

**PUBLIC NOTICE OF MEETING**  
TAKE NOTICE THAT A SPECIAL MEETING OF THE  
Board of Directors of  
Reunion Ranch Water Control and Improvement District  
Will be held at the offices of Willatt & Flickinger, PLLC,  
12912 Hill Country Blvd., Suite F-232, Austin, Texas 78738

in Travis County, Texas, commencing at 2:00 p.m. on September 14, 2021, to consider and act upon any or all of the following:

**PLEASE NOTE:** THIS MEETING WILL BE HELD IN PERSON AT THE ABOVE LOCATION. ANY PERSON IS WELCOME AT THE MEETING LOCATION. HOWEVER, AS AN OPTION, MEMBERS OF THE PUBLIC MAY ACCESS THIS MEETING BY TELEPHONE AND PARTICIPATE IN THE MEETING BY CALLING ONE OF THE FOLLOWING TOLL-FREE NUMBERS: (877) 853-5247 OR (888) 788-0099 AND ENTERING THE FOLLOWING INFORMATION: MEETING ID: 841 9947 1596 AND PASSWORD: 313676. USING THE ZOOM APP YOU CAN ALSO ACCESS THE MEETING ON YOUR SMART PHONE OR COMPUTER BY ENTERING THE FOREGOING MEETING ID AND PASSWORD.

PLEASE SEE THE DISTRICT'S WEBSITE AT [WWW.RRWCID.ORG](http://WWW.RRWCID.ORG) FOR THE MEETING PACKET.

**AGENDA**

1. Call to order.
  2. Roll call 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 shall be limited to 3 minutes, unless more than 10 members of the public wish to speak during this meeting. In such case, speakers offering public comment shall be limited to 1 minute each.
- Note: Members of the public wishing to address the Board of Directors on specific agenda items will be required to indicate the agenda items on which they wish to speak. They will be given an opportunity to speak when the item is called and prior to consideration by the Board. Such comments shall be limited to 3 minutes per speaker for each agenda item. If more than 10 members of the public wish to speak, all speakers shall be limited to 1 minute each per item per person.
4. Public hearing on tax rate.
  5. Long-term District Improvements and Asset Management Plan.
  6. Order Approving Budget for 2021/2022.
  7. Order Approving the District's Appraisal Roll and Setting the District's Tax Rate for 2021.
  8. Amended Information Form.
  9. Minutes of prior meetings.
  10. Bookkeeper's Report on the financial affairs of the District, including authorization of payment of bills.

11. Annual insurance renewal with AJ Gallagher.
12. Developer's Report on status of construction within the District, development entitlements, provision of water, wastewater and drainage services within the District, sales of lots to builders, homebuilding within the District, status of development loans and actions of third parties opposing or supporting development within the District.
13. Approval of construction plans and pay estimates, change orders and acceptances of completion with respect to construction contracts.
14. Advertisement for bids and approval, award, recommendation and administration of construction contracts.
15. Engineer's Report on status of construction within the District, development entitlements, provision of water, wastewater and drainage services within the District, pending permit applications, sales of lots to builders, homebuilding within the District and past, present and future bond issues; Use of effluent to irrigate rights-of-way and timeline for same.
16. Wastewater Treatment Plant Expansion; Wastewater Treatment Plant improvements and modifications; alternatives for additional odor control measures at the District's wastewater plant and funding for same, including possible agreement with Taylor Morrison on funding for same; Proposal for third-party odor consultant/inspector.
17. Cost Sharing Program with the LCRA.
18. Review of District easements and land necessary for District operations, Conveyance of property to Reunion Ranch HOA from Developer.
19. Committee Reports, Assignment and Membership.
  - A. District Operations (Dennis & Terri)
  - B. Communications (Terri & Dennis)
  - C. WTCPUA (Nathan & Dennis)
  - D. Water Quality/Land Use (Ron & Terri)
  - E. Audit/Budget (Nathan & Dennis)
20. Operations and Maintenance Report.
  - A. Administrative
  - B. Wastewater Treatment Plant; Odor Control Measures and Complaints; All actions necessary to bring the wastewater treatment plant into compliance with TCEQ permit and to mitigate odor problems
  - C. Wastewater Grinder Stations
  - D. Effluent Irrigation System & Fields
  - E. Distribution & Collection System & Lift Stations
  - F. Billing Adjustments
  - G. Delinquencies
  - H. Customer Meter Issues
  - I. Customer and Resident Complaints

- J. Stormwater conveyance & pond maintenance
- K. Landscaping
- L. Notices to residents on water quality
- M. Maintenance Items in connection with Pre-Purchase Inspection Letter submitted by TCEQ.
- N. Out of District Water/Wastewater Service Requests
- O. Policy Regarding Use of Greenspace and other District Property
- P. Impact of winter storms on operation of water, wastewater and water quality systems; system performance as designed and system failures; actions taken to address system failures; recommendations for repairs or improvements to systems; associated costs and possible application for disaster relief funds
- R. Maintenance access
- S. I&I

- 21. Expenditures, contracts, repairs, replacements and maintenance related to Operations and Maintenance Report in Item 20 above.
- 22. Notice of Violations Issued by TCEQ dated August 5, 2019; Exit Interview from TCEQ site visit of July 10, 2020; TCEQ Notice of Enforcement for Compliance Evaluation Investigation, dated September 25, 2020; Proposed Agreed Enforcement Order and related fines; TCEQ Notice of Violation for Complaint Investigation dated June 16, 2021; TCEQ Notice of Violation for Comprehensive Compliance dated August 26, 2021.
- 23. Adjourn.

The Board may go into closed session at any time when permitted by Chapter 551, Government Code. Before going into closed session a quorum of the Board must be assembled in the meeting room, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551, Government Code, authorizing the closed session.

(SEAL)




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Attorney for the District

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 The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Jeniffer Conciencie, Willatt & Flickinger, PLLC, at (512) 476-6604, for information.

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT**

**ORDER ADOPTING BUDGET**

WHEREAS, it is necessary for Reunion Ranch Water Control and Improvement District to adopt a budget for the fiscal year beginning October 1, 2021.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT THAT:

1. The budget for the fiscal year beginning October 1, 2021, attached hereto, is hereby approved and adopted.

**PASSED AND APPROVED** this 14<sup>th</sup> day of September, 2021.

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Dennis Daniel  
President, Board of Directors

ATTEST:

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Ronald F. Meyer  
Secretary, Board of Directors

[SEAL]

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT**

**ORDER APPROVING THE DISTRICT'S APPRAISAL ROLL AND  
SETTING THE DISTRICT'S TAX RATE FOR 2021**

WHEREAS, the Chief Appraiser of the Hays Central Appraisal District has certified the appraisal roll for all taxable property within the District for 2021 pursuant to Section 26.01 of the Property Tax Code; and

WHEREAS, the Board has determined that it is necessary to levy and collect ad valorem taxes for the 2021 tax year.

NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF DIRECTORS OF REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT THAT:

1. The Certified Appraisal Roll prepared by the Hays Central Appraisal District in a total amount of \$289,022,999 is hereby approved and adopted as the 2021 tax roll of the District.

2. The following tax rate shall be levied for the 2021 tax year:

\$0.275 per \$100 of taxable value for the purposes  
of maintenance and operation

\$0.550 per \$100 of taxable value for debt service

\$0.825 total tax rate per \$100 of taxable value

3. The District Tax Assessor-Collector is hereby authorized to assess and collect the taxes of the District employing the above tax rate for the 2021 year.

