

PUBLIC NOTICE OF REGULAR MEETING

TAKE NOTICE THAT A REGULAR MEETING OF THE
Board of Directors of Travis County Water Control and Improvement District Point Venture
was held at the WCID Office located at:
18606 Venture Drive, Point Venture, TX 78645
In Travis County, Texas, commencing on December 13, 2018 @ 6:30 p.m.
To consider and act upon any or all of the following:

MINUTES

1. **Call to Order.** President Fred Marshall called the meeting to order at 6:30 p.m.
2. **Roll call of Directors.** Jean Cecala called roll. Present were Board President Fred Marshall, Vice-President Carolyn Cook, Secretary-Treasurer Brian Probst, Assistant Secretary-Treasurer Cindy Clemons, Assistant Secretary-Treasurer Barry Pasarew, Technical Manager Richard Welcher and Chief Operations Manager Cristin Cecala. A quorum was present.
3. **Discussion of future WCID Point Venture projects and funding process.**
Board President Fred Marshall opened the meeting by introducing Bond Counsel representative of Orrick, Herrington, and Sutcliffe, Jerry Kyle; Trihydro Engineer, Scott Swiderski; and Financial Advisor, Dan Wegmiller, of Specialized Public Finance.

Secretary-Treasurer Brian Probst prefaced the conversation by giving an overview of the 2015 bond projects and how these have either been finished or almost complete. Next, he explained because of unprecedented growth in Point Venture and the increase in sewer plant inflow; the Board realized last April that the current wastewater plant would need to be updated much sooner than originally planned. He went on to explain that engineers have mapped out several alternatives and the project could cost between \$9 and \$14 million.

President Marshall then explained that although the current wastewater treatment plant is rated to treat 150,000 gallons per day (GPD), in reality it is only able to process 100,000 GPD. This is due to solid loading which occurs due to energy efficient homes. The plant has not hit capacity yet but has experienced many days where it has been close. The Texas Commission of Environmental Quality (TCEQ) has guidelines that must be met so the plant must be updated or replaced. Assistant Secretary-Treasurer Barry Pasarew then asked whether cleaning the aeration basin would allow the District more time before having to start building the wastewater treatment plant. Trihydro engineer Scott Swiderski replied that it would allow more time, but won't know how much until the aeration basin is cleaned and put to the test.

Secretary-Treasurer Probst then explained that if the residents won't vote for a tax bond in May, then the District would have to purchase revenue bonds. Financial Advisor Dan Wegmiller explained the difference between the two bonds.

Secretary-Treasurer Probst told the Board at this time next year the District will have approximately \$1.2 million ready for construction projects. He asked for clarification of how that money can be utilized. Bond Counsel Jerry Kyle gave clarification. President Marshall told the audience that everything the District plans to do has to have TCEQ approval.

Secretary-Treasurer Probst then asked the engineer about capacity issues – holding and dispersal. He wanted to know which has the biggest limitation right now - tank capacity or irrigation. Whichever it is he would prefer to move that part of the equation out as far as possible understanding that might not be an option. Swiderski said additional irrigation is important due to the TCEQ guidelines. Probst is looking at acquiring additional property to irrigate.

A lengthy discussion ensued about interest rates, today's costs versus future costs, tax rate impact, potential penalties and fines, options, and speculation of success of passing a tax bond with the voters. Chief Operations Manager Cristin Cecala asked what needs to be done now for a minimum to build a new wastewater treatment plant and the necessary irrigation, which is approximately \$10.5 million. She asked what kind of time line the Board facing to try to get this on a May ballot. Dan Wegmiller commented that with the cash that is accumulated the District should ask for the total \$10.5 million to complete the new plant and add the needed irrigation. He reiterated to go out asking for what you need. He said the approximate tax rate increase would be 10 cents per \$100 value.

President Fred Marshall gave a scenario of the impact on taxpayers with a 10 cent rate increase. A home worth \$225,000 could expect a \$225 increase in its taxes per year. He reminded everyone that every home built continues to add to the intake flow increasing the need for the project to begin. Mr. Wegmiller asked the Board to consider looking at the long-term and whether the District should start going up a little on their utility rates now and build that in long-term to create a little relief. He explained how the debt can be managed over the years to keep the debt service structure conservative.

President Marshall then gave a quick recap of the discussion. The District is proposing a tax bond for approximately \$10.5 million which would most likely cause a 10 cent tax increase per \$100 value to build a new wastewater treatment plant, filtration and drip irrigation. He then asked the Board for any more questions.

Assistant Secretary-Treasurer Cindy Clemons told the Board that residents are upset about pressure issues they are having in their homes. Residents who have contacted her say the issue has become worse rather than better since the new waterlines have been installed. She felt this issue was not helping the District's cause. Secretary-Treasurer Probst asked the engineer if there is anything the Board needs to know about the current projects. Mr. Swiderski said that only pavement markers were all that remained on the waterline improvement project. Probst asked about the pressure issues. Several Board directors said they are also experiencing pressure issues in their homes. President Marshall said those issues will be addressed.


Jerry Kyle then informed the Board that February 15, 2019 is the deadline for a May bond election. Between now and then an engineering report would need to be presented and accepted before the election could be called. The report required would explain the scope of the project defining with what the District wants to move forward. This report and defining the tax rate must be put in the order to call the election. If the bond is approved, then the bond engineering report is put together for TCEQ. Secretary-Treasurer Brian Probst asked if anything additional would need to be in place if the Board decided to ask for a projected \$30+ million to include improvements over the next 30 years. Mr. Kyle said he would need the engineering report that describes the entire project and costs. The report needs to reasonably describe and illustrate the project.

Secretary-Treasurer Probst made a proposal that the Board receive an updated version of all the projects listed to be delivered to Jerry Kyle after the next Board meeting so the Board can look at it and make a decision. Board members had no other questions or comments.

4. Adjourn the meeting.

Secretary-Treasurer Brian Probst made a motion to adjourn the meeting. Vice-President Carolyn Cook seconded the motion. All approved. Meeting adjourned at 8:18 p.m.

This facility is wheelchair accessible and accessible parking spaces are available. The Board of Directors reserves the right to adjourn into closed executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.074 (Personnel Matters), 551.072 (Deliberations about Real Property). *Travis County WCID Meetings will follow Open Meeting Rules. Be advised that a quorum of the Village of Point Venture Council may be present at these meetings.


Fred Marshall, President, Board of Directors

ATTEST:


Brian Probst, Secretary-Treasurer, Board of Directors