chief Appraiser of the Travis Central Appraisal District, hereby certify that the estimated 2020 appraised value for this jurisdiction is:

APPROVED APPRAISAL ROLL		PROPERTY UNDER PROTEST	
Number of Accounts	Market Values	Number of Accounts	Market Values
220	221,811,996	117	74,702,284
18	2,452,028	1	66,435
238	224,264,024	118	74,768,719
		REAL PROPERTY	
		PERSONAL PROPERTY	
		TOTAL	

EXEMPTIONS			
Number of Accounts	Exemption Amount	Number of Accounts	Exemption Amount
			AG
	641,231		996,090
			HOMESTEAD CAP ABATEMENT
			CHODO / CLT/ LIH
			DISABLED PERSON
1	10,000	1	0
1	985,711	1	1,004,700
			DISABLED VETERAN
			DV/FR 100% HS
			ECONOMIC DEV
			ENERGY
			EXEMPT
15	14,107,932		
			EXEMPT 366
			FREEPORT
			GOODS IN TRANSIT
			HISTORIC
			HOMESTEAD
			HOMESTEAD OV65
			POLLUTION CONTROL
			SOLAR
			VEHICLE
	208,519,150		NET AFTER EXEMPTIONS
			72,456,038
			SECTION 26.01 (c) VALUE UNDER PROTEST :
			61,435,368

NET TAXABLE VALUE	269,954,518
--------------------------	--------------------

MARYA CRIGLER
CHIEF APPRAISER

13



2020 CERTIFIED ESTIMATE INFORMATION

July 25, 2020

TRAVIS CO WCID 17 SERENE HILLS (DA)

Juris: 9L

Entity 1481361

Tax Rate Worksheet Information (numbering based on form 50-856)

1. 2019 total taxable value	228,768,758
2. 2019 tax ceiling	
4. 2019 total adopted tax rate	0.6250
5. 2019 taxable value lost because of court appeals of ARB decisions reduced 2019 appraised value	
A. Original 2019 ARB Values	74,467,470
B. 2019 values resulting from final court decisions	68,597,000
6. 2019 taxable value subject to an appeal under Chapter 42, as of July 25.	
A. 2019 ARB Certified Value	6,668,714
B. 2019 disputed value	666,871
9. 2019 taxable value of property in territory the taxing unit deannexation after Jan 1, 2019	
10. 2019 taxable value lost because a property first qualified for exemption in 2020	
A. Absolute exemptions	0
B. Partial exemptions and amount exempt due to an increased exemption	10,000
11. 2019 taxable value lost because property first qualified for agricultural appraisal in 2020	
A. 2019 market value	
B. 2020 productivity value	
18. Total 2020 taxable value on certified appraisal roll today	
A. Certified taxable	208,519,150
C. Pollution control and energy storage system exemption	
D. Tax increment financing	
19. Total value of properties under protest or not on certified appraisal roll	
A. 2020 taxable value of properties under protest	61,435,368
B. 2020 value of properties not under protest or included on on certified appraisal roll	
20. 2020 tax ceiling	
22. Total 2020 taxable value of properties in territory annexed after Jan 1, 2019	
23. Total 2020 taxable value of new improvements and new personal property located in new improvements	32,022,452

Notice of Public Hearing - Budget/Tax Rate Information

2019 Average appraised value of properties with a homestead exemption	956,574
2019 Total appraised value of all property	249,167,927
2019 Total appraised value of all new property	29,388,689
2019 Average taxable value of properties with a homestead exemption	928,300
2019 Total taxable value of all property	235,437,472
2019 Total taxable value of all new property	29,337,109
2020 Average appraised value of properties with a homestead exemption	958,097
2020 Total appraised value of all property	298,036,653
2020 Total appraised value of all new property	32,778,303
2020 Average taxable value of properties with a homestead exemption	951,826
2020 Total taxable value of all property	269,954,518
2020 Total taxable value of all new property	32,022,452
2020 Tax base reduction due to frozen taxes	
2020 Over-65 collectible levy	

Water District Notice of Public Hearing on Tax Rate

Travis County Water Control and Improvement District No. 17 – Serene Hills Defined Area will hold a public hearing on a proposed debt service tax rate and operations and maintenance proposed tax rate for the tax year 2020 on Thursday, September 17, 2020 at 6:45 p.m. at the District administrative offices located at 3812 Eck Lane, Austin, Texas 78734. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

FOR the proposal: N/A
AGAINST the proposal: N/A
PRESENT and not voting: N/A
ABSENT: N/A

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This Year
Total tax rate (per \$100 of value)	<u>\$0.6250/\$100</u> Adopted	<u>\$0.6250/\$100</u> Proposed
Difference in rates per \$100 of value		<u>\$0.00/\$100</u>
Percentage increase/decrease in rates (+/-)		<u>0.00%</u>
Average appraised residence homestead value	<u>\$ 956,574</u>	<u>\$958,097</u>
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	<u>\$28,274</u>	<u>\$6,271</u>
Average residence homestead taxable value	<u>\$928,300</u>	<u>\$951,826</u>
Tax on average residence homestead	<u>\$5,801.88</u>	<u>\$5,948.91</u>
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)	<u>\$147.03</u>	
and percentage of increase (+/-)	<u>2.53%</u>	

NOTICE OF VOTE ON TAX RATE

If the District adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

**Serene Hills Defined Area
Debt Service Fund Balance Proforma**

Year	October		November		December		100.00% Dec/Jan		April		New May		June		Net Taxable		Proforma	
	DSF Balance	Bond Payments*	DSF Balance	Tax Collections	DSF Balance	Tax Collections	DSF Balance	Bond Payments*	DSF Balance	Bond Payments*	DSF Balance	Bond Payments*	DSF Balance	Bond Payments*	Assessed Value (1)	Net Taxable	Assessed Value (1)	Proforma Tax Rate (2)
2019-2020	\$ 2,046,673	\$ 719,216	\$ 1,327,457	\$ 1,495,145	\$ 2,822,602	\$ 406,037	\$ 2,416,565	\$ 239,233,126	\$ 239,233,126	\$ 239,233,126	\$ 239,233,126	\$ 239,233,126	\$ 239,233,126	\$ 239,233,126	\$ 239,233,126	\$ 239,233,126	\$ 239,233,126	0.6250
2020-2021	2,416,565	969,669	1,446,896	1,687,216	3,134,112	1,687,216	2,730,956	289,954,518	289,954,518	289,954,518	289,954,518	289,954,518	289,954,518	289,954,518	289,954,518	289,954,518	289,954,518	0.6250
2021-2022	2,730,956	1,083,156	1,647,799	1,847,936	3,377,195	1,847,936	2,986,809	276,703,381	276,703,381	276,703,381	276,703,381	276,703,381	276,703,381	276,703,381	276,703,381	276,703,381	276,703,381	0.6250
2022-2023	2,986,809	1,100,386	1,886,423	1,772,631	3,659,054	1,772,631	3,281,624	283,620,965	283,620,965	283,620,965	283,620,965	283,620,965	283,620,965	283,620,965	283,620,965	283,620,965	283,620,965	0.6250
2023-2024	3,281,624	1,117,430	2,164,194	1,816,947	3,981,141	1,816,947	3,616,476	290,711,490	290,711,490	290,711,490	290,711,490	290,711,490	290,711,490	290,711,490	290,711,490	290,711,490	290,711,490	0.6250
2024-2025	3,616,476	1,129,665	2,486,811	1,862,370	4,349,182	1,862,370	3,996,844	297,979,277	297,979,277	297,979,277	297,979,277	297,979,277	297,979,277	297,979,277	297,979,277	297,979,277	297,979,277	0.6250
2025-2026	3,996,844	1,142,338	2,854,507	1,908,930	4,763,436	1,908,930	4,421,716	305,428,759	305,428,759	305,428,759	305,428,759	305,428,759	305,428,759	305,428,759	305,428,759	305,428,759	305,428,759	0.6250
2026-2027	4,421,716	1,161,720	3,259,996	1,956,653	5,216,649	1,956,653	4,886,377	313,064,478	313,064,478	313,064,478	313,064,478	313,064,478	313,064,478	313,064,478	313,064,478	313,064,478	313,064,478	0.6250
2027-2028	4,886,377	1,180,272	3,706,105	2,005,569	5,711,675	2,005,569	5,393,623	320,891,090	320,891,090	320,891,090	320,891,090	320,891,090	320,891,090	320,891,090	320,891,090	320,891,090	320,891,090	0.6250
2028-2029	5,393,623	1,203,052	4,190,571	2,055,709	6,246,279	2,055,709	5,941,330	326,913,367	326,913,367	326,913,367	326,913,367	326,913,367	326,913,367	326,913,367	326,913,367	326,913,367	326,913,367	0.6250
2029-2030	5,941,330	1,224,949	4,716,381	2,107,101	6,823,483	2,107,101	6,532,809	337,136,201	337,136,201	337,136,201	337,136,201	337,136,201	337,136,201	337,136,201	337,136,201	337,136,201	337,136,201	0.6250
2030-2031	6,532,809	1,245,674	5,287,135	2,159,779	7,446,913	2,159,779	7,171,629	345,564,606	345,564,606	345,564,606	345,564,606	345,564,606	345,564,606	345,564,606	345,564,606	345,564,606	345,564,606	0.6250
2031-2032	7,171,629	1,270,284	5,901,345	2,213,773	8,115,119	2,213,773	7,856,225	354,203,721	354,203,721	354,203,721	354,203,721	354,203,721	354,203,721	354,203,721	354,203,721	354,203,721	354,203,721	0.6250
2032-2033	7,856,225	1,293,894	6,562,331	2,269,118	8,831,448	2,269,118	8,589,829	363,058,814	363,058,814	363,058,814	363,058,814	363,058,814	363,058,814	363,058,814	363,058,814	363,058,814	363,058,814	0.6250
2033-2034	8,589,829	1,316,619	7,273,210	2,325,846	9,599,056	2,325,846	9,375,506	372,135,285	372,135,285	372,135,285	372,135,285	372,135,285	372,135,285	372,135,285	372,135,285	372,135,285	372,135,285	0.6250
2034-2035	9,375,506	1,343,550	8,031,956	2,383,992	10,415,947	2,383,992	10,211,419	381,438,667	381,438,667	381,438,667	381,438,667	381,438,667	381,438,667	381,438,667	381,438,667	381,438,667	381,438,667	0.6250
2035-2036	10,211,419	1,369,528	8,841,891	2,443,591	11,285,483	2,443,591	11,000,855	390,974,633	390,974,633	390,974,633	390,974,633	390,974,633	390,974,633	390,974,633	390,974,633	390,974,633	390,974,633	0.6250
2036-2037	11,100,855	1,399,628	9,701,227	2,504,681	12,205,908	2,504,681	12,042,502	400,748,999	400,748,999	400,748,999	400,748,999	400,748,999	400,748,999	400,748,999	400,748,999	400,748,999	400,748,999	0.6250
2037-2038	12,042,502	1,423,406	10,619,086	2,567,298	13,186,394	2,567,298	13,045,116	410,767,724	410,767,724	410,767,724	410,767,724	410,767,724	410,767,724	410,767,724	410,767,724	410,767,724	410,767,724	0.6250
2038-2039	13,045,116	1,451,279	11,593,837	2,631,481	14,225,317	2,631,481	14,107,620	421,036,917	421,036,917	421,036,917	421,036,917	421,036,917	421,036,917	421,036,917	421,036,917	421,036,917	421,036,917	0.6250
2039-2040	14,107,620	1,477,697	12,629,923	2,697,268	15,327,191	2,697,268	15,234,179	431,562,840	431,562,840	431,562,840	431,562,840	431,562,840	431,562,840	431,562,840	431,562,840	431,562,840	431,562,840	0.6250
2040-2041	15,234,179	1,518,013	13,716,166	2,764,699	16,480,865	2,764,699	16,414,046	442,351,911	442,351,911	442,351,911	442,351,911	442,351,911	442,351,911	442,351,911	442,351,911	442,351,911	442,351,911	0.6250
2041-2042	16,414,046	1,356,819	15,057,227	2,833,817	17,891,044	2,833,817	17,847,563	453,410,709	453,410,709	453,410,709	453,410,709	453,410,709	453,410,709	453,410,709	453,410,709	453,410,709	453,410,709	0.6250
2042-2043	17,847,563	1,368,481	16,479,082	2,904,662	19,383,744	2,904,662	19,363,476	464,745,977	464,745,977	464,745,977	464,745,977	464,745,977	464,745,977	464,745,977	464,745,977	464,745,977	464,745,977	0.6250
2043-2044	19,363,476	915,269	18,448,207	2,977,279	21,425,485	2,977,279	21,420,910	476,364,626	476,364,626	476,364,626	476,364,626	476,364,626	476,364,626	476,364,626	476,364,626	476,364,626	476,364,626	0.6250
2044-2045	21,420,910	309,575	21,111,335	3,051,711	24,163,046	3,051,711	24,163,046	488,273,742	488,273,742	488,273,742	488,273,742	488,273,742	488,273,742	488,273,742	488,273,742	488,273,742	488,273,742	0.6250

(1) Assumes 2.5% annual growth in AV.