**PASSED AND APPROVED** this 14<sup>th</sup> day of September, 2021.

\_\_\_\_\_  
Dennis Daniel  
President, Board of Directors

ATTEST:

\_\_\_\_\_  
Ronald F. Meyer  
Secretary, Board of Directors

[SEAL]

AMENDED INFORMATION FORM OF  
REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT  
PURSUANT TO SECTION 49.455, TEXAS WATER CODE

1. The name of the District is Reunion Ranch Water Control and Improvement District.
2. The complete and accurate legal description of the boundaries of the District is attached hereto as Exhibit "A."
3. The most recent rate of taxes levied by the District on property located within the District is \$0.825 on each \$100 of assessed value.
4. The total amount of bonds that have been approved by the voters and which may be issued by the District (excluding refunding bonds and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) is \$30,000,000.
5. The aggregate initial principal amount of all bonds of the District payable in whole or in part from taxes (excluding refunding bond and any bonds or portions of bonds payable solely from revenues received or expected to be received pursuant to a contract with a governmental entity) that have been previously issued is \$30,000,000.
6. A standby fee has not been imposed by the District.
7. The date on which the election to confirm the creation of the District was held on November 7, 2006.
8. The purpose of this District is to perform water, sewer, drainage, flood control, water quality, park and recreational facilities, including solid waste collection and disposal service, road construction, street and security lighting and any and all work that a water control and improvement district may engage in, within the District, through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district.
9. The particular form of Notice to Purchasers required by Section 49.452, Texas Water Code, to be furnished by a seller to a purchaser of real property in the District completed by the District with all information required to be furnished by the District is attached hereto as Exhibit "B."

SIGNED this 14<sup>th</sup> day of September, 2021.

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

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Dennis Daniel  
President, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

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Terri Purdy  
Vice President, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

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Ronald F. Meyer  
Secretary, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

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Thomas J. Rogers, Jr.  
Assistant Secretary, Board of Directors

REUNION RANCH WATER CONTROL  
AND IMPROVEMENT DISTRICT

\_\_\_\_\_  
Nathan Neese  
Assistant Secretary, Board of Directors

ATTEST:

\_\_\_\_\_  
Ronald F. Meyer  
Secretary, Board of Directors

[SEAL]

ACKNOWLEDGMENTS

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

This instrument was acknowledged before me on September 14, 2021 by

\_\_\_\_\_  
\_\_\_\_\_.

[SEAL]

\_\_\_\_\_

Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_



STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

We hereby certify that the above and foregoing information is true and correct.

\_\_\_\_\_  
Dennis Daniel  
President, Board of Directors

\_\_\_\_\_  
Terri Purdy  
Vice President, Board of Directors

\_\_\_\_\_  
Ronald F. Meyer  
Secretary, Board of Directors

\_\_\_\_\_  
Thomas J. Rogers, Jr.  
Assistant Secretary, Board of Directors

\_\_\_\_\_  
Nathan Neese  
Assistant Secretary, Board of Directors

SWORN AND SUBSCRIBED to before me, the undersigned authority, on this 14<sup>th</sup> day of September, 2021.

\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

[SEAL]

**AFTER RECORDING RETURN TO:**

Willatt & Flickinger, PLLC  
12912 Hill Country Blvd., Ste. F-232  
Austin, Texas 78738

1\ReunionRanch\amended -infoform-2021  
9/10/21

## **Exhibit "A"**

The District consists of two (2) tracts of land, consisting of a 490.92-acre tract, and the other a 33.05-acre tract, more particularly described in the following pages.

DESCRIBING 490.92 ACRES OF LAND SITUATED IN THE WILLIAM CARLTON SURVEY, ABSTRACT NO. 124, S. J. WHATLEY SURVEY NO. 22, ABSTRACT NO. 18, AND THE RICHARD HAILEY SURVEY, ABSTRACT NO. 124, HAYS COUNTY, TEXAS, BEING ALL OF 192.712 ACRES OF LAND AS DESCRIBED AS TRACT II IN A DEED TO KRASOVEC-REUNION HAYS COUNTY JOINT VENTURE, VOLUME 871, PAGE 445 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, 189.0 ACRES, 97.34 ACRES, 2.66 ACRES AND 11.0 ACRES OF LAND AS DESCRIBED IN A DEED TO KRASOVEC-REUNION HAYS COUNTY JOINT VENTURE, VOLUME 871, PAGE 411 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAVE AND EXCEPT 0.95 ACRES OF LAND AS DESCRIBED IN A DEED TO SAM E. COBB AND WIFE, DANA L. COBB, VOLUME 1678, PAGE 130 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 490.92 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found at the northwest corner of said 97.34 acres, same being the southwest corner of a 25.27 acre tract as described in a deed to Thomas R. Campbell and wife, Julie W. Campbell recorded in Volume 335, Page 272 of the Deed Records of Hays County, Texas;

THENCE, N88°08'04"E along the common line of said 97.34 acre tract and said 25.27 acre tract, a distance of 960.78 feet to an iron rod found, same being the southwest corner of a 33.085 acre tract as described in a deed to Krasovek - Reunion Hays County Joint Venture recorded in Vol. 871, Page 445 of Hays County, Texas;

THENCE, N88°13'10"E, along the common line of said 97.34 acre tract and 33.085 acre tract, a distance of 535.69 feet to an iron rod found;

THENCE, S07°45'04"E along the common line of said 97.34 acre tract and the 97.9 acre tract, a distance of 2231.10 feet to an iron rod found continuing for a total distance of 2609.01 feet to an iron rod found in concrete at a fence corner;

THENCE, N87°48'44"E along the common line of said 2.66 acre and the 97.9 acre tract, a distance of 186.68 feet to an iron rod set;

THENCE, S89°27'16"E, a distance of 147.72 feet to an iron rod set;

THENCE, N87°50'44"E, a distance of 180.60 feet to a point being the southwest corner of a 52.95 acre tract described in a deed to J. David Trotter and wife, Marcia B. Trotter, Volume 1093, Page 462 of the Deed Records of Hays County, Texas, continuing a total distance of 214.62 feet to an iron rod set, same being the northeast corner of said 2.66 acre tract;

THENCE, along the common line of said 52.95 acre tract and 192.712 acre tract, the following six (6) courses;

- 1) N87°16'07"E, a distance of 98.69 feet to an iron rod set;
- 2) N87°34'46"E, a distance of 16.03 feet to an iron rod set;
- 3) N87°56'12"E, a distance of 208.06 feet to an iron rod found;
- 4) S89°43'05"E, a distance of 40.20 feet to an iron rod found;
- 5) N87°14'57"E, a distance of 100.58 feet to an iron rod found;
- 6) N87°52'40"E, a distance of 1351.68 feet to an iron rod found, same being an interior corner of a 161.055 acre tract as described in a deed to Lex Calhoun, Volume 857, Page 571 of the Deed Records of Hays County, Texas;

THENCE, S01°29'33"E along the common line of said 192.712 acre tract and said 161.055 acre tract, a distance of 764.90 feet to an iron rod found at a fence post, same being the northwest corner of the 1325.0 acre tract as described in a tract to the City of Austin, Volume 1473, Page 961 of the Deed Records of Hays County, Texas;

THENCE, along the common line of said 1325.0 acre tract and 192.712 acre tract the following eleven (11) courses:

