

MINUTES OF SPECIAL MEETING OF BOARD OF DIRECTORS
OF TRAVIS COUNTY WCID – POINT VENTURE

March 3, 2020

STATE OF TEXAS §

COUNTY OF TRAVIS §

The Board of Directors of the District met in special meeting, open to the public, at the WCID Office located at 18606 Venture Drive, Point Venture, Texas 78645, on the 3rd day of March, 2020 at 1:00 p.m., with the Directors present being Fred Marshall, Chris Lippe, Barry Pasarew, and Brian Probst. Director Anne Kikta was absent.

Others in attendance were Matthew McPhail of Willatt & Flickinger, PLLC, Jean Cecala and Hal Lanham of AWR Services, Inc., Matthew McPhail and five Point Venture property owners, Tex Tubbs, Carl Eckhart, Roy Ables, Rob Sebesta, and Sue Judeikis.

1. CALL TO ORDER.

Board President Fred Marshall called the meeting to order.

2. ROLL CALL OF DIRECTORS.

Jean Cecala called roll of Directors.

3. PUBLIC COMMENTS.

This is an opportunity for members of the public to address the Board of Directors concerning any issue that is not on the agenda. The response of the Board to any comment under this heading is limited to making a statement of specific factual information in response to the inquiry, or, reciting existing policy in response to the inquiry. Any deliberation of the issues is limited to a proposal to place it on the agenda for a later meeting. Each speaker offering public comment must sign an Attendance Sheet at or prior to commencement of the meeting and shall be limited to 3 minutes, unless more than 10 members of the public have signed up to speak during this meeting. In such case, speakers offering public comment shall be limited to 1 minute each.

Property owner, Carl Eckhart, addressed the Board with his concern that the proposed convenience store at the entrance of Point Venture will cause a lot of demand on the District's water and wastewater systems. He wanted to know if the District had rules regarding commercial properties and if the Board knows if the District's system can handle the additional burden of such a property.

President Fred Marshall said that the District currently has no direct rules relating to commercial properties. He went on to say that both water and wastewater lines are in place since the District services the Village offices on Lohmans Ford Rd, across from the entry. Mr. Marshall stated that he would forward information to the District's engineers to study whether such a business would create undue stress on the system and create an appropriate plan of action for the District.

Property owner, Sue Judeikis, then addressed the Board about recent work done on her grinder pump system. She suggested that the District or AWR Services have an electrician on staff to help during troubleshooting of grinder pump systems. Mr. Hal Lanham of AWR Services addressed her concerns and assured her that the men who work on these systems are qualified. Mr. Lanham was familiar with the circumstances surrounding this service call.

4. GRINDER PUMP MAINTENANCE AGREEMENT PLANS.

Director Chris Lippe led the discussion about the District's grinder pump maintenance program. He presented a chart with three options to consider moving forward. The first option was a minimum program in which the District would only respond to emergency situations and notify the customer to contact a plumber and provide a copy of the District's new standards for grinder pump systems. After the repairs were completed by a licensed plumber, the District or its representative would complete an inspection of the work. He said this option would put the responsibility of care and maintenance of grinder systems solely on the owner.

His second option was similar to the current grinder pump maintenance plan the District already has in place. Customers would contact the District. Repairs would be done by either AWR Services personnel or an outside contractor. Parts would be provided to the customer at the District's reduced cost. Labor rates would be adjusted to come in line with what the District is currently paying. However, no annual or periodic inspection would be done on any grinder system. Work would only be provided for systems in alarm. Possibly a small monthly fee would be charged to each customer for administrative costs.

His third suggestion was a full service program. The District would charge each customer a premium monthly fee but would assume all responsibility for the customers' grinder systems. This would include maintaining, repairing and replacing at no additional charge to the customer.

Matt McPhail, attorney for the District said that every homeowner in the District would be required to be on whichever plan the Board decides to adopt. The Texas Commission on Environmental Quality ("TCEQ") mandates that homeowners with grinder systems, which affect the District's wastewater facilities, have a signed contractual agreement in place with the District.

Mr. Hal Lanham said he would like to see either a plumbing company or contractor do the work regardless of whichever plan the District chooses.

President Marshall said he believed the middle program, which is similar to the current one, would be the best option. He emphasized that the labor rates would be adjusted to be in line with what the District is now paying. He also said the inspections would be eliminated, the District would charge a small monthly fee, and that it will be 100 percent mandatory for every home owner. He suggested that the monthly rate be increased to \$6 a month and that labor rates increase to \$60 an hour for every person on a grinder pump call.

Property owner, Tex Tubbs, made several remarks encouraging the Directors to consider keeping the plan, as it is a tremendous cost savings for customers who have to have pumps and parts replaced. She agreed that the District should recoup all the money it spends for labor on these repairs. Two other residents agreed with Ms. Tubbs.