(2) Reflects total SHDA tax rate, excluding District-wide M&O tax rate.

VIII A.

Linda Sandlin

From: Jason Homan <jhoman@wcid17.org> on behalf of Jason Homan
Sent: Thursday, September 10, 2020 12:04 PM
To: Linda Sandlin
Cc: kwdamp@gmail.com
Subject: FW: Request to address the board

Linda,

Please add the below request to the 9/17/2020 Board meeting agenda. Dr. Dale Gallagher will address the board

Jason

Jason F. Homan
General Manager
Travis County Water District No.17
3812 Eck Lane
Austin, Texas 78734

(512) 266-1111 Ext. 113
jhoman@WCID17.org

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.

From: Keith Downing [<mailto:kwdamp@gmail.com>]
Sent: Thursday, September 10, 2020 11:33 AM
To: Jason Homan <jhoman@wcid17.org>
Subject: Request to address the board

Hello Jason, thanks for chatting with me today.

I wanted to send you an official request to address the board at the upcoming board meeting, regarding the potential zoning change and proposed development on the LCRA property North East of Mansfield Dam.

The requested speaker would be Dr. Dale Gallagher, on behalf of the Mansfield Dam Neighborhood Alliance.

Please let me know if I need to provide any additional information.

Thanks!
Keith Downing
512-784-0403

WCID #17 Board Meeting
Thursday, September 17, 2020

Topic of Presentation: Zoning Change and Future Construction adjacent to Mansfield Dam Water Treatment Facility

- **Representing:** Residents of Mansfield Drive

- **Description of Property of Concern**
 - LCRA land Northeast of Mansfield Dam (Abstract 242, Survey 75 D&W R R Co
 - WCID #17 has physical presence and easement

- **General Concern**
 - Safety of water supply
 - Security of water supply/Water Treatment Facility

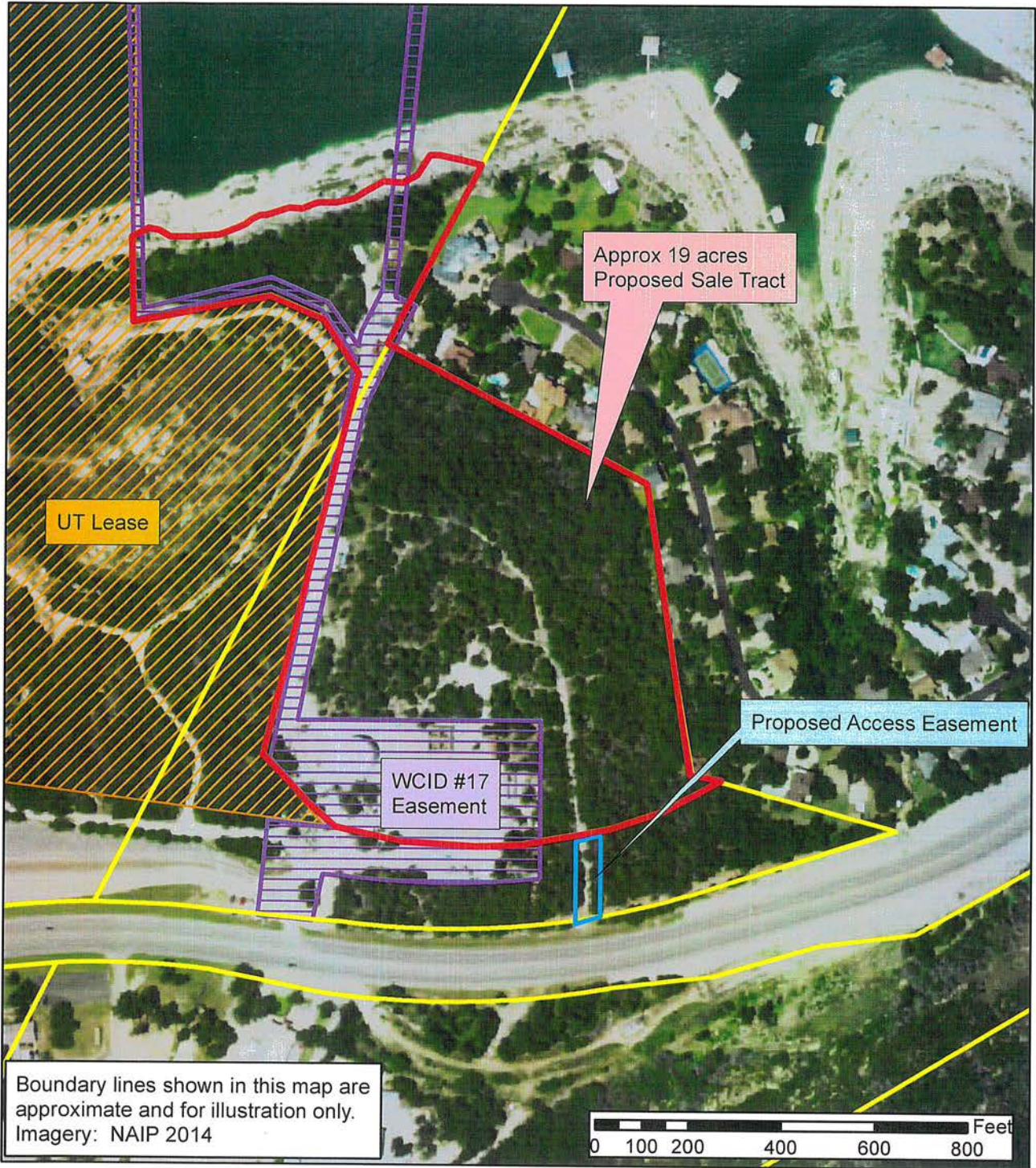
- **Description of Zoning Change Proposal**
 - Case # C14-2020-0094
 - Case # C14-2020-0095
 - From: DR- Developmental Reserve district
 - To: MF-4 Multifamily Residence (Moderate-High Density) district

- **Implications/Concern**
 - Residential population over 12 acres @ 54 units/acre = over 600 residences
Possible 1000 persons & 1000 vehicles (@ 2 per residence unit)
 - Developers desire water access for their residents
Recreational land usage immediately adjacent to water intake structure;
Pollution runoff, boat launch?, marina? trash?
 - Additional demand for water and wastewater services
Water/wastewater increased volume production
Water/wastewater waste fees implications?
 - Future Security
Water pumping and processing facility? ... Traversing easement?
Mansfield Dam?...post 9/11
Univ of Texas Research Facility leased property?
 - Destruction of nature habitat/wildlife?...obviates conservation mandate?

WCID Mission Statement: Our mission is to provide our customers with an adequate supply of safe, potable water; and to ensure the fiscally sound, environmentally responsible development and management of water resources and waste water facilities.

WCID Authority: The District is subject to the continuing supervision of the Texas Commission on Environmental Quality (TCEQ). TCEQ Mission Statement: The Texas Commission on Environmental Quality strives to protect our state's public health and natural resources consistent with sustainable economic development. Our goal is clean air, clean water, and the safe management of waste.

We encourage the WCID #17 Board of Directors to be aware that the property owners of Mansfield Drive, and others who receive WCID #17 services, are strongly against the proposed zoning changes and development of this property adjacent to the water treatment facility.



**Mansfield Dam East
TN-01, TN-02**

Approximately 19 acres

Travis County

Map Created 2/26/2016



NOTICE OF FILING OF APPLICATION FOR REZONING

Este Aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

Mailing Date: August 21, 2020

Case Number: C14-2020-0094

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property that requires approval by a Land Use Commission and final approval by the City Council. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. **The Commission may not take action on this application until a public hearing is held. You will receive a separate notice of the public hearing once it has been scheduled, which will provide the date, time and location of the public hearing.** Below you will find information regarding the application.

Project Location:	4504 N FM 620 RD
Owner:	Alex Clarke, JCI Residential, LLC, (512) 374-2905
Applicant	Alice Glasco Consulting, Alice Glasco, (512) 231-8110

Proposed Zoning Change:





From: DR-Development Reserve district is intended to prevent isolated, inappropriate, or premature uses from locating on lands for which adequate public services and facilities are unavailable, or for which a determination of the most appropriate zoning district is precluded by a lack of data customarily utilized in establishment of permanent district classifications, or for which land use and urban development policies have not been completed.

To: MF-4-Multifamily Residence (Moderate-High Density) district is intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. This district is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable.

You can find more information on this application by inserting the case number at the following Web site: <https://abc.austintexas.gov/web/permit/public-search-other>. **If you have any questions concerning the zoning change application, please contact the case manager, Mark Graham, at 512-974-3574 or via e-mail at Mark.Graham@austintexas.gov and refer to the case number located on this notice.**

For additional information on the City of Austin's land development process, please visit our web site at: www.austintexas.gov/planning.



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
 ZONING CASE#: C14-2020-0094

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 8/18/2020



NOTICE OF FILING OF APPLICATION FOR REZONING

Este Aviso le informa de una audiencia publica tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

Mailing Date: August 25, 2020

Case Number: C14-2020-0095

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property that requires approval by a Land Use Commission and final approval by the City Council. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. **The Commission may not take action on this application until a public hearing is held. You will receive a separate notice of the public hearing once it has been scheduled, which will provide the date, time and location of the public hearing.** Below you will find information regarding the application.

Project Location:	4504 N FM 620 RD
Owner:	JCI Residential, LLC, Alex Clark , (512) 374-2905
Applicant	Alice Glasco Consulting, Alice Glasco ,(512) 231-8110

Proposed Zoning Change:

From: DR

DR – Development Reserve district is intended to prevent isolated, inappropriate, or premature uses from locating on lands for which adequate public services and facilities are unavailable, or for which a determination of the most appropriate zoning district is precluded by a lack of data customarily utilized in establishment of permanent district classifications, or for which land use and urban development policies have not been completed.

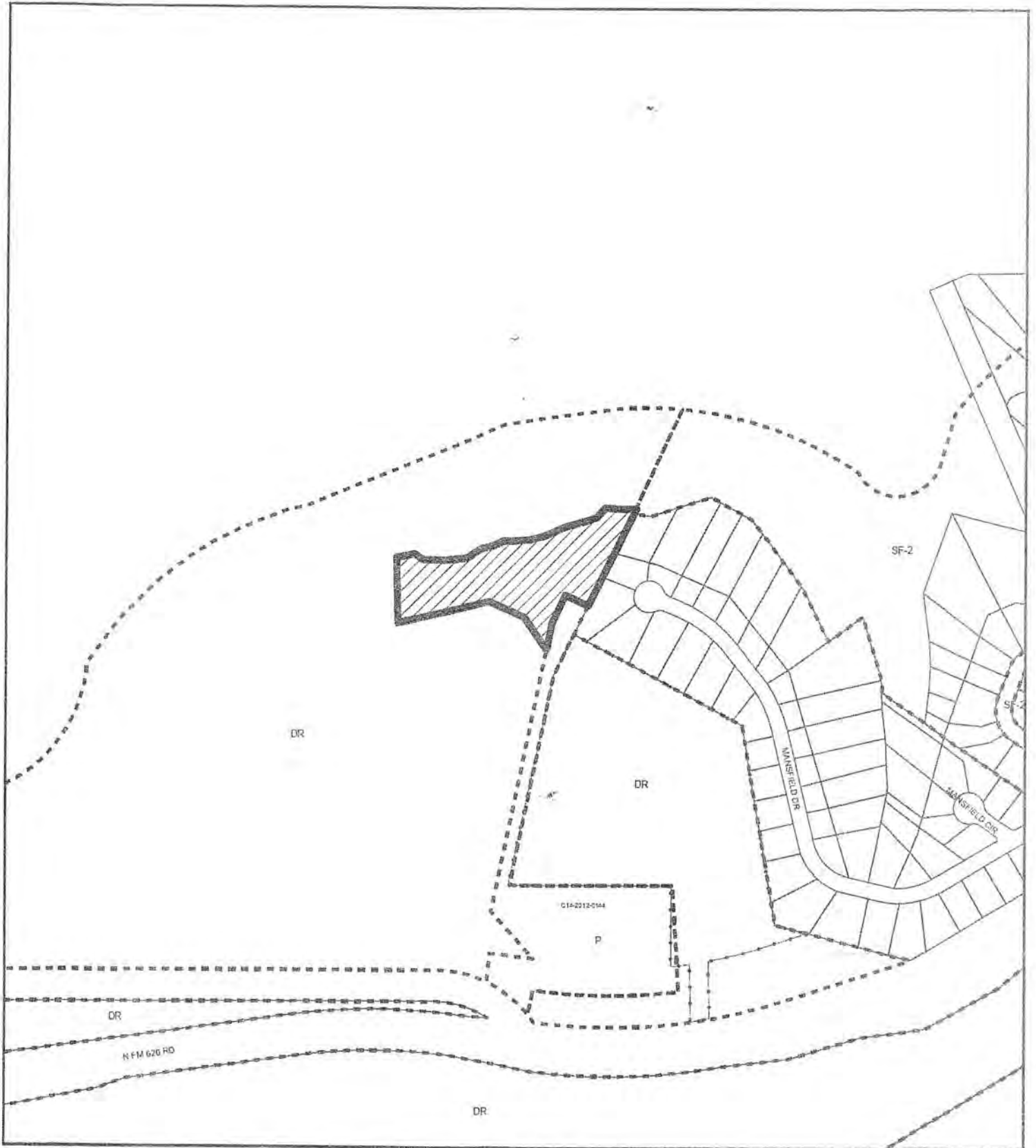
To: MF-4




MF-4 – Multifamily Residence (Moderate-High Density) district is intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. This district is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable.