- 1) S01°28'09"E, a distance of 290.83 feet to an iron rod found;
- 2) S01°17'38"E, a distance of 588.05 feet to an iron rod found;
- 3) S01°13'54"E, a distance of 301.11 feet to an iron rod found;
- 4) S29°48'40"E, a distance of 35.31 feet to an iron rod found;
- 5) S03°48'50"E, a distance of 91.51 feet to an iron rod found;
- 6) S03°25'57"E, a distance of 332.55 feet to an iron rod found;
- 7) S03°13'21"E, a distance of 774.45 feet to an iron rod found;
- 8) S03°01'54"E, a distance of 184.05 feet to an iron rod found;
- 9) S04°28'26"E, a distance of 65.66 feet to an iron rod found;
- 10) S03°06'17"E, a distance of 3.14 feet to an iron rod found;
- 11) S24°25'28"W, a distance of 32.08 feet to an iron rod found;
- 12) S01°54'31"E, a distance of 598.78 feet to an iron rod found at a fence post, same being the northeast corner of a tract of land described in a deed to Michael Giles Rutherford, Volume 197, Page 45 of the Deed Records of Hays County, Texas;

THENCE, along the north line of said Rutherford tract and the south line of said 192.712 acre tract, the following two (2) courses:

- 1) S87°15'55"W, a distance of 1441.74 feet to an iron rod found;
- 2) S87°00'02"W, a distance of 398.40 feet to an iron rod found, same being the southwest

corner of said 189.0 acre tract;

THENCE, S87°14'50"W, a distance of 2814.94 feet to a cotton spindle found at the southwest corner of said 189.0 acre tract, same being an interior corner of said Rutherford tract;

THENCE, N02°11'42"W along the common line of said Rutherford tract and the 289.0 acre tract, a distance of 1601.84 feet to an iron rod found at a fence corner, same being the corner of Lot 36 and Lot 37, of Bear Creek Estates, Section 2, a subdivision recorded in Book 2, Page 199-200 of the Plat Records of Hays County, Texas;

THENCE, N89°16'57"E along the south line of Lot 37 and Lot 38 of said Bear Creek Estates Section 2, a distance of 410.00 feet to an iron rod set, same being an interior corner of Lot 38;

THENCE, N01°57'28"W along the west line of said 189.0 acre tract and the east line of said Bear Creek Estates, Section 2, a distance of 1224.05 feet to an iron rod set on the east line of Lot 16 of Bear Creek Estates, a subdivision recorded in Book 2, Page 98 of the Plat Records of Hays County, Texas;

THENCE, N01°54'48"E, a distance of 310.75 feet to an iron rod found at a fence corner, same being the southwest corner of an 18.40 acre tract as described in a deed to Sam E. Cobb and wife, Dana L. Cobb, Volume 1678, Page 135 of the Deed Records of Travis County;

THENCE, N78°25'06"E along the common line of the said 18.40 acre tract and said 189.0 acre tract, a distance of 157.41 feet to a 60d nail found, about ±4 feet above ground, in a 30" sycamore tree;

THENCE, N72°25'22"E along said 189.0 acre tract and 18.40 acre tract, a distance of 512.25 feet to an iron rod found;

THENCE, N13°25'38"E, a distance of 33.23 feet to an iron rod set in a wire fence line, same being an interior corner of 18.4 acre tract and the southwest corner of said 0.95 acre tract;

THENCE, through the interior of said 189.0 acre tract and 11.0 acre tract the following three (3) courses:

- 1) N80°52'57"E, a distance of 140.78 feet to an iron rod set at a fence corner;
- 2) N00°51'32"E along a wire fence, a distance of 596.56 feet to an iron rod set in a fence line;
- 3) N13°26'41"E leaving existing wire fence, same being the common line of said 18.4 acre tract and 11.0 acre tract, a distance of 174.26 feet to an iron rod found in a fence line, same being the northwest corner of said 11 acre tract and the south line of said 97.34 acre tract;

FIELD NOTE 642  
UDG NO. -00-147

490.92 ACRES  
MUD  
REUNION RANCH  
PAGE 4 OF 4

THENCE, S87°42'10"W along the south line of said 97.34 acre tract, a distance of 279.41 feet to an iron rod found;

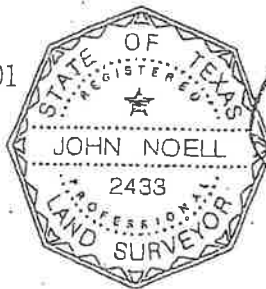
THENCE, S88°25'35"W, a distance of 97.91 feet to an iron rod found at a fence corner, same being the southeast corner of a 2.66 acre tract as described in Volume 871, Page 411 of the Deed Records of Hays County, Texas;

THENCE, N42°40'21"W along a wire fence line, a distance of 631.16 feet to an iron rod found at a fence corner;

THENCE, S88°46'53"W, a distance of 34.11 feet to an iron rod found;

THENCE, N00°53'49"W, a distance of 2136.42 feet to an iron rod found at a fence corner, same being the southwest corner of said 25.27 acre tract to the POINT OF BEGINNING and containing 490.92 acres of land.

Surveyed by  
URBAN DESIGN GROUP  
3660 Stoneridge Road, #E101  
Austin, Texas 78746  
(512) 347-0040



*[Signature]*  
John Noell, R.P.L.S. #2433

Date: *May 11, 2004*

Sketch or map attached.

UDG #00-147  
FN #1122  
PAGE 1 OF 1

REUNION RANCH SECTION ONE  
WILLIAM CARLTON SURVEY A-124  
HAYS COUNTY, TEXAS

DESCRIPTION

DESCRIBING A 33.05 ACRE TRACT OF LAND LOCATED IN  
THE WILLIAM CARLTON SURVEY, A-124, HAYS COUNTY,  
TEXAS, BEING ALL OF REUNION RANCH SECTION ONE, A  
SUBDIVISION RECORDED IN BOOK 12 PAGE 357 AND 358  
OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

## **Exhibit "B"**

### **NOTICE TO PURCHASER**

The real property, described below, which you are about to purchase is located in the Reunion Ranch Water Control and Improvement District. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the District's most recent rate of taxes levied by the District on real property located in the District is \$0.825 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$30,000,000, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes is \$30,000,000.

The purpose of this District is to perform water, sewer, drainage, flood control, water quality, park and recreational facilities, including solid waste collection and disposal service, road construction, street and security lighting and any and all work that a water control and improvement district may engage in, within the District, through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property which you are acquiring is as follows:



\_\_\_\_\_   
Date

SELLER

By: \_\_\_\_\_

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

\_\_\_\_\_   
Date

PURCHASER

By: \_\_\_\_\_

THE STATE OF TEXAS

§

COUNTY OF HAYS

§

§

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_  
by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

(Seal)

THE STATE OF TEXAS

§

COUNTY OF HAYS

§

§

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_ by  
\_\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

(SEAL)

ACKNOWLEDGMENTS MUST BE PROVIDED FOR THE SELLER AND  
PURCHASER ON THE NOTICE THAT IS SIGNED AT CLOSING.

MINUTES OF REGULAR MEETING  
OF  
REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS         §

A regular meeting of the Board of Directors of Reunion Ranch Water Control and Improvement District was held at 2:00 p.m. on August 17, 2021 by remote access only in accordance with the March 16, 2020 Order by Governor Abbott temporarily suspending certain requirements of the Texas Open Meetings Act to advance the goal of limiting face-to-face meetings to slow the spread of COVID-19. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act and as modified by the Governor's Order.

1.    CALL TO ORDER

The meeting was called to order.

2.    ROLL CALL OF DIRECTORS

A roll call of the Directors was taken. The Directors present were:

Dennis Daniel – President  
Terri Purdy – Vice President  
Ron Meyer - Secretary  
Thomas J. Rogers, Jr. – Assistant Secretary  
Nathan Neese – Assistant Secretary

thus constituting a quorum. All Directors were present.

Also present at the meeting were Bill Flickinger and Jeniffer Concienne with Willatt & Flickinger, PLLC, Andrea Wyatt and Evan Parker with Murfee Engineering, Allen Douthitt with Bott & Douthitt, Kristi Hester and Kay Olsen with Inframark, LLC, Mike Moyer with Taylor Morrison and Garry Kimball with Specialized Public Finance Inc.