After more discussion between the Directors a motion was made by Director Barry Pasarew to adopt the second option for the grinder pump maintenance agreement in which the District would respond to grinders in alarm to assess and repair, eliminate inspections, charge a \$6.00 monthly fee, and increase labor rates to a minimum of \$60 an hour per man. Additionally, the grinder maintenance plan would be mandatory for all customers within the District per TCEQ mandates. Director Lippe seconded the motion. Motion unanimously approved.

5. RATE ORDER.

Director Probst began the discussion of a possible rate increase for water and sewer services. The last time the Board adopted a rate increase was in March of 2000. He said after looking at area cities' and Districts' water and wastewater rates, he found that this District charges about half. He said the Board needs to consider a rate increase to help offset the budget deficit for this year.

Directors worked from a spreadsheet with current and proposed rates. The first proposed change would be increasing the base fee to \$25 for the first 2,000 gallons used. The 2,000 gallons is a reduction from the current 5,000 gallons. Further suggestions were as follows:

2,001 to 5,000 gallons - \$4.00/1,000 gallons
5,001 to 10,000 gallons - \$5.25/1,000 gallons
10,001 to 15,000 gallons - \$6.75/1,000 gallons
15,001 to 25,000 gallons - \$8.50/1,000 gallons
25,001 to 50,000 gallons - \$11.00/1,000 gallons
50,001 plus gallons - \$15.00/1,000 gallons

The wastewater base rate would also increase. The current rate is \$8.00 flat fee plus \$1.00/1000 gallons up to 5,000 gallons. The new base rate would be \$13. The rate for 5,001 up to 10,000 gallons would increase to \$2.00/1,000 gallons.

Directors discussed the difference of revenue generated by moving the base amount of water use down from its current base of 5,000 gallons to 2,000 gallons. It was decided to use different variable and calculations before the March 21 meeting to help make a final decision.

Other rate increases being considered by the Board are as follows:

Surplus water rates (which apply to all infrastructure construction flushing as required to ready the waterlines for service) increase to \$3.00/1,000 gallons.

Water Service/Security Deposits increased to \$200.00 per home.

Service Connect Fee increased to \$100.00. This is to re-establish water service if a meter is in the ground and disconnection is requested by the customer.

Staff Hourly Charge increase for field personnel to \$60/hour per man plus any contractor's fees at District cost.

Pulled Meters - (customer requested) - \$50.00

Re-Set Meters - (customer requested) - \$50.00

Penalties and Fines -

Direct Cross Connect - \$500.00

Repeat Offense - \$1,000.00

Tampering with Fire Hydrant - \$4,000.00

Tampering with Tank Site - \$10,000.00

Illegal Connections (Builders/Contractors)

1st offense - \$2,000.00

2nd offense - \$3,000.00

3rd offense - \$4,000.00 per offense plus meter connect fee and costs to clean or replace meter.

Illegal Customer Turn-On

1st offense - \$200.00

Repeat offense \$1,000 per offense

Reconnect Fee - \$100.00 to re-establish a service that has been terminated due to non-payment.

Water Restriction Violations - fines will remain the same but added verbiage of per day

1st offense - warning issued

2nd offense - \$200.00 fine per day and water turned off until fine is paid.

- 3rd offense - \$500.00 fine per day and water turned off until fine is paid.
- 4th offense - \$1,000.00 fine per day and water turned off until fine is paid.
- 5th offense and beyond - \$2,000 fine per day and water turned off until fine is paid.

Charges for copies is a state-wide standard which the District will adopt.

Rewording of Maintenance Fee, Grinder Pumps. This program will require all owners of a grinder pump to enter into a grinder pump agreement with the District. Rates will be noted elsewhere in the rate order.

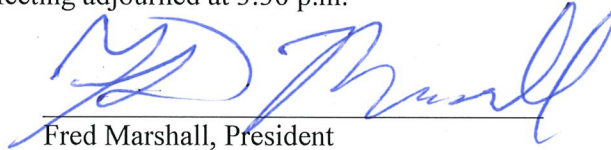
Wastewater Impact Fees will need to be discussed with the attorney.

Illegal Connection fine will be increased to \$500.00 for any unauthorized connection to the wastewater system.

No action was taken on this item. It will be on the March 21, 2020 agenda for consideration of approval.

6. ADJOURN THE MEETING.

Motion was made by Director Probst to adjourn the meeting. The motion was seconded by Director Pasarew. The motion carried unanimously. Meeting adjourned at 3:36 p.m.



Fred Marshall, President
Travis County WCID – Point Venture

ATTEST:



Brian Probst, Secretary
Travis County WCID – Point Venture

(SEAL)