You can find more information on this application by inserting the case number at the following Web site:
<https://abc.austintexas.gov/web/permit/public-search-other>

If you have any questions concerning the zoning change application, please contact the case manager, Mark Graham, at 512-974-3574 or via e-mail at, mark.graham@austintexas.gov, and refer to the case number located on this notice.

For additional information on the City of Austin's land development process, please visit our web site at:
www.austintexas.gov/planning.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2020-0095

1" = 400'

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This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 8/18/2020

ZONING APPLICATION FOR ZONING

DEPARTMENT USE ONLY

APPLICATION DATE _____	FILE NUMBER(S) _____
TENTATIVE ZAP/PC DATE _____	TENTATIVE CC DATE _____
CASE MANAGER _____	CITY INITIATED YES NO
APPLICATION ACCEPTED BY _____	ROLLBACK YES NO

PROJECT DATA

OWNER'S NAME: Lower Colorado River Authority

PROJECT NAME: The Bridge At Lake Travis Residences (Tract 2)

PROJECT STREET ADDRESS (or Range): 4504 North F.M. 620 Road

ZIP 78732 COUNTY: Travis

If project address cannot be defined, provide the following information:

_____ ALONG THE _____ SIDE OF _____ APPROXIMATELY
Frontage ft. (N,S,E,W) Frontage road

_____ FROM ITS INTERSECTION WITH _____
Distance Direction Cross street

TAX PARCEL NUMBER(S): 0151470401

Is Demolition proposed? N/A

If Yes, how many residential units will be demolished? _____ Unknown _____
 Number of these residential units currently occupied**: _____

Is this zoning request to rezone a parcel that contains an existing mobile home park with five or more occupied units? N/A If Yes, how many? _____

Type of Residential Unit: SF, duplex, triplex, townhouse/condo, multi-family, manufactured home: _____

Number of Proposed Residential units (if applicable): _____ If Yes, how many of the following:
 _____ 1 Bedroom _____ Affordable _____ 2 Bedroom _____ Affordable
 _____ 3 Bedroom _____ Affordable _____ 4 or more Bedroom _____ Affordable _____ Unknown

*** If 5 or more, tenant notification may be required and a certified form may be required with your application (LDC 25-1-712).
 Tenants must receive notification at least 270 days before the application is eligible for final ordinance readings by City Council.*

AREA TO BE REZONED: ACRES <u>3.51</u>		OR SQ FT <u>152,895.60</u>			
Existing Zoning	Existing Use	Tract #	# of Acres/SF	Max # of Res Units Per Acre	
<u>DR</u>	<u>Undeveloped</u>	<u>2</u>	<u>3.51</u>	_____	
_____	_____	_____	_____	_____	
_____	_____	_____	_____	_____	
Proposed Zoning	Proposed Use	Tract #	Proposed # of Acres/SF	Max # of Res Units Per Acre	Proposed Total # of Units Per Acre
<u>MF-4</u>	<u>Recreational/ Amenity Area</u>	<u>2</u>	<u>3.51</u>	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Name of Neighborhood Plan: N/A

ZONING

RELATED CASES

NEIGHBORHOOD PLAN AMENDMENT (YES / NO)	FILE NUMBER: <u>NO</u>
ACTIVE ZONING CASE (YES / NO)	FILE NUMBER: <u>NO</u>
RESTRICTIVE COVENANT (YES / NO)	FILE NUMBER: <u>NO</u>
SUBDIVISION (YES / NO)	FILE NUMBER: <u>NO</u>
SITE PLAN (YES / NO)	FILE NUMBER: <u>NO</u>

PROPERTY DESCRIPTION

(For the portion affected by this application) Provide either subdivision reference OR metes & bounds description.

1. **SUBDIVISION REFERENCE:** Name: _____ Block(s) _____
2. **METES AND BOUNDS** (Attach two copies of certified field notes) FILE NUMBER: Attached

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER:

VOLUME: _____ PAGE: _____ OR DOCUMENT # _____
SQ. FT: 152,895.60 or ACRES 3.51

Is this a SMART Housing Project? Yes No

If residential, is there other Tax Credits or Local/State/Federal funding? Yes No

OTHER PROVISIONS

IS A VARIANCE TO THE SIGN ORDINANCE BEING REQUESTED? Yes No

IS PROPERTY IN A COMBINING DISTRICT / OVERLAY ZONE? Yes No

TYPE OF COMBINING DIST/OVERLAY ZONE (NP, NCC, CVC, WO, etc) _____

NATIONAL REGISTER DISTRICT? Yes No

URBAN RENEWAL ZONE? Yes No

IS A TIA REQUIRED? Yes No TRIPS PER DAY: _____

GRID NUMBER (S) A-32

WATERSHED: Lake Travis WS CLASS: Water Supply Rural
WATER UTILITY PROVIDER: TC WCID #17
WASTEWATER UTILITY PROVIDER: TC WCID #17
ELECTRIC UTILITY PROVIDER: Austin Energy
SCHOOL DISTRICT: LISD

OWNERSHIP INFORMATION

TYPE OF OWNERSHIP SOLE COMMUNITY PROPERTY PARTNERSHIP CORPORATION TRUST
If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

ZONING

OWNER INFORMATION

SIGNATURE: _____

Alex Clarke

NAME: Alex Clarke, JCI Residential, LLC - Authorized Agent for LCRA

FIRM NAME: JCI Residential, LLC

TELEPHONE NUMBER: (512) 374-2905

STREET ADDRESS: 1000 N. Lamar Blvd, Suite 400

CITY/STATE/ZIP: Austin, TX 78703

AGENT / PRINCIPAL CONTACT (If applicable)

SIGNATURE: _____

Alice Glasco

NAME: Alice Glasco

FIRM NAME: Alice Glasco Consulting

TELEPHONE NUMBER: (512) 231-8110

STREET ADDRESS: 3571 Far West Blvd, PMB 61

CITY/STATE/ZIP Austin, TX

CONTACT PERSON: Alice Glasco

TELEPHONE NUMBER: (512) 231-8110

ZONING

ACKNOWLEDGMENT FORM
concerning
Subdivision Plat Notes, Deed Restrictions
Restrictive Covenants

I, Alex Clarke, Authorized Agent for LCRA have checked the subdivision plat notes,
(Print name of applicant)
deed restrictions, and/or restrictive covenants prohibiting certain uses and/or requiring certain
development restrictions i.e. height, access, screening etc. on this property, located at:

4504 N. FM 620 Road
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, and/or restrictive covenants, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, and/or restrictive covenants.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, and/or restrictive covenants as information which may apply to this property.



(Applicant's signature)

08/13/2020

(Date)

POSTPONEMENT POLICY
ON
ZONING HEARINGS

- | Sets a postponement date and time at the City Council hearing so that renotification of residents and property owners is not necessary.
- | Limits the time a hearing can be postponed to two months for both proponents and opponents, unless otherwise approved by Council so that renotification of residents and property owners is not necessary.
- | Allows only one postponement for either side, unless otherwise approved by Council.
- | Requires that all requests for postponements be submitted in writing to the director of the Planning and Zoning Department at least one week prior to the scheduled Council meeting. The written request must specify reasons for the postponement.
- | The Director of the Planning and Zoning Department shall provide a recommendation regarding the validity of the postponement request as the Director deems appropriate.
- | Eliminates the automatic granting of a postponement of the first request.
- | Authorizes Council to consider requests that are not submitted timely.

Council action December 12, 1996



301 Denali Pass, Ste. #3
Cedar Park, Texas 78613
(512) 640-6590

Engineering & Consulting

Texas Registered Engineering Firm F-17563

September 4, 2020

Jason F. Homan
General Manager
Travis County WCID No. 17
3812 Eck Lane
Austin, TX 78734

**Re: Travis County WCID No. 17
Steiner Ranch Lift Station No. 4 Improvements Project**

Dear Mr. Homan:

On Thursday September 3, 2020, three (3) bids were received for the above referenced project. All bidders submitted a Bid Bond through a company holding a certificate of authority from the Secretary of the Treasury of the United States and authorized to act under the laws of the State of Texas as surety. Austin Engineering Co., Inc. submitted the lowest Base Bid of \$747,300.00.

An alternate bid was also received for replacing the existing cedar picket fence with a metal panel fence. Austin Engineering Co., Inc. submitted an alternate bid of \$23,800. It is recommended to not award the alternate bid at this time due to the price received. Improvements to the existing fence can be included with the project in the future via a change order if desired by the District.

We have reviewed the qualifications and references of the low bidder and find them to be in order. We therefore recommend that the project be awarded to *Austin Engineering Co., Inc.* for the Base Bid in the amount of \$747,300.00.

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

Sincerely

Michael E. Bevilacqua, P.E.



TRAVIS COUNTY WCID NO. 17
 STEINER RANCH LIFT STATION NO. 4 IMPROVEMENTS
 BID TABULATION
 THURSDAY SEPTEMBER 03, 2020

				AUSTIN ENGINEERING CO., INC		KEYSTONE CONSTRUCTION		EXCEL CONSTRUCTION		BID ITEM SUMMARY			
Item #	Item	Quantity	Unit	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Min Unit Price	Max Unit Price	Avg Unit Price	Coefficient of Variation
1	Bonding, Mobilization and Insurance	1	LS	\$35,300.00	\$35,300.00	\$35,000.00	\$35,000.00	\$39,000.00	\$39,000.00	\$35,000.00	\$39,000.00	\$36,433.33	0.06
2	Construction Materials Testing	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$2,800.00	\$2,800.00	\$2,800.00	\$5,000.00	\$4,266.67	0.3
3	Trench and Excavation Safety	1	LS	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00	\$1,200.00	\$1,200.00	\$1,200.00	\$3,000.00	\$2,233.33	0.42
4	Mulch Sock	300	LF	\$15.00	\$4,500.00	\$5.00	\$1,500.00	\$5.00	\$1,500.00	\$5.00	\$15.00	\$8.33	0.69
5	Revegetation	1	LS	\$3,500.00	\$3,500.00	\$3,000.00	\$3,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$3,500.00	\$2,833.33	0.27
6	Site Improvements	1	LS	\$245,000.00	\$245,000.00	\$50,000.00	\$50,000.00	\$253,400.00	\$253,400.00	\$50,000.00	\$253,400.00	\$182,800.00	0.63
7	Wet-Well & Valve-Vault Improvements	1	LS	\$88,000.00	\$88,000.00	\$321,000.00	\$321,000.00	\$119,100.00	\$119,100.00	\$88,000.00	\$321,000.00	\$176,033.33	0.72
8	Bypass Pumping	1	LS	\$45,000.00	\$45,000.00	\$30,000.00	\$30,000.00	\$50,000.00	\$50,000.00	\$30,000.00	\$50,000.00	\$41,666.67	0.25
9	Electrical, Instrumentation, & SCADA Programming	1	LS	\$318,000.00	\$318,000.00	\$320,000.00	\$320,000.00	\$317,000.00	\$317,000.00	\$317,000.00	\$320,000.00	\$318,333.33	0
TOTAL BASE BID (ITEMS 1 - 9)					\$747,300.00	\$768,000.00	\$786,000.00						
ALTERNATE BID													
A1	New Metal Panel Security Fence	140	LF	\$170.00	\$23,800.00	\$100.00	\$14,000.00	\$210.00	\$29,400.00	\$100.00	\$210.00	\$160.00	0.35



301 Denali Pass, Ste. #3
Cedar Park, Texas 78613
(512) 640-6590

Engineering & Consulting

Texas Registered Engineering Firm F-17563

September 4, 2020

Jason F. Homan
General Manager
Travis County WCID No. 17
3812 Eck Lane
Austin, TX 78734

**Re: Travis County WCID No. 17
Apache Shores Improvement – Red Fox Water Line #1 Project**

Dear Mr. Homan:

On Tuesday September 1, 2020 three (3) bids were received for the above referenced project. All bidders submitted a Bid Bond through a company holding a certificate of authority from the Secretary of the Treasury of the United States and authorized to act under the laws of the State of Texas as surety. WPM Construction submitted the lowest Base Bid of \$345,215.77.