3.    PUBLIC COMMENTS

No public comments were made.

4.    MINUTES OF PRIOR MEETINGS

President Dennis Daniel entertained a motion. Motion was made by Tom Rogers and seconded by Nathan Neese to approve the Minutes of the July 20, 2021 meeting as presented. The motion carried unanimously.

5. ANNUAL AUDIT ENGAGEMENT LETTER FROM MAXWELL LOCKE & RITTER

Attorney Bill Flickinger discussed the annual audit engagement letter submitted by Maxwell Locke & Ritter. The fee has been increased by \$500 from last year. After discussion, motion was made by Tom Rogers and seconded by Terri Purdy to approve the audit engagement letter as presented. The motion carried unanimously.

6. DEVELOPER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICES WITHIN THE DISTRICT, SALES OF LOTS TO BUILDERS, HOMEBUILDING WITHIN THE DISTRICT, STATUS OF DEVELOPMENT LOANS AND ACTIONS OF THIRD PARTIES OPPOSING OR SUPPORTING DEVELOPMENT WITHIN THE DISTRICT

Mike Moyer reported on the building metrics in the District. There is a total of 485 homes sold, which is all of Taylor Morrisons' inventory. Out of those transactions, 474 have closed. The average sales price is holding steady at \$538,862.

Mr. Moyer reported that the HOA election process will begin in October. As stated previously, Taylor Morrison will most likely be out of the District by the end of the year.

7. APPROVAL OF CONSTRUCTION PLANS AND PAY ESTIMATES, CHANGE ORDERS AND ACCEPTANCES OF COMPLETION WITH RESPECT TO CONSTRUCTION CONTRACTS

Engineer Andrea Wyatt discussed Pay Application No. 8 submitted by Excel Construction Services, LLC in the amount of \$514,119.60 for the WWTP expansion project.

After discussion, President Dennis Daniel entertained a motion. Motion was made by Tom Rogers and seconded by Ron Meyer to approve payment of the foregoing pay application as presented. The motion carried unanimously.

After considerable discussion on the addition of handrails and rain delays, motion was made by President Dennis Daniel and seconded by Tom Rogers to approve Change Order No. 3 submitted by Excel Construction Services, LLC in the amount of \$21,064.00 for the addition of a handrail around the new treatment plant, approving only the cost of material, labor and installation and that the time extension be added to the end of contract dates rather than substantial completion date, and that the final change order come back to the committee for final approval. The motion carried unanimously.

Mike Moyer discussed the conditional approval and a new change order form for his signature. He discussed the need to amend or not amend the contract due to this modification. Engineer Andrea Wyatt will review the contract language.

Motion was then made by Terri Purdy and seconded by Tom Rogers to a Change Order No. 4, which will add 28 days to substantial completion duration due to excessive rain delays which caused construction delays and to extend the contract dates from 272 days to 300 days based on the previously approved change orders, subject to the committee reviewing the documentation. The motion carried unanimously.

President Daniel inquired about the new completion date, which would be August 15<sup>th</sup>. The contractor is already incurring liquidated damages. This would be contingent upon committee review and execution by Taylor Morrison.

8. ADVERTISEMENT FOR BIDS AND APPROVAL, AWARD, RECOMMENDATION AND ADMINISTRATION OF CONSTRUCTION CONTRACTS

This item was not discussed.

9. ENGINEER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICES WITHIN THE DISTRICT, PENDING PERMIT APPLICATIONS, SALES OF LOTS TO BUILDERS, HOMEBUILDING WITHIN THE DISTRICT AND PAST, PRESENT AND FUTURE BOND ISSUES; USE OF EFFLUENT TO IRRIGATE RIGHTS-OF-WAY AND TIMELINE FOR SAME

10. WASTEWATER TREATMENT PLANT EXPANSION; WASTEWATER TREATMENT PLANT IMPROVEMENTS AND MODIFICATIONS; ALTERNATIVES FOR ADDITIONAL ODOR CONTROL MEASURERS AT THE DISTRICT'S WASTEWATER PLANT AND FUNDING FOR SAME, INCLUDING POSSIBLE AGREEMENT WITH TAYLOR MORRISON ON FUNDING FOR SAME, INCLUDING POSSIBLE AGREEMENT WITH TAYLOR MORRISON ON FUNDING FOR SAME; PROPOSAL FOR THIRD-PARTY ODOR CONSULTANT/INSPECTOR

Items 9 and 10 were discussed together.

Evan Parker discussed the Engineer's Report as included in the agenda package.

Attached to the engineer's report is the updated figure tracking wastewater flows. The flows are currently at 92%. Mr. Parker discussed the unit usage analysis graph in the agenda package. President Dennis Daniel would like to see the true flow to the plant by the next board meeting.

In regard to the wastewater treatment plant expansion, the contractor finished installing the dewatering equipment and associated piping and coating. The fine screen was temporarily pulled due to the gate stem not fitting properly, which has now been fixed. A large portion of the control panels have been set in place the wiring will be finished this week.

11. COST SHARING PROGRAM WITH THE LCRA

There was discussion of the Cost Sharing application with the LCRA. The deadline is September 1<sup>st</sup>. Evan Parker is working on flow and head loss calculations for the most demanding irrigation zones to form a system head curve. Murfee has listed out required items in preparation for the Cost Sharing Application. The Board committee of President Dennis Daniel and Terri Purdy will review the application. There was discussion of the 210 conversion costs and the possible amount of the LCRA contribution. After discussion, motion was made by President Dennis Daniel and seconded by Nathan Neese to prepare the application and authorize President Dnaiel to execute the application no later than September 1<sup>st</sup>. The motion carried unanimously. President Daniel asked that a draft be submitted for his review prior to the deadline.

12. REVIEW OF DISTRICT EASEMENTS AND LAND NECESSARY FOR DISTRICT OPERATIONS

Attorney Bill Flickinger discussed Taylor Morrison's deeding the common areas to the HOA. The District will have the right to approve improvements so as to not interfere with the District's operations. By next the Board meeting, the Deeds should be finalized and ready for approval.

13. LONG-TERM DISTRICT IMPROVEMENTS PLAN AND ASSET MANAGEMENT PLAN

Engineer Andrea Wyatt discussed the draft Long Term District Improvements and Asset Management Plan with the Board. The items included in the plan should be incorporated into the District's budget. It is also recommended that for some of the more expensive items, such as removal of the pond solids and video inspection, the District should start building its reserves for those projects. Once finalized, the report can be included in the agenda package for regular updates.

13. COMMITTEE REPORTS, ASSIGNMENT AND MEMBERSHIP

- A. District Operations (Dennis & Terri)
- B. Communications (Terri & Dennis)
- C. WTCPUA (Nathan & Dennis)
- D. Water Quality/Land Use (Ron & Terri)
- E. Audit/Budget (Nathan & Dennis)

There was nothing to report on for Items A through C.

Secretary Ron Meyer indicated that a resident would like to have a copy of the full pond inspection report. Manager Kristi Hester advised that it was included in the agenda package.

The budget committee will discuss their findings during the budget item below.

