

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

October 17, 2019

STATE OF TEXAS           §

COUNTY OF TRAVIS       §

The Board of Directors of the District met in special meeting, open to the public, at the Venture Room located at 555 Venture Blvd. South, Point Venture, Texas 78645, on the 17th day of October, 2019, at 7:00 p.m., with the Directors present being Fred Marshall, Chris Lippe, Brian Probst, Barry Pasarew and Cindy Clemons.

Others in attendance were Scott Swiderski and Steven Young of Trihydro Corporation, Dan Wegmiller of Specialized Public Finance Inc. and approximately 25 Point Venture property owners.

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. INFORMATION SESSION ON 2019 BOND ELECTION PROJECTS AND FUNDING.

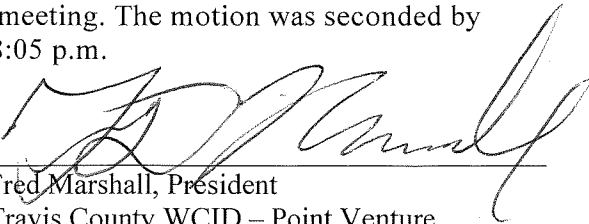
No action was taken.

President Fred Marshall opened the discussion explaining that the Texas Commission on Environmental Quality (“TCEQ”) is driving the decision to make the proposed improvements in the District. President Marshall then turned the meeting over to engineer Scott Swiderski of Trihydro who went through the four projects to be funded by the proposed tax bond. These projects include installation of a new Wastewater Treatment Plan, Water and Wastewater Conveyance and Improvements, Reclaimed Water System Improvements and Miscellaneous Drainage System Improvements. He then turned the meeting over to Dan Wegmiller of Specialized Public Finance Inc. who explained the two financing options facing property owners in the District. One option is passing a tax bond in the November 5, 2019 election. If this proposition fails, the District will then seek revenue bonds to complete the projects.


An overview of the 2019 Bond Election projects and financing is attached.

4. ADJOURN THE MEETING.

Director Barry Pasarew made a motion to adjourn the meeting. The motion was seconded by Director Brian Probst. The meeting was adjourned at 8:05 p.m.

  
Fred Marshall, President  
Travis County WCID – Point Venture

ATTEST:

  
Brian Probst, Secretary  
Travis County WCID – Point Venture

(SEAL)

# 2019 Bond Election

## History of the District and General Information

- Travis County Water Control and Improvement District Point Venture (the "District") is a Water Control and Improvement District or "WCID", which is responsible for providing water, sanitary sewer, reclaimed water, drainage, and other utility related services within the WCID boundaries.
- The District is a governmental agency and political subdivision of the State of Texas and was created on October 14, 1970 by Order of the Texas Water Commission, predecessor to the Texas Commission on Environmental Quality (TCEQ) and confirmed on November 27, 1970.
- WCIDs have the authority to collect taxes, charge service fees, operate facilities, own land, condemn property, and pass ordinances.
- The District is managed by a five-member Board of Directors ("the Board"), elected by the residents to serve four (4) year staggered terms.

## Existing Development & Infrastructure

- Approximately 850 Residential Connections
- 1 MGD Surface Water Treatment Plant
- 0.15 MGD Wastewater Treatment Plant
- Approx. 11 miles of water line and sanitary sewer line
- 4 Potable Water Storage Tanks
- 2 Effluent Storage Tanks
- 2 Effluent Storage Ponds
- 4 Sanitary Sewer Lift Stations
- 800+ Residential Grinder Pump Stations

## Ways that WCIDs can fund Capital Improvements

- Tax Supported Bonds
  - Allow costs to be spread over the entire tax base over many years
  - Ensures costs are shared by both current and future users within the District
  - Bonds are typically amortized over 20-30 years
  - Tax revenue requirements are spread over that same 20-30 year timeframe
  - Funds could be available approximately 6 months after a successful bond election
- Maintenance Tax Rate
  - Costs are also spread over the entire tax base, similar to tax bonds
  - May not be used as a pledge for bonds
  - Generally intended for maintenance of facilities (while tax bonds are meant for actual capital improvements)
  - Funds take more time to collect
- Water & Sewer Rates
  - Costs are spread over the entire customer base
  - To fund capital costs, rates generally proportionally higher for residential users as opposed to commercial users
  - Current users pay more (since capital improvements are constructed immediately but the costs are not amortized or depreciated)
  - Funds take more time to collect

# Proposition A:

## Water, Wastewater, and Drainage

Proposition A Total: \$14.5 million

### Why is the District pursuing Bond Authorization?

- ⊗ The Village of Point Venture (the “Village”) is experiencing continued development and growth
- ⊗ Conform to TCEQ requirements
- ⊗ Certain facilities and components have reached or are approaching their life expectancy
- ⊗ The District is planning for the expected future costs of improving, rehabilitating, and maintaining its water, wastewater, and reclaimed water systems and facilities to provide continued service to its customers

### Existing Wastewater Treatment Plant (WWTP) & TCEQ Permit Compliance

- ⊗ The 0.15 MGD WWTP was completed in 2001, designed to treat wastewater with an average organic concentration of 200 mg/L, equating to an organic loading rate of 44.47 lb/day/1,000 cf.
- ⊗ The 0.15 MGD WWTP was constructed to meet 2001 demands as well as future growth, with the understanding that additional basins would need to be constructed.
- ⊗ Per TCEQ rules for conventional activated sludge process without nitrification, the maximum organic loading rate on aeration basin shall not exceed 45 lb/day/1,000 cf.
- ⊗ Based on existing size of aeration basin and current average organic concentrations of 300 mg/L, the WWTP is in effect de-rated to treat 0.10 MGD to ensure organic loading does not exceed 45 lb/day/1,000 cf.
- ⊗ Per TCEQ 75 rule, when flow measurements reach 75% of permitted flow, the permittee shall initiate engineering and financial planning for expansion and/or upgrades of the WWTP facility.
- ⊗ Currently, the WWTP is averaging 75% capacity (0.075 MGD / 0.10 MGD), which has prompted the District to consult with engineers and financial advisors for new WWTP and upgrades to existing WWTP.

### Proposed Path Forward<sup>1</sup>

- ⊗ New WWTP & Rehabilitation
  - Address anticipated increase in wastewater flows and deficiencies in organic loading and effluent quality
  - Identify existing WWTP components and associated equipment that have reached or are reaching life expectancy and experiencing operational deficiencies
- ⊗ Reclaimed Water System Improvements
  - Per TCEQ permit requirements, the effluent disposal area will increase from 48 to 53 acres
  - Upgrade current irrigation system and infrastructure at golf course and expand to include drip irrigation

### Additional Recommendations<sup>1</sup>

- ⊗ Water & Wastewater Conveyance and Other Improvements
  - Improve certain portions of water & wastewater systems that are aging and deficient
  - Perform inspections, rehabilitation, inflow & infiltration reduction, and maintenance
- ⊗ Misc. Drainage System Improvements
  - Improve areas within the golf course that are susceptible to collecting and ponding water
  - Implement runoff collection and grading improvements

<sup>1</sup>Proposed projects could be altered for various reasons, including due to TCEQ requirements