After bids were opened, we were notified by WPM Construction that they found an error in their bid in which they omitted certain equipment costs necessary to complete the project. On Thursday September 3rd, 2020 we received a letter from WPM Construction to formally withdraw their bid. A copy of their letter is attached.

Smith Contracting submitted the second lowest Base Bid of \$575,501.00. The original cost estimate was \$393,000.00. Due to the withdraw request from WPM Construction and the price received from Smith Contracting, we recommend that the project not be awarded at this time and be re-bid at a later date.

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

Sincerely


Michael E. Bevilacqua, P.E.



**TRAVIS COUNTY WCID NO. 17
 APACHE SHORES IMPROVEMENT RED FOX WATERLINE #1
 BID TABULATION
 TUESDAY SEPTEMBER 01, 2020**

Item #	Item	Quantity	Unit	WPM CONSTRUCTION SERVICES, INC.		SMITH CONTRACTING CO, INC.		JKB CONSTRUCTION COMPANY, LLC		BID ITEM SUMMARY			
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Min Unit Price	Max Unit Price	Avg Unit Price	Coefficient of Variation
1	Bonding, Mobilization and Insurance	1	LS	\$3,900.00	\$3,900.00	\$28,000.00	\$28,000.00	\$33,000.00	\$33,000.00	\$3,900.00	\$33,000.00	\$21,633.33	0.72
2	Storm Water Pollution Prevention Plan (SWPPP)	1	LS	\$2,540.00	\$2,540.00	\$4,000.00	\$4,000.00	\$3,800.00	\$3,800.00	\$2,540.00	\$4,000.00	\$3,446.67	0.23
3	Construction Materials Testing	1	LS	\$2,750.00	\$2,750.00	\$5,000.00	\$5,000.00	\$17,500.00	\$17,500.00	\$2,750.00	\$17,500.00	\$8,416.67	0.94
4	Traffic Control	1	LS	\$3,000.00	\$3,000.00	\$10,000.00	\$10,000.00	\$17,500.00	\$17,500.00	\$3,000.00	\$17,500.00	\$10,166.67	0.71
5	Mulch Sock	1,267	LF	\$6.87	\$8,704.29	\$8.00	\$10,136.00	\$8.00	\$10,136.00	\$6.87	\$8.00	\$7.62	0.09
6	Tree Protection	318	LF	\$2.52	\$801.36	\$4.00	\$1,272.00	\$4.00	\$1,272.00	\$2.52	\$4.00	\$3.51	0.24
7	Stabilized Construction Entrance	1	EA	\$1,100.00	\$1,100.00	\$1,300.00	\$1,300.00	\$1,100.00	\$1,100.00	\$1,100.00	\$1,300.00	\$1,166.67	0.1
8	Trench and Excavation Safety	2,188	LF	\$1.03	\$2,253.64	\$1.00	\$2,188.00	\$2.00	\$4,376.00	\$1.00	\$2.00	\$1.34	0.42
9	8-inch C900 DR 14 PVC Waterline	1,965	LF	\$62.49	\$122,792.85	\$110.00	\$216,150.00	\$153.00	\$300,645.00	\$62.49	\$153.00	\$108.50	0.42
10	8-inch Class 350 Ductile Iron Waterline	80	LF	\$98.75	\$7,900.00	\$130.00	\$10,400.00	\$180.00	\$14,400.00	\$98.75	\$180.00	\$136.25	0.3
11	6-inch C900 DR 14 PVC Waterline	26	LF	\$80.77	\$2,100.02	\$160.00	\$4,160.00	\$165.00	\$4,290.00	\$80.77	\$165.00	\$135.26	0.35
12	3-inch Schedule 80 PVC Waterline	124	LF	\$72.58	\$8,999.92	\$80.00	\$9,920.00	\$150.00	\$18,600.00	\$72.58	\$150.00	\$100.86	0.42
13	8" Gate Valve with Valve Box	9	EA	\$1,253.55	\$11,281.95	\$1,600.00	\$14,400.00	\$1,600.00	\$14,400.00	\$1,253.55	\$1,600.00	\$1,484.52	0.13
14	6 Gate Valve with Valve Box	1	EA	\$975.00	\$975.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$975.00	\$1,400.00	\$1,258.33	0.19
15	3" Gate Valve with Valve Box	3	EA	\$1,315.33	\$3,945.99	\$1,200.00	\$3,600.00	\$1,000.00	\$3,000.00	\$1,000.00	\$1,315.33	\$1,171.78	0.14
16	Connection to Existing 8" Waterline	1	EA	\$2,542.00	\$2,542.00	\$1,600.00	\$1,600.00	\$2,500.00	\$2,500.00	\$1,600.00	\$2,542.00	\$2,214.00	0.24
17	Connection to Existing 6" Waterline	1	EA	\$2,535.00	\$2,535.00	\$1,500.00	\$1,500.00	\$2,300.00	\$2,300.00	\$1,500.00	\$2,535.00	\$2,111.67	0.26
18	Connection to Existing 3" Waterline	3	EA	\$3,600.00	\$10,800.00	\$1,400.00	\$4,200.00	\$1,600.00	\$4,800.00	\$1,400.00	\$3,600.00	\$2,200.00	0.55

**TRAVIS COUNTY WCID NO. 17
 APACHE SHORES IMPROVEMENT RED FOX WATERLINE #1
 BID TABULATION
 TUESDAY SEPTEMBER 01, 2020**

Item #	Item	Quantity	Unit	WPM CONSTRUCTION SERVICES, INC.		SMITH CONTRACTING CO, INC.		JKB CONSTRUCTION COMPANY, LLC		BID ITEM SUMMARY			
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Min Unit Price	Max Unit Price	Avg Unit Price	Coefficient of Variation
19	Fire Hydrant Standard Assembly	7	EA	\$3,603.57	<i>\$25,224.99</i>	\$5,500.00	\$38,500.00	\$4,500.00	\$31,500.00	\$3,603.57	\$5,500.00	\$4,534.52	0.21
20	2" Air/Vacuum Combination Release Valve	1	EA	\$2,585.00	\$2,585.00	\$3,400.00	\$3,400.00	\$3,100.00	\$3,100.00	\$2,585.00	\$3,400.00	\$3,028.33	0.14
21	Water Sampling Station	1	EA	\$2,800.00	\$2,800.00	\$3,500.00	\$3,500.00	\$3,400.00	\$3,400.00	\$2,800.00	\$3,500.00	\$3,233.33	0.12
22	Single Water Service	18	EA	\$1,685.39	<i>\$30,337.02</i>	\$2,300.00	\$41,400.00	\$2,300.00	\$41,400.00	\$1,685.39	\$2,300.00	\$2,095.13	0.17
23	Double Water Service	9	EA	\$2,171.11	<i>\$19,539.99</i>	\$2,600.00	\$23,400.00	\$2,700.00	\$24,300.00	\$2,171.11	\$2,700.00	\$2,490.37	0.11
24	Relocation of Existing Water Meters	2	EA	\$882.50	\$1,765.00	\$10,000.00	\$20,000.00	\$1,250.00	\$2,500.00	\$882.50	\$10,000.00	\$4,044.17	1.28
25	Concrete Retards	3	EA	\$1,473.33	<i>\$4,419.99</i>	\$600.00	\$1,800.00	\$450.00	\$1,350.00	\$450.00	\$1,473.33	\$841.11	0.66
26	Surveying Services	1	LS	\$3,337.00	\$3,337.00	\$8,000.00	\$8,000.00	\$7,500.00	\$7,500.00	\$3,337.00	\$8,000.00	\$6,279.00	0.41
27	Existing Gate Valve & Fire Hydrant Abandonment	1	LS	\$3,550.00	\$3,550.00	\$6,000.00	\$6,000.00	\$1,800.00	\$1,800.00	\$1,800.00	\$6,000.00	\$3,783.33	0.56
28	Revegetation	1	LS	\$4,750.00	\$4,750.00	\$19,000.00	\$19,000.00	\$11,500.00	\$11,500.00	\$4,750.00	\$19,000.00	\$11,750.00	0.61
29	Pavement Repair	3,251	SY	\$14.76	<i>\$47,984.76</i>	\$25.00	\$81,275.00	\$32.00	\$104,032.00	\$14.76	\$32.00	\$23.92	0.36
TOTAL BASE BID (ITEMS 1 - 29)					<i>\$345,215.77</i>		\$575,501.00		\$687,401.00				

Values in red-italics represent corrections from the values listed in the Bid Proposal submitted as noted below:

1. The total amount for Items #5,6,8,9,11,12,13,15,19,22,23,25, & 29 shown in this bid tab differ from the total amount listed in WPM's bid proposal. The total amount in this bid tab was adjusted accordingly based on the unit pricing listed WPM's bid proposal.

2. WPM's Total Base Bid listed in this bid tab is \$48.77 higher than listed in their proposal due to corrections noted above in Note #1.

WPM Construction Services, Inc.

5415 McKinney Falls Parkway
Austin, Texas 78744

Telephone: (810) 606-1400
Fax: (810) 606-1411

9/3/20

TO: Green Civil

Attn: Michael Bevilacqua

RE: Apache Shores water line

Michael,

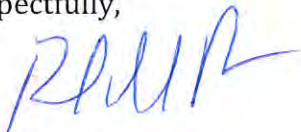
After the opening of the bids of the Apache Shores waterline it was apparent that there was a mistake made during the bidding process. We went back and did some looking at our numbers and found that I made a mistake while entering the information to our bidding software. The rock trenching item was not picked up which should be evident if compared to other bids. WPM would like to request to withdraw from this bid due to this mistake. I have attached a copy of our bid showing the crew and equipment which clearly shows the mistake that was made.

WPM Construction Services values WCID 17 as a valued customer and looks forward to keeping a good relationship with the district and would like to continue to bid work for the district.

Please if there is a consideration of claiming against the bid bond WPM would like the option to provide a cashier's check if needed.