15. OPERATIONS AND MAINTENANCE REPORT

- A. Administrative
- B. Wastewater Treatment Plant; Odor Control Measures and Complaints; All actions necessary to bring the wastewater treatment plant into compliance with TCEQ permit and to mitigate odor problems
- C. Wastewater Grinder Stations
- D. Effluent Irrigation System & Fields
- E. Distribution & Collection System & Lift Stations
- F. Billing Adjustments
- G. Delinquencies
- H. Customer Meter Issues
- I. Customer Complaints
- J. Stormwater conveyance & pond maintenance
- K. Landscaping
- L. Notices to residents on water quality
- M. Maintenance Items in connection with Pre-Purchase Inspection Letter submitted by TCEQ.
- N. Out of District Water/Wastewater Service Requests
- O. Policy Regarding Use of Greenspace and other District Property
- P. Pump rentals
- Q. Impact of winter storms on operation of water, wastewater and water quality systems; system performance as designed and system failures; actions take to address system failures; recommendations for repairs or improvements to systems; associated costs and possible application for disaster relief funds
- R. Maintenance access
- S. I&S

Manager Kristi Hester discussed the Executive Summary with the Board.

Mrs. Hester has not received a response from FEMA on state or local funding in connection with the winter storm. Her assumption is that due to the lack of response, there is nothing available.

In connection with the WWTP/ Collection system, the District's total flows were 1.39 MG, which averages 45,000 GPD. The plant is running at 90% capacity. The permit levels were exceeded again. Mrs. Hester also reported that Wastewater Transport pulled waste from the wrong basin, which caused an upset. She is looking at obtaining a refund of some or all the costs incurred due to the upset. There was also discussion on the need for an I&I survey. The 6" caps have been repaired and significant improvements were made due to those repairs.

In connection with the Water System, there are 519 active connections. There was 11.7 MG of water purchased for July. This reporting period showed 100% water accountability. The chlorine and bacteriological samples are in compliance. These tests will be on a seven-day monitoring plan now. This change in reporting is due to the District's population.

There were 19 delinquent letters mailed out, however there were no disconnects of water service.

There was discussion of the construction of pools in the District. Inframark will work with the HOA to align the process. Secretary Ron Meyer reported on pool issues that should be looked at. Mrs. Hester will work with the committee of Ron Meyer and Terri Purdy on these issues. Mrs. Hester will include the pool erosion controls in the packet going forward. Mr. Meyer also discussed the process of fining builders after multiple violations. President Dennis Daniel stated that they need to be more stringent on erosion controls within the District. After discussion, motion was made by President Dennis Daniel and seconded by Tom Rogers to authorize the committee to work with Inframark on what violations need attention and subsequent actions against the builders within the District. The motion carried unanimously.

16. EXPENDITURES, CONTRACTS, REPAIRS, REPLACEMENTS AND MAINTENANCE RELATED TO OPERATIONS AND MAINTENANCE REPORT IN ITEM 15 ABOVE

This item was not discussed.

17. BOOKKEEPER'S REPORT ON THE FINANCIAL AFFAIRS OF THE DISTRICT, INCLUDING AUTHORIZATION OF PAYMENT OF BILLS

Bookkeeper Allen Douthitt discussed the financials with the Board. There was a hit to the District's budget due to the wastewater charges. Year to date, the budget is down \$170,000. After discussion, President Dennis Daniel entertained a motion. Motion was made by Terri Purdy and seconded by Ron Meyer to approve the invoices, per diems and two fund transfers as discussed. The motion carried unanimously.

18. SPECIALIZED PUBLIC FINANCE INC PROPOSAL TO PROVIDE TAX RATE SETTING ASSISTANCE SERVICES

Financial Advisor Garry Kimball discussed the implementation of SB 2 last year. This law caused a lot of tax setting preparation and assistance. Once a District issues all its bonds, assistance with its tax rate is not included in their regular contract for bond issuance. The rate for this assistance is \$3,000 per year and will be billed on October 1<sup>st</sup> of each year. After discussion, President Dennis Daniel entertained a motion. Motion was made by Tom Rogers and seconded by Ron Meyer to approve the proposal to Provide Tax Rate Setting Assistance Services as presented. The motion carried unanimously.



19. PROPOSED BUDGET 2021/2022
20. ORDER SETTING THE DISTRICT'S PROPOSED TAX RATE FOR 2021 AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

President Dennis Daniel announced that the Board of Directors will go into closed session for consultation with the District's attorney pursuant to Section 551.071 of the Texas Government Code regarding matters related to Agenda Item Nos. 10, 19 & 20. The Board went into closed session at 3:40 p.m.

At 4:10 p.m., President Daniel announced that the Board of Directors had concluded its closed session and was returning to open meeting, and that no action was taken during the closed session.

President Daniel then moved to discuss Item Nos. 19 and 20.

Bookkeeper Allen Douthitt discussed the draft budget with the Board. The budget committee has reviewed the draft and recommends it for approval. The key assumptions are based on an assessed valuation of \$289,022,999 and a total tax rate of \$0.8250. Financial Advisor Garry Kimball discussed the fixed bond payments and reduction of debt service rate. There was also discussion of the recommended reserves.

The regular board meeting will be moved up a week to hold the public hearing on the tax rate. The next meeting will be September 14<sup>th</sup>.

Attorney Bill Flickinger discussed setting the District's proposed tax rate and publication thereof. The split between O&M and debt service will be lowered from last year. The O&M will be \$0.275 and \$0.550 for debt with an overall tax rate of \$0.825. After discussion, President Dennis Daniel entertained a motion for approval. Motion was made by Tom Rogers and seconded by Terri Purdy to adopt the Order Setting the District's Proposed Tax Rate for 2021 and Providing for Publication of Notice Thereof with the rates discussed above. The motion carried unanimously.

21. NOTICE OF VIOLATIONS ISSUED BY TCEQ DATED AUGUST 5, 2019; EXIT INTERVIEW FROM TCEQ SITE VISIT OF JULY 10, 2020; TCEQ NOTICE OF ENFORCEMENT FOR COMPLIANCE EVALUATION INVESTIGATION, DATED SEPTEMBER 25, 2020; PROPOSED AGREED ENFORCEMENT ORDER AND RELATED FINES; TCEQ NOTICE OF VIOLATION FOR COMPLAINT INVESTIGATION DATE JUNE 16, 2021

Attorney Bill Flickinger indicated there was nothing new to report.

22. RESOLUTION ESTABLISHING OFFICES, MEETING PLACES AND REGULAR MEETING TIMES; VIRTUAL MEETINGS; FUTURE BOARD MEETING TIMES, LOCATION AND RULES FOR IN PERSON MEETINGS BEGINNING IN SEPTEMBER

The Board discussed future meeting dates and times. After discussion, the regular board meetings will be moved to 3:00 p.m. instead of 2:00 p.m. The meeting date will remain the same, which is the third Tuesday of each month. After discussion, motion was made by Tom Rogers and seconded by President Dennis Daniel to amend the Resolution Establishing Offices, Meeting Places and Regular Meeting Times as presented. The motion carried unanimously. The Resolution will be published in the newspaper and filed with the TCEQ.

23. ADJOURN

President Dennis Daniel entertained a motion to adjourn. Motion was made by Tom Rogers and seconded by Terri Purdy to adjourn the meeting.

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Dennis Daniel, President  
Reunion Ranch WCID

ATTEST:

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Ronald F. Meyer, Secretary  
Reunion Ranch WCID

[SEAL]

## Jeniffer Concienne

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**From:** Michael Moyer <MMoyer@taylormorrison.com>  
**Sent:** Tuesday, September 7, 2021 11:17 AM  
**To:** Jeniffer Concienne  
**Subject:** FW: REUNION RANCH WCID - PROPOSED AGENDA

Here are our sales/closing metrics for next weeks Reunion Ranch WCID meeting.

### Michael Moyer

Land Development Director

T: +15125322111

MMoyer@taylormorrison.com  
www.taylormorrison.com



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**From:** Debra Leckbee <DLeckbee@taylormorrison.com>  
**Sent:** Tuesday, September 7, 2021 11:11 AM  
**To:** Michael Moyer <MMoyer@taylormorrison.com>  
**Cc:** Michael Slack <MSlack@taylormorrison.com>  
**Subject:** RE: REUNION RANCH WCID - PROPOSED AGENDA

Michael,

Here you go. Let me know if you have any questions.