Again, we sincerely apologize for the mistake and will not let it happen again

Respectfully,



Randall Reese
Sr. Project Manager

Activity Resource	Desc	Quantity Pcs	Unit	Unit Cost	Labor	Perm Material	Constr Matl/Exp	Equip-ment	Sub-Contract	Total
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BID ITEM = 9
Description = 8-inch C900 DR 14 PVC Waterline Unit = LF Takeoff Quan: 1,965.000 Engr Quan: 1,965.000

42 Water Main **Quan: 1,965.00 LF** **Hrs/Shift: 10.00** **Cal: 60** **WC: TX**

PIPESM	Small Pipe Crew	196.50	CH	Prod:	100.0000	US	Lab Pcs:	7.00	Eqp Pcs:	5.00	**Unreviewed
2C1	Flow Fill	1.00	190.00 CY	118.000			22,420			22,420	
2WM	Water Main/Service	1.00	1.00 LS	26,964.760			26,965			26,965	
5AG57	57 Stone	1.00	760.00 TON	13.750			10,450			10,450	
5TRPS	Truck Pipe Spoils	1.00	350.00 CY	6.250			2,188			2,188	
8Z4000	John Deere 410 50%	1.00	196.50 HR	36.865				5,369		5,369	
8Z4010	Cat 312 Excavat 50%	1.00	196.50 HR	38.452				6,076		6,076	
8Z7010	Walk Behind Roller	1.00	196.50 HR	15.000				2,948		2,948	
8Z96PU250	Ford F250 Pick Up	1.00	196.50 HR	18.610				3,657		3,657	
8ZSMH	SMALL HAND TOOLS	1.00	196.50 HR	6.800				1,336		1,336	
ZTXFM	Texas Foreman	1.00	196.50 MH	25.000	8,719					8,719	
ZTXPL	Texas Pipe Layer	1.00	196.50 MH	19.000	5,472					5,472	
ZTXSKLABOR	Texas Skilled Labor	2.00	393.00 MH	19.000	10,945					10,945	
ZTXSKOP	Texas Skilled Operator	2.00	393.00 MH	21.000	12,097					12,097	
ZTXUNSKLABO	Texas Unskilled Labor	1.00	196.50 MH	14.000	4,032					4,032	
\$122,673.56	0.7000 MH/LF		1,375.50 MH	[16.1]	41,265	49,385	12,638	19,386		122,674	

====> **Item Totals: 9 - 8-inch C900 DR 14 PVC Waterline**
 \$122,673.56 0.7000 MH/LF 1,375.50 MH [16.1] 41,265 49,385 12,638 19,386 **122,674**
 62.429 1965 LF 21.00 25.13 6.43 9.87 62.43

\$122,673.56 * Report Totals *** 1,375.50 MH 41,265 49,385 12,638 19,386 122,674**

>>> indicates Non Additive Activity

-----Report Notes:-----

The estimate was prepared with TAKEOFF Quantities.
This report shows TAKEOFF Quantities with the resources.

"Unreviewed" Activities are marked.

Bid Date: Owner: Engineering Firm:
Estimator-In-Charge: ZXF

JOB NOTES

Estimate created on: 04/22/2019 by User#: 3 - Zach Forth
Source estimate used: I:\EST\MASTERWPMTX

*****Estimate created on: 08/27/2020 by User#: 10 - Charlie Yorks
Source estimate used: I:\EST\ZMAST

* on units of MH indicate average labor unit cost was used rather than base rate.

[] in the Unit Cost Column = Labor Unit Cost Without Labor Burdens

In equipment resources, rent % and EOE % not = 100% are represented as XXX%YYY where XXX=Rent% and YYY=EOE%

-----Calendar Codes-----

- 40 40 Standard Hours
- 50 50 Hours a Week
- 55 55 Hours a Week
- 60 6- 10 Hours shifts (Default Calendar)
- 66 66 Hours a Week
- 72 72 Hours per Week

Attending: Mickey Decker (via phone,) Jerri Lynn Ward, Jason Homan, Veronica Ellis, Linda Fulkerson, Linda Sandlin

Notes by Linda Sandlin

1. Rules and Policy Amendments

1.21 Service Disconnection (pg. 38) – Add a minimum amount where a refund will NOT be refunded. \$1.00 recommended.

General Manager Homan explained that by setting a minimum of \$1.00 for a refund on a closing account, would lessen the paperwork to process a refund that would actually cost the District in postage and material

2.1.3 Grinder Pump “Fee” (pg. 46) – Rename definition to change “Maintenance” to “Fee” – This \$5 fee does not cover maintenance costs and is misleading

GM Homan explained that calling the \$5.00 fee for having available parts and staff to repair a grinder pump a “Maintenance Fee” leads many residents to believe if their grinder pump needs work, the maintenance fee covers the cost of work instead of the fee’s true intention. Would like to change name of “Maintenance Fee, Grinder Pump” to “Grinder Pump Fee.”

2.1.7 – Service Fees – Water Restriction Violations (pg. 49) – Lessen the 2nd offense to only a fine.

GM Homan stated that in reviewing the Outdoor Watering Violations and repercussion of fines, would like to remove the “and water turned off until fine is paid” from a 2nd offense. By lessening the 2nd offense to only a fine, the District would also be more in-line with the Drought Contingency Plan.

2.3.4 Plumbing Permit Issue Fee (pg. 56) – Recommend a Residential permit fee for one year and a Commercial permit fee for two years, both with renewals.

GM Homan stated that in discussion with staff, hardly any commercial permit is completed in one year and that he would like to recommend adding a “Commercial” Plumbing Permit Issue Fee of \$100 with a \$50 extension for a third year if needed. In committee discussion it was also recommended to decrease the “Residential” permit fee extension for a second year to \$25 to be consistent with both permit renewal fee percentage.

6.2.12 Release of Easement (pg. 100) – The processing fee of \$35 paid to the District is not covering the average cost of \$62 for recording, \$35 Hourly Office charge and \$40 Hourly Field charge. Recommend increasing the fee to \$75

GM Homan explained that the current fee of \$35 to process a Release of Easement has not covered the cost for several years. He stated that the current fee to record the document averages \$62.50 and there is still staff time to review and do paperwork. GM Homan said by increasing the fee to \$75 this year would cover the cost of recordation and was very reasonable for the customer. Director Ward said, “yes, our other tax payers should not pay for individual needs.”

Veronica Ellis recommended making the amendments to the District’s Service Rules and Policies to be effective October 1, 2020. Directors Decker and Ward agreed to make all recommendations to the Board for adoption.

2. Healthcare Rerate and Options

GM Homan said he and staff met with USI Insurance Services recently to learn that United Healthcare only offered the District a no shop offer of -0.5% and after-market review they are offering a Best & Final at -6.5%. He said he requested USI to go out on the market and shop. USI came back with a recommendation to take a hard look at the Blue Cross / Blue Shield rate option that offers a 13.2% reduction from the District’s current rates and a two-year rate lock.

GM Homan went on to explain that a few employees with formulary medications may be affected by changing companies but that the overall 72 employees would see a savings benefit. He attributed that with 40% of the staff using the health incentive programs and 8% using the Alliance Work Partners, the staff is healthy. *Discussion was held regarding past accidents that caused the shock claims to be high and that major monthly costs have decreased.*

GM Homan said that after working hard for three years to get better rates and be able to provide a good decrease to the employees would go far. He said going into FY2021 he was proposing to invest some of the health insurance savings into our employees by raising the District contribution for employee base coverage back to 100% and increase the dependent costs from the existing 60% to 75% and the District would still show an overall reduction in health care expenses of \$36,000 annually for the next two years. He said the District had been behind other industries and this should make the District show a competitive edge in the job market.

Director Ward said this seemed reasonable because the District would still receive a reduction in cost and this should make the District a stable place of employment. Director Decker agreed and both would recommend approval to the Board.

3. Employee Pay Scale Estimates for FY2021

Area Pay Increases that included the National Forecasted Salary Increase, Lakeway MUD, West Travis County Public Utility Agency, several school districts along with other entities were distributed. GM Homan stated that the essential industry the District is in has not been affected as hard by the economic downturn the nation is seeing because the District is driven by property appraised values, which in our area continue to rise.

GM Homan reviewed how area industries were proposing increases in salary and some choosing to add a bonus. After reviewing he said he would like to recommend a 2.5% merit increase for the employees. He said this would still meet the total gross revenue only using 30% of its income for employee compensation. GM Homan stated that as discussed last year, he would request four more employees to help with the much needed preventative maintenance program due to the aging infrastructure.

Directors Ward and Decker asked about the individual rates to review and after GM Homan explained to them that he did not provide them last year, he would not be including them again. Both Directors agreed that this was acceptable and that they would recommend a 2.5% merit increase for the employees.

4. Other business, as needed

GM Homan said he, Will Pena and Joe Kunz are looking at how the District has always calculated the living unit equivalents (LUE), especially the wastewater LUEs. He stated that the District's method of calculation for multifamily is off track.

Multifamily has been using a larger master meter for their water to each building and wastewater LUEs are assessed on the size of the water meter, not on the number of doors in a multifamily building. Example: a 2" water meter requires 8 LUEs, so the wastewater LUEs for this same building are 8 but the building has 35 doors. He went on to say that he hopes to call a videoconference meeting next week to review and try to correct this false calculation.

Being no further business, the meeting was adjourned at 12:55 PM.

- a. **Water Impact Fee:** For new Development that is not platted as of September 27, 2006, payment will be due to the District at the time of the final plat. For Development that is platted, as of September 27, 2006, payment will be due to the District upon submittal of final construction plans to the District. For single lots, payment will be due to the District at the time the property owner requests water service from the District.
- b. **Wastewater Impact Fee:** For Applicants with single-family residences in Developments less than ten (10) LUEs in size, wastewater Impact Fees are payable at the time the Applicant requests the meter to be set. For Commercial Projects, Multi-Family, and Developments over ten (10) LUEs in size, wastewater Impact Fees must be paid at the time of the final plat. For Commercial, Multi-Family, and Developments over ten (10) LUEs in size that have existing final plats recorded prior to their application for service, wastewater Impact Fees must be paid at the time of submission of plans and specifications for improvements to the District for its review and approval.

All Impact Fees will be for the amount of LUEs to be served by the proposed improvements.

Impact Fees cover only those central facilities designated in the applicable Impact Fee Study. These fees do not cover any internal On-site subdivision infrastructure or Off-site facilities not identified in an applicable capital improvement plan. All such infrastructure and connecting mains required to serve new Development are the financial responsibility of the Developer.

1.21 Service Disconnection

A Customer must provide a written request to the District for service in his or her name to be disconnected. The written request must provide the actual date service is to be disconnected and a forwarding address for final billing or deposit refund. A refund in an amount less than \$12.00 will not be processed. The District shall take a final reading of the meter on the disconnection day and will turn service off. At the time a new occupant prepares to move-in, a Service Agreement with all fees paid shall be necessary to start service. ~~If the District suspects that a new occupant has taken possession of the property but has not made an application to the District for service, a three (3) day notice shall be placed on the door notifying the new occupant of application requirements. If the new occupant has not made application by the end of the third day, service will be turned off at the cutoff valve on the fourth day.~~

Commented [A1]: Approved 5.21.20

All builders and contractors within the District shall be responsible for water and wastewater service charges until such time as notice has been given to the District that service in their name is to be terminated. For this termination to be granted, all required inspections must be completed and permits closed out. If a builder or contractor does not notify the District to terminate service to a property and the homeowner has not made application for service, then, even though the homeowner is living on the property, the builder or contractor will still be responsible to the District for the bills until notice of termination of service has been made.

Application Administrative Fee: \$25.00, charged at the time of service application for establishing a new account.

Convenience Payment Fee: All credit card and online transactions under \$100.00 will be assessed a \$2.00 convenience fee. All credit card transactions over \$100.00 will pay a 3% convenience fee of the total assessment

Consultation by District Staff: \$60.00

Consultation – Membrane Plant Assistance: \$80.00/hour plus travel expenses

Service Connect Fee:

\$35.00 - to establish or re-connect water service if the meter is in the ground.

\$275.00 - if tap exists, but ¾" meter has to be installed due to the cost of the meter. (Larger meters are subject to a different fee.)

Service Call:

\$15.00 (with a fifteen-minute limit). Service Calls that exceed fifteen minutes will be put on an hourly basis of \$40.00 per man-hour.

Service Call, After Hours: \$60.00 per hour

Service Call, Fire Flow Test: \$100.00

Service Call, Repairs: Labor on a per hour basis as indicated above plus cost of materials, water and equipment, if used:

Backhoe, if required \$65.00 per hour

Rocksaw, if required \$65.00 per hour

Pumper Truck, if required \$250.00 per load

Hydro Jet Truck, if required \$250.00 per hour

Camera Service, test only, \$75.00

Camera Service, test & lines pumped, if required \$250.00 per hour

Dump Truck, if required, \$65.00 per hour

Crane Truck, if required, \$65.00 per hour

Service Call, Hydrostatic Test: \$ 65.00

Staff Hourly Charge

Office: \$35.00/hour

Field: \$40.00/hour

Maintenance Fee, Grinder Pump Fee: \$5.00 per month, per account to pay for extra equipment, training, spare parts on hand, and test equipment required to service maintain and monitor the grinder pumps for residential customers upon request.

Meter Calibrations: \$65.00 (for a customer-requested calibration if meter is within manufacturers specifications)

\$1,500.00 Full build-out

Improper irrigation system installation: up to \$2000.00 per each violation

Reconnect Fee: \$35.00 to reestablish a service that has been terminated due to non-payment

Other Violation of District Policy: maximum per occurrence \$5,000.00

Water Restriction Violations - up to \$2,000.00 per day, per occurrence. This fee is applied when the District has issued mandatory outdoor water restrictions:

- 1st offense – the warning is issued
- 2nd offense - \$200.00 fine and water turned off until fine is paid
- 3rd offense - \$500.00 fine and water turned off until fine is paid
- 4th offense - \$1,000.00 fine and water turned off until fine is paid
- 5th offense and beyond - \$2000.00 and water turned off until fine is paid

2.1.8 Fire Flow Facilities

The District was established to provide municipal water supply and is not required to provide fire flow. Emergency Services District 6, the local fire authority, has adopted a fire code that requires all new Development to have fire protection and has established requirements for both firefighting and duration. Should the District be required to provide additional facilities for this fire flow protection, the Customer using these additional facilities will be required to pay their portion of the costs to provide such facilities.

2.1.9 Miscellaneous

Annexation Fee: The following charges are collected at the time an Applicant submits a petition for annexation.

Unplatted Tracts of Land: \$400.00 - 1st acre, \$10/acre for incremental acreage

Platted Lots: \$400.00 per lot, or 1st acre, \$10/acre for incremental acreage

Multiple Lots and/or Multiple Tracts

The lots/tract must be contiguous to qualify for this fee.

\$400.00 - 1st acre, or 1st lot

Incremental acreage over one acre per lot - \$10/acre or fraction thereof

\$25.00 for each additional lot/tract

Customer Mailing List: \$15.00 On labels - \$75.00

Maps:

District Map 11 x 17	\$	1.00
Plot page 18 x 24	\$	4.00
Wall Map 42 x 50	\$	100.00

Construction Inspection Fees for Water and Wastewater Infrastructure Development:

1 st \$500,000 (or any fraction thereof)	2.0%
Next \$500,000 (or any fraction thereof)	1.5%
Any amount over \$1,000,000	1.0%

These fees are payable in advance of the commencement of construction.

2.3.4 Plumbing Permit Issue Fee: Residential: \$50.00 per permit.
Commercial: \$100 per permit

The residential permit is valid for one (1) year. If the project is not completed within one year, an extension is required. The extension fee is ~~\$2530.00~~ \$50 for one year. Upon extension, the total duration of the permit is two (2) years.

The commercial permit is valid for two (2) years. If the project is not completed within two years, an extension is required. The extension fee is \$50 for one year. Upon extension, the total duration of the permit is three (3) years.

If ~~the~~ plumbing has not been finalized by the end of the time allotted above, the permit is void and the remainder of the inspection fees will be forfeited. To renew the application, another permit with inspection fees is required.

2.3.5 Plumbing Inspection Fees:

Five inspections are required: Rough-In, Copper, Top-Out, Yard Line and Final on all residential and commercial permits.

All inspection fees are due at the time the permit is issued. The District may collect inspection fees in advance. Any unused inspection fees will be refunded once the permit is final.

Residential:	\$60.00 each inspection \$60.00 each re-inspection
Commercial:	\$70.00 each inspection \$70.00 each re-inspection
Medical Gas (Med Gas): (Commercial)	\$155 each inspection \$155 each re-inspection
Residential Irrigation:	\$60.00 each inspection \$60.00 each re-inspection
Commercial Irrigation:	\$70.00 each inspection \$70.00 each re-inspection

- c. The District shall require an exclusively dedicated right-of-way for wastewater lines on the Developer or Applicant's property (as required by the size of the planned facilities and as determined by the District) and easements on or title to the property required for other on-site facilities.
- d. Easements and facility sites shall be prepared for the construction of the District's pipeline and facility installations in accordance with the District's requirements and at the expense of the Developer or Applicant.

The District Engineer and General Manager shall approve such easements prior to filing.

The District will file easements, however, the person or entity constructing the facilities will be responsible for all costs associated with the filing.

6.2.12 Release of Easements

The District will comply with the request of another party to release, or partially release, an existing waterline easement, or the District's interests in a platted public utility easement within a Subdivision after the following requirements have been fulfilled:

- a. A written request submitted by the requesting party to the District office for the specific easement in need of release by the completion of the Easement Release Application form with all required attachments.
- b. Processing fee of \$7535.00 paid to the District at the time the request is submitted.
- c. The release request will be researched by District staff for feasibility.
- d. Approval by the General Manager or Board of Directors for the release of the easement.

Commented [A9]: Recommended increase to cover min. cost.

Once requirements a. and b. above have been complied with, the request will be researched. If such a request is found feasible, a release of easement document will be executed and then filed of record. Once the release has been recorded, a copy will be delivered to the requesting party. If such a request is not feasible, the processing fee will be refunded.

Commented [A10]: This practice was not done until 2019.

6.3 Standards for Water Service Lines and Connections

This section governs the installation of service connections to the District's water systems. These regulations are intended as a supplement to the Uniform Plumbing Code. Where these regulations conflict with the Uniform Plumbing Code, the decision of the District's General Manager, through consultation with the District's engineer, shall resolve the conflict. In addition to compliance with these rules, all connections shall comply with the Rules and Regulations for Public Water Systems promulgated by the Texas Commission on Environmental Quality ("TCEQ Rules"). In the event of a conflict between these Rules and TCEQ Rules, the more stringent rule shall apply.

Date to CSC	Between WCID 17 & _____	Regarding	No. Pages	Received Back	Recordation No.	Copy Sent to Other Party	Cost	Trans.Fee	Sales Tax	Funds
2019-0730	Opening Account	eRecording								\$500.00
8/12/2019	Hudson Bend Hilltop LLC	UCA - McCormick Mountain Ph II - W.FM-HudsonBToWatumba	8	8/12/2019	2019121682	2/13/2019	\$54.00	\$5.50	\$0.36	\$440.14
8/19/2019	City of Lakeway	UCA - Lakeway Police Facility - W & WW	10	8/20/2019	2019126426	8/20/2019	\$62.00	\$5.50	\$0.36	\$372.28
2019-1008	n/a	Notice to Purchaser SEC49	8	10/8/2019	2019156907	10/8/19 VE	\$54.00	\$5.50	\$0.36	\$312.42
2019-1008	Dominy Real Estate Investors, LLC	UCA - Clara Van St. WW Force Main	11	10/8/2019	2019156908	10/9/2019	\$62.00	\$5.50	\$0.36	\$244.56
2019-1008	Gil John Dominy & Belinda G. Domin	Permanent Easement - WW	10	10/8/2019	2019156909	10/9/2019	\$66.00	\$5.50	\$0.36	\$172.70
2019-1105	Western Rrm Investors, 2013-4, LP	The Mainsions at LW - SHDA - W & WW UCA	12	11/5/2019	2019174032	11/5/2019	\$70.00	\$5.50	\$0.00	\$97.20
	Tax Refund	eRecording					\$1.08			\$98.28
2019-1112	DEPOSIT	eRecording					\$341.50			\$439.78
2019-1203	Coldway Properties	Esmt..Release-AS.Sect5.Lots5&6	5	12/3/2019	2019189738	12/4/2019	\$42.00	\$5.50	\$0.00	\$392.28
2019-1119	Deposit	eRecording					\$59.50			\$451.78
2019-1217	AS Sect.3_Lots814.815	Esmt..Release-AS.Sect3.Lots814&815	5	12/17/2019	2019198073	12/17/2019	\$42.00	\$5.50	\$0.00	\$404.28
	Deposit	eRecording					\$47.50			\$451.78
2020-0124	Geoff Guerrero, Engr.	Esmt..Release-Estates of FR, Lots 36&37, Black A	5	1/24/2020	2020011892	1/24/2020	\$42.00	\$5.50	\$0.00	\$404.28
2020-0131	Biodec, LLC	UCA - Falconhead West at Vail Divide	8	1/31/2020	202016450	1/31/2020	\$54.00	\$5.50	\$0.00	\$344.78
2020-0206	June Roth	Esmt..Release-CHEstates, Ut. 14, Lots 47-52 & 77-78	5	2/6/2020	2020020093	2/6/2020em	\$42.00	\$5.50		\$297.28
2020-0221	Hill Country Bible Church Austin	UCA - SR MU-1B, Lots 2 & 3, Blk A	11	2/21/2020	2020028515	2/21/2020	\$66.00	\$5.50		\$225.78
2020-0225	Taylor Woodrow Communities/Stein	Release of Lien - SR WWTP Lot 1	3	2/26/2020	2020030977	2/26/2020em	\$34.00	\$5.50		\$186.28
2020-0306	C & A Builders, Inc.	Roadway and Access Esmt. SHDA Lot 288, Ph3Wa	8	3/6/2020	2020038059	3/9/2020	\$54.00	\$5.50		\$126.78
2020-0317	DEPOSIT	eRecording					\$343.50			\$470.28

WCID 17 POLICY COMMITTEE
September 11, 2020, 12:00 P.M.

Attendees: Mickey Decker (via phone), Jerri Lynn Ward, Jason Homan, Veronica Ellis, Linda Sandlin

Notes by: Linda Sandlin

1. Rules and Policy Amendments

Section 2.2 – Winter Averaging – Residential Customers – Consider applying new volumetric rate each spring.

General Manager Jason Homan (GM Homan) summarized a new application time of year for implementing the winter averaging. He explained that several customers have complained about why the winter averaging isn't applied soon after calculations have been made to determine the average calculation of the volumetric wastewater rates for the next twelve months. He stated that the averaging months would not change, only the application of the new rate would be in the spring rather than October. *The committee discussed validity of applying the new wastewater rate in the spring, perhaps October was chosen based on the new fiscal year, a potential incentive to customers that use conservation during the averaging months to keep their wastewater rate lower and wastewater not having a meter.*

At the conclusion of discussion, both Directors would like to recommend the new wastewater rate be applied in April of each year going forward.

2. Service Extension Requirement for LUE calculation and plan review for Residential and Multi-Family

GM Homan explained that the historical way of calculating LUEs, based on meter size for the number of Impact Fees per project, had been grossly under charging for the plant capacity actually being used. He stated that he and Engineer Pena had looked at how the Cities of Lakeway, Bee Cave, Austin and Georgetown calculated their LUEs for residential and multi-family and would propose to align with the City of Austin and West Travis County Public Utility Agency. Engineer Pena explained the evaluation and how the calculations were performed using the data that was available to come up with proposing 0.5-0.7 LUEs per unit versus using the meter size.

GM Homan then explained the concern that multi-family units were getting more capacity than the District was collecting for and that in the future, this new calculation could minimize capital improvements being paid for by all rate payers.

He proposed to consolidate the Plan Review and Service Extension Request (SER) LUE calculations based on the number of LUEs at the time of plan review to offset the hourly rate of reviews by the Construction Inspection Team, Engineer and then GM. He said the \$100 plan review fee was very outdated. Director Ward asked how the Planning Committee thought and Jason stated that they want everyone to be billed fairly and were intending to discuss the issue with the full Board.

The proposed new application for SER was reviewed as well as where in the Service Rules and Policy changes / deletions would be made.

Director Decker asked how this would be presented to the Impact Fee Advisory Committee when they meet September 21, 2020. GM Homan said it would be presented as "Board Policy" for consolidation. *A brief discussion was held regarding how the District started out with small apartments and never took the LUE calculation into review as more and more multi-family units have been built.* It was concluded that this would be recommended to the Board along with the recommendations made August 7, 2020.

Being no further business, the meeting was adjourned.

Wastewater Rates – Steiner Ranch Area:

Residential – The wastewater base rate for wastewater service through the Steiner Ranch Wastewater Treatment Plant will be based on the meter size:

Residential – Base Fee:		Commercial Accounts – Base Fee:	
5/8", 3/4" or 1" meter	\$28.00	5/8", or 3/4" meter	\$30.00
1-1/2" meter	\$30.50	1" to 1 1/2" meter	\$40.00
2" – 6" meter	\$42.50	2" to 6" meter	\$40.00
8" meter	\$62.50	8" meter	\$60.00
plus volumetric fee of \$2.86 per 1,000 determined by the customer's winter average		plus volumetric fee of \$2.50 per 1,000 gallons per actual water usage	

Winter Averaging – Residential Customers – Usage from the most recent December, January and February billings is averaged to determine the customer's winter average usage. This usage is applied to the volumetric rates each ~~April~~ ~~October~~ and charged throughout the year as a set wastewater fee for Residential customers. For customers not having usage history during the averaging period, a winter average of 8,000 gallons will be assigned until the next winter averaging period.

Commented [A2]: Proposal to apply rates March or April

Commercial customers exceeding designated sewage strength limits may be required to pay surcharges based on formulas specified in the industrial waste ordinance.