9/7/2021				
	PTD Homes Sold	PTD Homes Closed		Avg Sales Price
RR60	134	134		\$ 483,281
RR70	207	201		\$ 537,216
RR80	92	87		\$ 624,161
RR90	52	52		\$ 537,729
Total	485	474		\$ 538,862

Thanks  
Debbie

## Jeniffer Concienne

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**From:** Frank Krasovec <frank@norwoodinvestments.com>  
**Sent:** Thursday, September 2, 2021 1:32 PM  
**To:** Jeniffer Concienne  
**Subject:** RE: REUNION RANCH WCID - PROPOSED AGENDA

Jeniffer...In Colorado until the last week of Sept.

5 lots left in Reunion Reserve. Heyl has option on all and I expect them be all taken down this year. His last home sold was for \$2.9 mm. Never expected this....Frank

**From:** Jeniffer Concienne <jconcienne@wfaustin.com>  
**Sent:** Thursday, September 2, 2021 12:05 PM  
**To:** Dennis Daniel <dbdtx@gmail.com>; Nathan Neese (Nathan@c3devco.com) <Nathan@c3devco.com>; Tom Rogers <teefortwo@sbcglobal.net>; Terri Sohn <terri.sohn@gmail.com>; Ron Meyer <rfmtx88@outlook.com>  
**Cc:** Michael Slack (MSlack@taylormorrison.com) <MSlack@taylormorrison.com>; Mike Moyer (MMoyer@taylormorrison.com) <MMoyer@taylormorrison.com>; Frank Krasovec <frank@norwoodinvestments.com>; Carol Stephenson <carol@norwoodinvestments.com>; Pamela Brewer <pbrewer@murfee.com>; Kristi Hester (Kristi.Hester@Inframark.com) <Kristi.Hester@Inframark.com>; Jesse Kennis <jesse.kennis@inframark.com>; Allen Douthitt <allen@bottdouthitt.com>; Jessica Benson <jessica@bottdouthitt.com>; Garry Kimball <garry@spfmuni.com>; Diane Duran (dduran@taylormorrison.com) <dduran@taylormorrison.com>; Keyes, Ronja <ronja.keyes@inframark.com>; George Murfee <gmurfee@murfee.com>; Andrea Wyatt <awyatt@murfee.com>; Olsen, Kay <Kay.Olsen@Inframark.com>  
**Subject:** REUNION RANCH WCID - PROPOSED AGENDA

Dear All,

Please find attached the **proposed Agenda for the September 14<sup>th</sup> special board meeting**. Please provide me with any comments by noon on September 8th, along with any documentation you wish to be included in the agenda package.

**Please note that this meeting will be held in person at our office.**

Also, please confirm your attendance so that we will be sure to secure a quorum.

Thank you.

### *Jeniffer Concienne*

Legal Assistant  
Willatt & Flickinger, PLLC  
Attorneys at Law  
12912 Hill Country Blvd., Suite F-232  
Austin, Texas 78738  
Ph: (512) 476-6604  
Fx: (512) 469-9148  
[jconcienne@wfaustin.com](mailto:jconcienne@wfaustin.com)

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# **MURFEE ENGINEERING COMPANY, INC.**

Texas Registered Firm No. F-353  
1101 Capital of Texas Hwy., South, Bldg, D  
Austin, Texas 78746  
(512) 327-9204

## **M E M O R A N D U M**

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**DATE:** September 9<sup>th</sup>, 2021  
**TO:** BOARD OF DIRECTORS – REUNION RANCH WCID  
**FROM:** George Murfee, P.E.  
**RE:** Engineer’s Report – September 2021  
**CC:** Mike Moyer – Taylor Morrison  
Bill Flickinger – Willatt & Flickinger

**MEC File No.: 12002.110**

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### **Wastewater Flows and Projections**

Attached is an updated figure tracking wastewater flows to the existing WWTP vs. projections and permit milestones.

### **WWTP Expansion**

The start-up for the new SBR basin (SBR 2) was successful with the exception of the electrician needed to fine-tune the timing of the air valve for optimal operation. SBR1 has been emptied into SBR2 and is currently being prepped for grouting the new slope on the basin floor as well as the installation of new equipment. The contractor plans on pouring multiple electrical control panel site pads next week, as well as coordinate with Huber on the fine screen installation check.

### **210 Conversion – LCRA Cost-Share Application**

MEC is coordinating with the LCRA on the new application deadline that is said to be determined by the end of the week. It has been communicated to the LCRA that we are waiting on pricing from an equipment representative and will have a complete application finalized soon.

### **District Maintenance**

MEC has finalized the list of maintenance projects has been developed for the use in developing the annual budget.

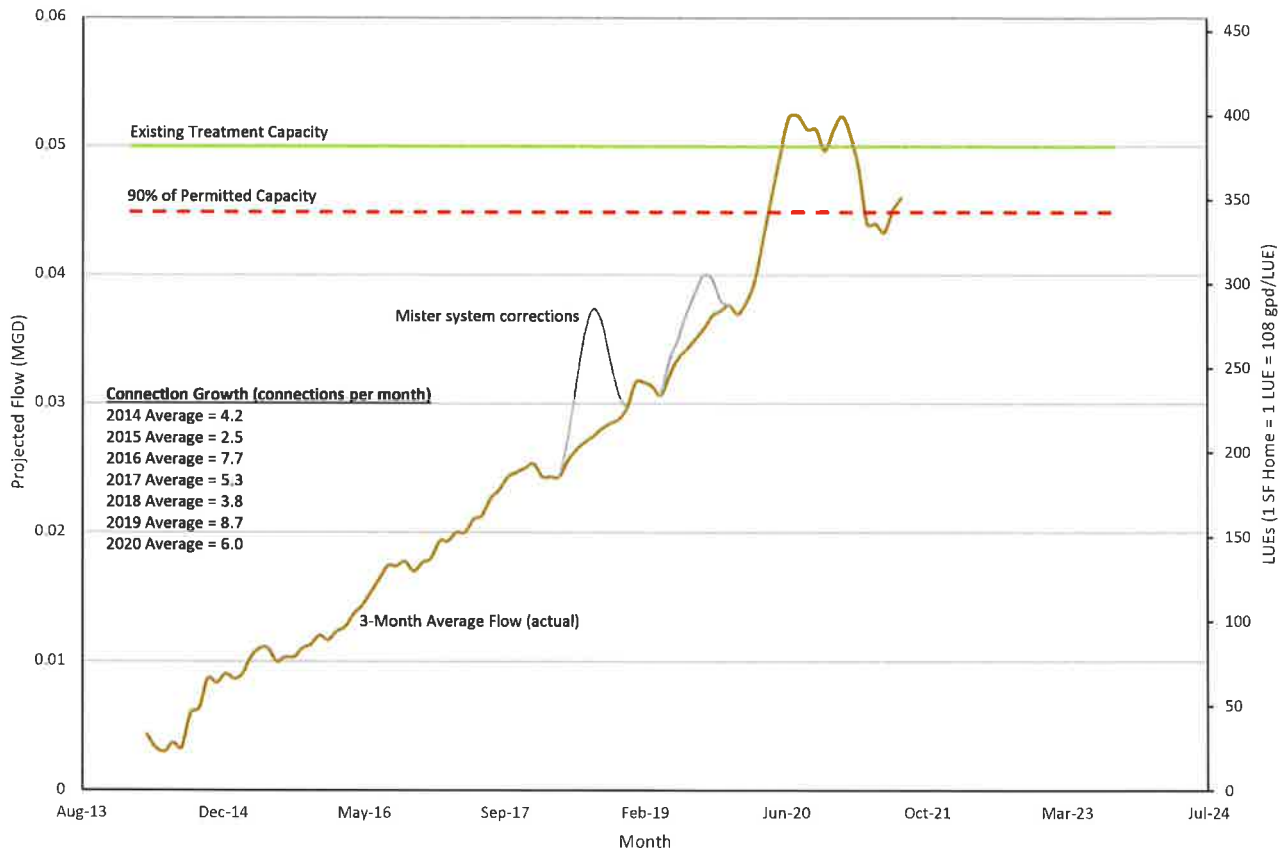
### **Texas Senate Bill No. 3 – Emergency Preparedness Plan**