Raw Water/Reclaimed Water:

Reclaimed Water Service from Lakeway MUD:

- \$20.00 Base fee per meter, per month
- Volume charge plus current rate as set by Lakeway MUD

Reclaimed Water Service from the District:

- \$20.00 Base fee per meter, per month
- Volume charge: \$1.40 per 1,000 gallons based on the cost of service

2.2.1 TCEQ Regulatory Assessment Fee

The District is required to collect the assessment fee from Customers and remit the amount collected to the TCEQ, the regulatory authority of the District. The regulatory assessment is not to be collected from state agencies, Wholesale Customers, or buyers of nonpotable water. Because this fee is not a tax, tax-exempt institutions also must pay the regulatory assessment. School districts and similar institutions are not considered to be state agencies and so neither are subject to the regulatory assessment.

Regulatory Assessment

0.5% of retail wastewater charges

From: [Mary Estrada](#)
To: [Linda Sandlin](#)
Subject: RE: Assigned Winter Average of 8,000 gallons
Date: Tuesday, April 28, 2020 11:59:44 AM
Attachments: [image001.png](#)
[District Wide Average and Monthly Average apr. "19 to apr. "20.xlsx](#)

Linda,

Attached is the true Monthly Average. The last column is the District Wide average. The date range used is April 2019 to April 2020. District Wide Average is 12,248 gls. The sheet consists of all (4) communities – residential only.

- 1.) The reason the new rate starts in October is the start of the fiscal year and if any rate changes are voted/passed on, it would take effect in Oct.
- 2.) Yes, dec/jan/feb are the billing months to average – mid nov. to mid feb.
- 3.) True average from 04/'19 to 04/'20 is 12,248 gls.
- 4.) I don't see anything wrong with moving to May. Why not March or April?

Because Stanik deals with so many utilities I questioned Nikki on the average start date the wastewater rate takes effect with other companies. She explained that most utilities update that rate just right after the wastewater averaging is completed – so typically March or April is used to update the ww rate.

Hope this helps.

Thank You,

Mary Estrada
Billing Representative



(512) 266-1111, ext. 118
(512) 266-2790 fax
Travis County WCID #17
3812 Eck Lane
Austin, TX 78734
mestrada@wcid17.org

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From: Linda Sandlin <lsandlin@wcid17.org>
Sent: Friday, April 24, 2020 5:04 PM
To: Mary Estrada <mestrada@wcid17.org>

Subject: Assigned Winter Average of 8,000 gallons

Hi Mary

Please feel free to conference with Eddie and Lisa but here are a few questions Jason has regarding winter averaging:

- 1) Because we use December, January and February billings to average the WW rate, why do we wait until October to start the new rate?
- 2) Are you using the December, January and February statement usages to average? So this would include reads of mid-November through mid-Feb?
- 3) What is the true District-wide average?
- 4) What is a true monthly average?
- 5) Would you think anything wrong with starting new WW rate in May?

Based on the answers, Jason is considering recommending winter averaging to take effect in May. This should help the customers that move into district in February not to wait 1-1/2 year for true average to begin. Just thinking on this.

Thank you,
Linda S

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2.2 - Winter Averaging

Average of Apr. 19 Monthly Usage	Average of May 19 Monthly Usage	Average of Jun. 19 Monthly Usage	Average of Jul. 19 Monthly Usage	Average of Aug. 19 Monthly Usage	Average of Sep. 19 Monthly Usage	Average of Oct. 19 Monthly Usage	Average of Nov. 19 Monthly Usage	Average of Dec. 19 Monthly Usage	Average of Jan. 20 Monthly Usage	Average of Feb. 20 Monthly Usage	Average of Mar. 20 Monthly Usage	Average of Apr. 20 Monthly Usage	District Average
10560.93307	9444.520296	12942.34092	13161.5431	17959.24699	26424.50853	18920.31601	14251.66157	8292.492333	7842.040885	7653.973607	7500.941859	9360.514754	12248.73929

2.2

Linda Sandlin

From: Mary Estrada <mestrada@wcid17.org> on behalf of Mary Estrada
Sent: Monday, January 20, 2020 4:52 PM
To: Linda Sandlin
Subject: LMUD and CEDAR PARK ww/averaging
Attachments: City of Cedar Park.pdf; Lakeway MUD.pdf

Importance: High

Lakeway MUD – New customers are charged **12,000** gallons until they develop the wastewater averaging. After the averaging is done the minimum they bill is 2,000 gallons and the maximum is 30,000. No ww adjustments are made for new customers per Vanessa Farrell billing representative. See attachment.

City of Cedar Park – New customers are charged **5,351** gallons for the wastewater, based on the District Wide Average. New customers cannot change the rate until they have gone through their first averaging (per Juli Fuller CS Supervisor). Any resident can request in writing once a year, to have their sewer re-averaged using 3 different consecutive months within the current year. See attachment.

Thank You,

Mary Estrada
Billing Representative



(512) 266-1111, ext. 118
(512) 266-2790 fax
Travis County WCID #17
3812 Eck Lane
Austin, TX 78734
mestrada@wcid17.org

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2.2

Jason Homan

From: Mary Estrada <mestrada@wcid17.org> on behalf of Mary Estrada
Sent: Friday, March 27, 2020 2:22 PM
To: Jason Homan
Subject: WW - 8000 New Customer
Attachments: Foreman 407 Rose Branch Way.pdf

Flag Status: Flagged

Douglas Foreman
407 Rose Branch Way
512.506.1477
#274979

Jason,

I just spoke to this customer and he is challenging the ww rate for a new customer set at 8,000 gls. Attached is the first bill. The ww was prorated as dates were 02/27 – 03/13. I discussed with him the district wide average, the averaging months and his rate will be \$50.88 until he establishes the average from mid nov – mid feb then will change in Oct. His debate - he lives alone and would never even reach the 8,000 – and after the averaging is completed are we giving him a refund.

He asked when the next board meeting is, and can he make an appointment. He’s paying an attorney now and might as well bring this up. He asked if this is legal - (put me on speaker and ranted).

Customer lives in the Flintrock area. I mentioned that you would call him.

Thank You,

Mary Estrada
Billing Representative



(512) 266-1111, ext. 118
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Travis County WCID #17
3812 Eck Lane
Austin, TX 78734
mestrada@wcid17.org

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8



**TRAVIS COUNTY WATER CONTROL
AND IMPROVEMENT DISTRICT 17**
Service Extension Request (SER) Form

#2

Appendix 0

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

**Please Return To:
3812 Eck Lane • Austin, Texas 78734**

Water **Wastewater**

Project Name:				SER #
Site Address:				Zip:
Legal Description	Lot	Block	Subdivision	Sec #
OR	Acres	of the		Survey #
Tax Parcel #				

Name of Owner (Type or Print)	Signature of Owner	Date
-------------------------------	--------------------	------

Name of Applicant (Type or Print)	Signature of Applicant	Date
-----------------------------------	------------------------	------

Unless otherwise indicated, all correspondence shall be to the following (Commercial Service Only):

Project Name		File Number:
Engineer:		
Firm:		
Address:		
Phone #:	Fax #:	Email

Billing Information (All invoices will be sent to the following):

Project Name		File Number:
Name of Owner/Developer:		
Firm:		
Address:		
Phone #:	Fax #:	Email

Are you requesting both Water and Wastewater service? Yes No

If not, please explain why applicable service is not necessary:

Property Description (acres):

Proposed Development Intended Use:	No. of units or square footage (ft ²)
A Single Family Residence, Modular Home, Mobile Home	_____ (number of units)
B Duplex	_____ (number of units)
C Triplex, Fourplex	_____ (number of units)
D Condominium (Less than or equal to 24 units per acre)	_____ (number of units)
E Condominium (Greater than 24 Units per acre)	_____ (number of units)
F Apartment	_____ (number of units)
G Hotel or Motel Room	_____ (number of units) _____

Information for the Proposed Service Extension (Commercial Service):

Water Utility Requirements: Peak Hour _____ gpm; Peak Day _____ gpm

Highest (Unsprinkled) Fire Flow Requirement: _____ gpm for _____ at 20 psi

Fire Flow rate (with sprinkler reductions if applicable): _____ gpm; for _____ hours at _____ psi minimum residual pressure

Wastewater Utility Capacity Requirements (Peak Wet Weather Flows with Inflow and Infiltration): _____ gpm

*Water Living Unit Equivalents (LUE's): _____

*Wastewater Living Unit Equivalents (LUE's): _____

*Landscape Irrigation Living Unit Equivalents (LUE's): _____

Lowest elevation on the land to be served by the SER: _____ above mean sea level

Provide Location map, Certified Plat, Site Plan, and/or Landscape Irrigation Plan, as applicable.

*Calculated according to the conversion table on the following page.

LUE Conversions by Use:

Residential

One (1) Single-Family Residence, Modular Home, or Mobile Home	1 LUE
One (1) Duplex	2 LUE's
One (1) Triplex, Fourplex, Condominium Unit (6 – 24 Units/Acre)	0.7 LUE's/Unit
One (1) Apartment Unit (24(+) Units/Acre)	0.5 LUE's/Unit
One (1) Hotel or Motel Room	0.5 LUE's/Room

*SER Deposit (Multifamily >6units, Hotel/Motel):
\$5,000.00 (Minimum or As Required)

*Should depletion of Initial Deposit occur, Supplementary Deposit may be requested from the Applicant to cover Engineering and Legal fees

SER Application Fees:

Non-Refundable Application Fee:	\$50 +
Plan Review Fee(Residential, Multifamily, Commerical):	
LUEs	Base Fee
1-10	\$ 850
11-50	\$ 2,000
51-250	\$ 4,800
251-1,000	\$ 9,500
>1,000	\$19,000
Total Application and Review fees due:	\$ _____

//

- dd. Service Commitment – a written agreement between the District and a third party pursuant to which the District agrees to provide a specified quantity of water and/or wastewater service.
- ee. Service Extension Request (SER) – Application for residential, multifamily service extension. (Appendix O)
- fee. Sewer Service Line – the line from the foundation of a residential or commercial building to the District’s wastewater collection lateral.
- gff. Sewer Tap – the physical connection of a Sewer Service Line to the District’s Wastewater System. This line is a lateral line from the property pin or boundary to the wastewater main including a cleanout.
- hgg. Standard Service – water or sewer service provided to a single Dwelling by means of a single connection.
- ijh. Subdivision – the division of any lot, tract, or parcel of land, within the Service Area of the District, into two or more lots or sites for the purpose of sale or Development, whether immediate or future, including re-subdivision of land for which a plat has been filed and recorded. The following are exempted from this definition: Division of land resulting from a family or testamentary transfer of a parcel of land having an area of two (2) acres or more, which will not require the District to construct new water lines and which may be accessed by existing water lines which meet TCEQ requirements to service the additional meters. The term “family” includes only the grantor’s spouse, parents, children, grandparents, grandchildren, or siblings. Provided, however, this exemption shall not apply to an *inter vivos* family transfer that constitutes a subdivision of land for sale to the public.
- jih. Subdivision Construction Agreement – an agreement between the District and a Developer setting out the responsibilities and requirements of a Developer to ensure that the District is protected from completing any Subdivision improvements which are the responsibility of the Developer.
- kkj. Tap Fee – the fee charged to dig up a main, tap into it, run a Water Service Line or Sewer Service Line to a Customer’s property, and repair the street.
- ll. Temporary Water User – a party involved in a construction project or related activity within the District who requires a water supply on a temporary basis (less than 6 months) to carry out such a project or activity but does not desire to make a regular connection to the District’s Water System.
- mmh. TCEQ – Texas Commission on Environmental Quality or any successor agency.
- nnmm. Uniform Plumbing Code – The Uniform Plumbing Code, with District amendments.

After the Applicant has paid the current annexation fees and submitted the completed documents listed above, the annexation request will be placed on the agenda of the next Board meeting and the District will complete the Certificate of Ownership. Once the Board has approved the Petition for Addition of Land and the Order Adding Land, all other District requirements for service must be met before service can begin.

After the annexation process is completed, the District will notify the taxing officer of the addition of property to the District.

After the District receives verification from the taxing office that addition(s) of property to the District has been completed, the General Manager will be responsible for ensuring a 100 percent audit of all properties added to the District each fiscal year. Specifically, the General Manager shall ensure that all required documents were properly received by Travis County, recorded and added to the Travis Central Appraisal District. A report on the results of such audit will be provided to the Board of Directors prior to the end of each Calendar year.

1.10 Service to Areas of Purchased Water or Wastewater Systems

Whenever the District purchases a water or wastewater system and the TCEQ has approved the transfer of the System to the District, service to the Customers of the purchased water or wastewater system will be conducted under these rules and all rules and regulations of the District.