On June 8th, 2021, the State of Texas passed Senate Bill 3, 87th Legislature, 2021, which requires water systems to develop and implement an Emergency Preparedness Plan or “EPP”. EPPs are required to be submitted to the Texas Commission on Environmental Quality (TCEQ) for review by March 1, 2022 and are required to be implemented by July 1, 2022. Texas Water Code (TWC) 13.1394, requires all “affected utilities” with residential customers or that provide overnight accommodations at their facility, to provide water service with a minimum of 20 psi during an extended power outage lasting 24 hours or more.

As part of Senate Bill No. 3, the Public Utility Commission of Texas (PUCT) has a deadline of November 1<sup>st</sup> to submit a list of critical infrastructure (water and wastewater). MEC is reviewing the TCEQ recommended report template and scheduling milestones to complete the EPP. These efforts include working closely with Inframark and correspondence with TCEQ to meet all requirements of Senate Bill No. 3.

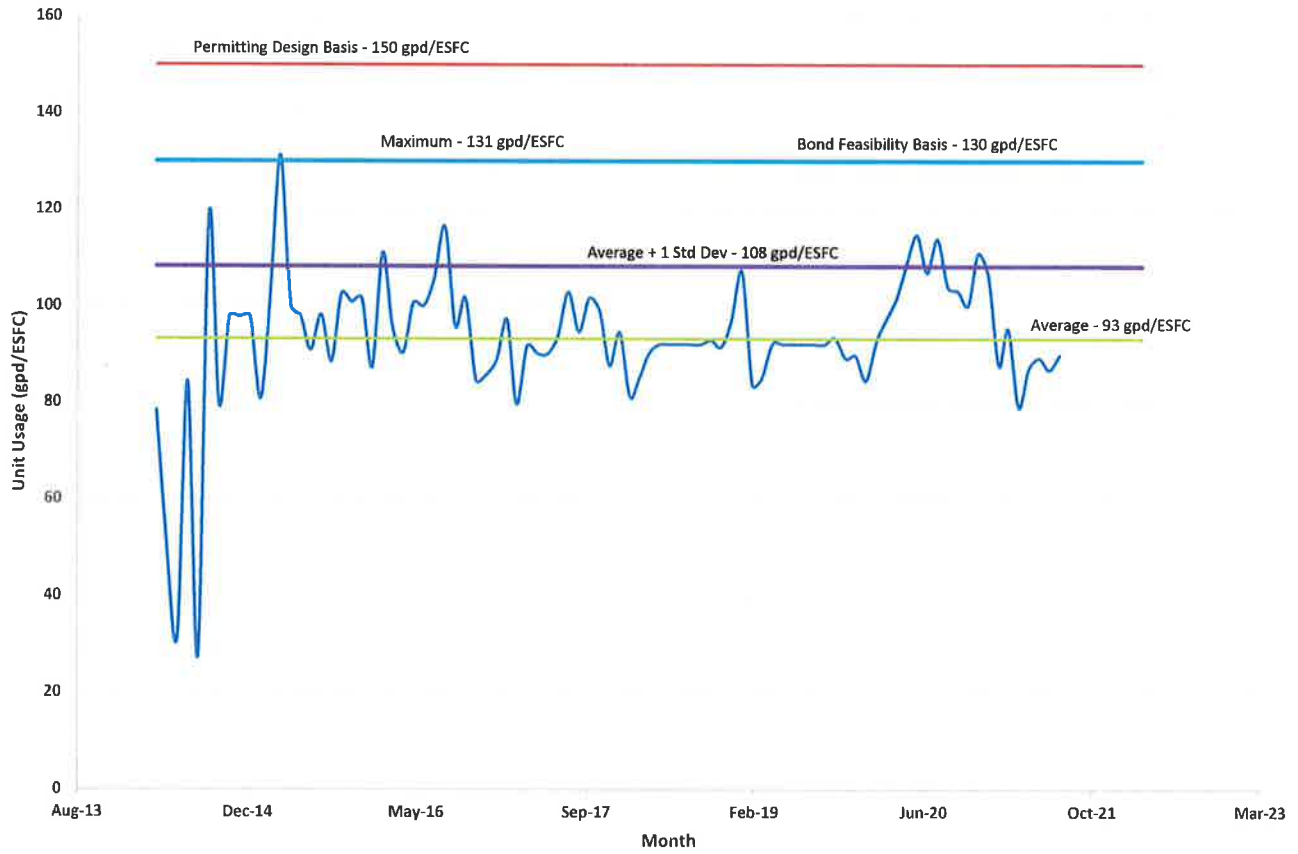
Murfee Engineering Company, Inc.  
 Texas Registered Firm No. F-353  
 1101 Capital of Texas Hwy., S., Bldg. D  
 Austin, Texas 78746

### Reunion Ranch WCID Wastewater Flow Projections



Murfee Engineering Company, Inc.  
Texas Registered Firm No. F-353  
1101 Capital of Texas Hwy., S., Bldg. D  
Austin, Texas 78746

### Reunion Ranch WCID WWTP Unit Usage Analysis





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**LONG TERM DISTRICT IMPROVEMENTS  
AND ASSET MANAGEMENT PLAN  
for FISCAL YEAR 2021 – 2022  
for the  
REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT**

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Prepared for:

Reunion Ranch WCID  
c/o Willatt & Flickinger, PLLC  
12912 Hill Country Blvd., Ste. F-232  
Bee Cave, Texas 78738

Prepared by:

Murfee Engineering Company, Inc.  
Texas Registered Firm No. F-353  
1101 Capital of Texas Highway South  
Building D, Suite 110  
Austin, Texas 78746  
(512) 327-9204

September 2021

This document outlines the anticipated projects to maintain and improve the operations of the Water Control and Improvements District (District). It will be updated as required to address aging infrastructure and the information included will be used to support the development of the District's budget. This document does not include items that are part of the regular maintenance of the District's facilities (e.g. mowing, waste removal, operations contract, etc.).

### ***Planned One-Time Costs***

There are several recommended one-time projects that are recommended to be completed during fiscal year 2021 – 2022.

Project	Description	Estimated Cost
<b>Pond Aerator</b>	Installation of pond aeration for retention ponds. This project could be completed for one pond per year for the next three years in order to spread the cost out.	\$30,000*
<b>Walkway in Access Easement</b>	Install a walking surface in the maintenance access easement to the pond off of Mary Elise Way – smaller gravel should be installed in the center of the access drive to a width of approximately 3'.	\$2,500
<b>210 Conversion Irrigation Skid</b>	Installation of an irrigation skid to use effluent for watering common areas upon approval by the TCEQ.	\$100,000
<b>210 Conversion Irrigation Skid Engineering Efforts</b>	Design and permitting efforts for the 210 conversion irrigation skid. Permitting efforts include effluent quality testing and coordination with TCEQ to show compliance with the requirements of TAC 210.	\$30,000
<b>Install Cover for SADDS Skid</b>	Install a wooden cover over the SADDS skid for protection from the weather	\$5,000
<b>Odor Inspections</b>	Hiring a consultant to analyze the odors being emitted by the WWTP. This will yield a report and may result in modifying the odor controls at the plant. This effort may be repeated if odor complaints continue to be received.	\$10,000*
An * indicates that the cost includes a nominal engineering fee to cover anticipated additional engineering services.		