Upon transfer of the CCN, all then-existing Customers of the purchased water or wastewater system automatically become Customers of the District. The terms and conditions of the District's service agreement will be binding on the Customers of the purchased water or wastewater system, regardless of whether the transferred Customer has executed a service agreement with the District.

No service will be transferred to a subsequent Customer in such a purchased water or wastewater system unless a service agreement is executed by the subsequent Customer. Prior to the effective date of the District's purchase of the system, the District shall notify every Customer of the applicability of all rules, regulations, and policies of the District, including the terms and conditions of the District's service agreement.

1.11 Line Extensions

The District will make or allow extensions of its existing water distribution and wastewater collection lines as needed. Unless these extensions are specifically included in a capital improvement plan for central facilities for which Impact Fees are collected, they will be made at the expense of the Applicant requiring the new lines or facilities, whether the application is for a single residence, commercial property, multifamily lot or subdivision. Points of connection for service will be specified by the District. All applicants shall process a Service Extension Request per Appendix O.

Extensions will only be made from existing lines with sufficient capacity. Line extensions shall be made of sufficient size and capacity to serve follow-on Customers, and provide fire flow.

Water Sampling Fee: \$50.00 service call, plus actual laboratory analysis cost

2.1.4 Tap Fees (Installation of Service Lines)

Properties where taps will be installed by District Staff or contracted by the District for installation:

1" Tap – Single Service with road cut	\$3,655.00
1" Tap – Single Service without road cut	\$1,300.00
1" Tap - Double Service with road cut	\$3,995.00*
1" Tap - Double Service without road cut	\$1,860.00*

Add \$250.00 for Tap on 24" main

*Fee is split between two services.

2.1.5 Water Impact Fee \$8,270/ LUE, effective July 1, 2018

This fee applies to properties requesting water service that have no record of prior service from the District or those properties having water service but needing additional plant capacity with a larger meter. Water Impact Fee is assessed in accordance with the Service Extension Request (Appendix O.) according to meter size and LUE (Living Unit Equivalents) requirements:

5/8" Meter 1.0 LUE	3" Meter 15 LUE (D) or 18 LUE (T)
3/4" Meter 1.5 LUE	4" Meter 25 LUE (D) or 30 LUE (T)
1" Meter 2.5 LUE	6" Meter 50 LUE (D) or 60 LUE (T)
1 1/2" Meter 5 LUE	8" Meter 90 LUE (T)
2" Meter 8 LUE	

~~(D) = Displacement Meter (T) = Turbine Meter~~

If a residential homeowner is required by the District to upgrade from a 5/8" meter to a 3/4" meter, and the existing meter has been in place since on or before July 1, 2009, the District will waive the 0.5 LUE impact fee increase for the residential homeowner, so long as the residential homeowner abides by the District's Rules and Policies applicable to irrigation systems.

2.1.6 LUE Transfer Fee – Water and Wastewater

\$100.00 for the first LUE, \$10/LUE for additional LUE(s)

2.1.7 Penalties/Fines

Direct Cross Connect: \$250.00
Repeat Offense: \$500.00

2.2.2 Wastewater Service Deposit

This deposit will be charged to those accounts with wastewater service only. The deposit amount is determined by the estimated wastewater usage based on a fixture unit count of the structure.

5/8" Meter	\$ 75.00
3/4" Meter	\$ 125.00
1" Meter	\$ 185.00
1 1/2" Meter	\$ 375.00
2" Meter and above	\$ 600.00

2.2.3 Tap Fees

If it becomes necessary to perform a Sewer Tap, the Customer will be charged actual costs plus 10%.

Steiner Ranch

Drainage Fee: \$100.00

Sewer Tap Fees: \$100.00

2.2.4 Wastewater Impact Fees

This fee applies to properties outside of Defined Areas requesting wastewater service through the Defined Area facilities that have no record of prior service from the District or those properties having wastewater service but needing additional plant capacity with a larger meter. Wastewater Impact Fee is assessed in accordance with the applicant's Service Extension Request (Appendix O.) ~~according to meter size and LUE (Living Unit Equivalents) requirements:~~

5/8" or 3/4" Meter	1.0 LUE	3" Meter	15 LUE (D) or 18 LUE (T)
1" Meter	2.5 LUE	4" Meter	25 LUE (D) or 30 LUE (T)
1 1/2" Meter	5 LUE	6" Meter	50 LUE (D) or 60 LUE (T)
2" Meter	8 LUE	8" Meter	90 LUE (T)

~~(D) = Displacement Meter (T) = Turbine Meter~~

Service through the Flintrock Wastewater System: \$14,150 per LUE, effective July 1, 2019

Service through the Comanche Canyon Ranch Wastewater System: City of Austin Capital Recovery Fee, currently at \$1,400.00 per LUE

2.3.1 Plan Review Fees: The following fees shall be paid prior to reviews conducted by District staff for Development:

Residential, Multifamily, Commercial plan reviews are priced in accordance with the Service Extension Request (Appendix O.)

~~Residential Review: \$15.00 minimum, actual hourly rate for projects requiring over thirty (30) minutes~~

~~Commercial Review: \$100.00 minimum, includes 2 reviews~~

Irrigation Plan Review – Residential: \$40.00

Irrigation Plan Review - Commercial: based on number of zones as follows:

1 - 12 Zones	\$ 50.00
13 - 24 Zones	\$ 80.00
25 - 36 Zones	\$110.00
37 - 48 Zones	\$140.00

Tenant Finish-Out Review: \$150.00 (reviewed by third party plumbing inspector)

~~Preliminary Plan: \$100.00~~

Plat Review: \$100.00

~~Site Plan Review: \$100.00~~

~~Subdivision Construction Plan Review: \$100.00 minimum, includes 2 reviews plus, \$25.00 per water LUE or \$35.00 per water and wastewater LUE, up to \$1,800.00~~

~~Subsequent Reviews – Commercial & Subdivision: \$100.00 each~~

2.3.2 Fees for Feasibility Studies

For Developers requesting determination of adequacy of District System to provide service or identification of facilities to be constructed and costs associated therewith to serve a new Development, the District shall charge the following fees for preparation of a feasibility study:

Water, Wastewater, and Drainage Infrastructure Development:

1-2.5 LUEs	\$ 100.00
3-5 LUEs	\$ 300.00
6-20 LUEs	\$ 700.00
Above 20 LUEs	\$1,000.00

These deposits are payable when the request is submitted. Funds will be drawn from the Developer's account as costs are incurred. If the deposit is depleted, an additional deposit will be required in the above amounts. Any unused deposit will be refunded to the Developer.

2.3.3 Construction Inspection Fees for Water and Wastewater Infrastructure Development:

“Yard Line” form will be required for this purpose. The minimum meter sizes allowed per the fixture unit count are as follows:

Fixture Units	Meter Size	LU	Yard Line
30 or less	5/8 x 3/4"	4	per code
31-70	Full 3/4"	1.5	per code
71-130	1"	2.5	min. 1.5"

All commercial meters will be sized and installed in accordance with the Uniform Plumbing Code.

Occasionally, circumstances may arise which require the setting of a meter larger than that needed for normal household use based on fixture unit count. Examples include homes required to install a larger meter to accommodate fire flow for a sprinkler system or a home required to install a larger meter to provide adequate flow or pressure in higher elevation locations. In these instances, the customer will be charged all associated fees, including Impact Fees, based on the fixture unit count calculation, and the larger meter required to meet the occasional demand will be installed. The monthly service fees will be applied based on the actual meter size installed for service.

NOTE: Any residence installing irrigation will be required to install a 3/4" meter minimum.

3.6.2 Meter Readings

Meters will be read at monthly intervals and as nearly as possible on the corresponding day of each monthly meter reading period.

3.6.3 Meter Testing

The District will, upon the request of the Customer, and, if the Customer so desires, in his/her presence or in that of an authorized representative, make a test of the accuracy of the Customer’s meter. If the Customer asks to observe the test, the test will be made during the District’s normal working hours at a time convenient to the Customer. Whenever possible, the test will be made on the Customer’s premises, but may, at the District’s discretion, be made at the District’s testing facility.

If the meter is found to be within the accuracy standards established by the AWWA, the Customer shall be charged and shall pay the cost of the test. If the meter is found to be outside the accuracy standards established by the AWWA, the District will pay the costs of the test, and the District will take whatever steps are necessary to provide an accurate meter.

4.2 Living Unit Equivalents (LUEs) Wastewater

A Living Unit Equivalent (“LUE”) of wastewater service is a relative measure of how much wastewater an average single-family household discharges. ~~LUEs of wastewater service will be calculated in accordance with the applicant’s Service Extension Request (Appendix O.) This amount may vary, but for planning and estimating purposes, single LUE flow is determined to be 250-gallons per day.~~

~~For the purposes of calculating usage, standard water meter LUE equivalencies will apply with the following exceptions for RESIDENTIAL METERS ONLY:~~

Meter Size	Wastewater LUE
5/8” meter	1
3/4” meter	1
duplex with one single 5/8” meter per side	1

~~Commercial service will be sized with the meter.~~

4.3 Wastewater Impact Fees

In applicable Impact Fee areas, an Impact Fee will be assessed for each Living Unit Equivalent. The purpose of this fee is to generate revenue to recover the costs of capital improvements and facility expansions made necessary by and attributable to serving new Development in the designated wastewater Impact Fee area. The District Engineer will prepare and update a capital improvement plan for each system which will identify capital improvements and facility expansions and their costs for which Impact Fees will be assessed. The District’s Board of Directors shall approve any change to the Impact Fee, and the current Impact Fee will be reflected in the Schedule of Service charges.

Wastewater Impact Fees will be calculated using the total costs for providing service including collection, holding, transfer, treatment, and disposal facilities. These costs shall then be divided by the total number of connections that can be made to a system.

Impact Fees cover only those central facilities designated in the approved capital improvements plan. These fees do not cover any On-site Subdivision infrastructure use. All infrastructure and connecting mains required to serve new Development are the financial responsibility of the Developer.

4.4 Discharge Limitations and Pre-Treatment Requirements

4.4.1 Wastewater Quality

Discharges into the District’s Wastewater System shall consist only of wastewater free from the prohibited constituents listed and limited in biochemical oxygen demand,

Travis County WCID No. 17
EVALUATION OF MULTI-FAMILY DEVELOPMENT WASTEWATER USAGE

Property Information		Actual Water Usage					Average Daily Flow per Assigned LUEs ^b (gpd/Unit)		0.5		0.6		0.7			
		2018		2019					LUEs per Unit		LUEs per Unit		LUEs per Unit			
		Assigned WW LUEs ^a	No. of Units	November	December	January			February	Total	Avg Daily (gpd)	LUEs	ADF/LUE (gpd/LUE)	LUEs	ADF/LUE (gpd/LUE)	LUEs
Property	Address															
Tacara at Steiner Ranch	4306 N. Quinlan Park	68.5	246	504,870	383,670	349,080	446,570	1,684,190	14,035	205	123.0	114	147.6	95	172.2	82
Mansions at Steiner Ranch	4500 Steiner Ranch	289	502	2,768,080	2,151,370	2,305,050	2,715,090	9,939,590	82,830	287	251.0	330	301.2	275	351.4	236
Steiner Ranch Apartments	4800 Steiner Ranch Blvd.	98.5	302	845,760	597,440	602,370	730,420	2,775,990	23,133	235	151.0	153	181.2	128	211.4	109
Cielo Apartments - Ph. 1 ^d	3501 Ranch Road 620 S	90	326	848,000	655,000	614,000	785,000	2,902,000	24,183	269	163.0	148	195.6	124	228.2	106
Madrone Apartments	3453 Ranch Road 620 S	47	228	1,833,310	861,030	618,850	827,080	4,140,270	34,502	734	114.0	303	136.8	252	159.6	216
Mansions at Lakeway	5313 Serene Hills Dr	231.5	90	1,078,720	839,270	886,120	1,028,700	3,832,810	31,940	138	45.0	710	54.0	591	63.0	507
TOTAL		824.5	1,694					25,274,850	210,624	255	847.0	249	1,016.4	207	1,185.8	178
WEIGHTED AVERAGE																

Notes:

a Wastewater LUEs were assigned based on water meter sizes for each building.

b Equals average daily flow of actual usage divided by number of LUEs assigned to Property.

c Mansions at Steiner Ranch includes assumptions for the number of units for 2 of the 36 buildings, buildings 33 and 35 assumed to have 10 units each.

d Cielo Apartments are served by one (1) 8" Master Meter.