### **Annual Costs**

These projects will occur each year and may yield additional work to be included in the budget for the following year (i.e. pond inspections may yield maintenance efforts that need to be completed, I&I inspections may indicate repairs required). Some of these efforts may be completed less frequently, as noted; however, as the system ages it will become more important to regularly inspect the infrastructure in order to avoid excessive damage, high cost of treatment, and large repair projects.

<b>Project</b>	<b>Description</b>	<b>Estimated Cost</b>
<b>Pond Inspections</b>	Inspection of the ponds and associated structures to track issues such as erosion and sedimentation. This will yield a memo describing any issues. The District may elect to do this inspection less frequently or only after major storm events.	\$1,000*
<b>I&amp;I Inspection</b>	Inspection of all manholes in the development for erosion, corrosion, and unusual flows. This will yield a report including a photo of each manhole and a note about any observed issues. The District may elect to do this less frequently.	\$5,000*
<b>Valve Inspection</b>	Inspection of all valves to verify operation. This will yield a tracking spreadsheet and a note about any observed issues. This effort may be integrated into the operators' standard O & M schedule.	\$2,000
<b>Irrigation Fields Inspection/Repairs</b>	Repairs and inspection beyond the typical maintenance requirements for the irrigation fields. This scope will apply to the irrigation system in use, either the SADDs fields or the 210 system. This budget should be carried over as a reserve if it is not used.	\$1,000
<b>Meter Maintenance and Calibration</b>	This item includes any customer requests for calibrations, calibration of the standard meter. This budget should be carried over as a reserve if it is not used.	\$500
An * indicates that the cost includes a nominal engineering fee to cover anticipated additional engineering services.		

**Regular Project Costs**

The projects in this category occur on a regular basis that is either dictated by regulations or assumed based on typical operations of similar facilities.

Project	Interval	Description	Estimated Cost
<b>Pond Solids Assessment</b>	5 years	Hiring a consultant to analyze the volume of solids in the ponds to determine when solids will require removal and estimate the cost to remove solids. Cost is for all three ponds. The first inspection should be completed either in the 2021 – 2022 fiscal year or in the 2022 – 2023 fiscal year.	\$2,100
<b>Video Inspection of Gravity Sewer Lines</b>	5 years	Hiring a contractor to inspect the gravity sewer lines within the Edwards Aquifer Recharge Zone as required by the TAC. May result in repairs. The next inspection must be completed in 2025.	\$72,000*
<b>Pond Solids Removal</b>	~15 years	Remove solids from the retention ponds in the District. The ponds have an estimated area of 0.25, 0.60, and 0.55 acres for a total of 1.4 acres. The average cost for solids removal is \$100,000 per acre but depends on the volume of solids in the pond and other factors. This cost should be amortized as shown in the adjacent cell.	\$142,000* Or ~ \$10,000 per year
<b>Lift Station Major Maintenance</b>	~10 years	This may include pump rebuilding efforts, valve replacement, generator maintenance, and other equipment replacement. This should be amortized and saved in a Major Maintenance Fund.	\$100,000*
<b>WWTP Major Maintenance</b>	~15 years	This may include pump rebuilding efforts; equipment, valve, and motor replacement; generator maintenance; and recoating efforts. This should be amortized and saved in a Major Maintenance Fund.	\$500,000*
<b>Fence Repair</b>	~10 years	This includes repairs due to damage and age as well as re-coating as required.	\$50,000
<b>Water Meter Replacement</b>	~15 years	This covers the cost of replacing all of the meters in the District and assumes an	\$315,000

average cost of ~\$600 per meter. This should be amortized and saved in a reserve fund for use as meters fail.

An \* indicates that the cost includes a nominal engineering fee to cover anticipated additional engineering services.

### ***Conclusion***

There are a variety of expensive projects that will be needed at different intervals and the District needs to account for these projects within the annual budget and build reserve funds to directly address the largest projects. A reasonable engineering costs has been included in the appropriate projects to account for the anticipated additional services that will need to be completed by MEC; these projects have been marked with an asterisk.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**DEED WITHOUT WARRANTY  
AND RESTRICTIVE COVENANT**  
**HAYS COUNTY, TEXAS**

TAYLOR MORRISON OF TEXAS, INC., a Texas corporation ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by REUNION RANCH HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation ("**Grantee**"), whose mailing address is c/o PMP Management, 13785 Research Boulevard, Suite 125, Austin, Texas 78750, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the following described real property, together with all improvements thereon, if any (the "**Property**"), to-wit:

Lot 7, Block A; Lot 1 and Lot 10, Block B, of Reunion Ranch, Section One, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 12, Pages 357 through 358, Official Public Records of Hays County, Texas; and

Lot 36, Block A; Lots 29 and 30, Block B; and Lot 45, Block C, of Reunion Ranch, Section Two, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 12, Pages 353 through 356, Official Public Records of Hays County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever, but without warranty of title or any other warranty of any kind or nature, and without limitation on such disclaimer of warranties, Grantee, by acceptance of this Deed Without Warranty, hereby acknowledges and agrees: (i) that this conveyance is made by Grantor and accepted by Grantee subject to any restrictions and easements affecting the property; (ii) that this conveyance is made by Grantor and accepted by Grantee subject to all liens securing the payment of taxes for the current and all subsequent years, as well as to all easements, rights-of-way, prescriptive rights, encroachments, overlapping of improvements, discrepancies, conflicts, leases, reservations, mineral severances, restrictions, covenants, conditions, regulations, riparian rights and other title exceptions or claims of any kind or nature affecting the Property; and that this conveyance is made by Grantor and accepted by Grantee subject to the easements set forth hereinbelow.

Notwithstanding anything in this instrument or elsewhere to the contrary, Grantor expressly reserves unto itself and its successors and assigns a non-exclusive easement and right-of-way, over and across the Property (the "**Easement Tract**") for the purpose of (i) enforcing the terms and provisions of that certain Reunion Ranch Master Covenant, recorded as Document No. 2012-12035896 in the Official Public Records of Hays County, Texas, as may be amended from time to time (the "**Covenant**"), and (ii) installing, constructing, operating, expanding, reconstructing, maintaining, repairing and replacing utilities, landscaping, walking trails, water quality improvements, or any other improvements or infrastructure (collectively, the "**Utilities**" whether one or more), and access over, across, and upon the

Easement Tract for such purposes. The easement (including the right of access) reserved by Declarant pursuant to (ii) above may be assigned exclusively or non-exclusively, in whole or any part, to a third party providing all or any of the Utilities, or a third-party that has the right, obligation, or duty to install, construct, operate, expand, reconstruct, maintain, repair and/or replace any of the Utilities. In the event of any non-exclusive assignment by Grantor, its successors or assigns, Grantor shall continue to enjoy the easements, rights, and privileges reserved hereunder. In the event the reservation of the Easement Tract pursuant to this instrument is ineffective or deficient to any extent or in any manner, Grantee, upon and as a condition to the delivery and acceptance of the Property from Grantor hereunder, does hereby agree to hold the Easement Tract or any portion thereof not fully reserved by Grantor pursuant to this instrument, in trust for the sole benefit of Grantor and its successors and assigns, and agrees to exert its best efforts at Grantor's expense, to transfer, assign and allocate the Easement Tract to Grantor to effect the intent of the reservations hereunder. From time to time and at any time, at the request of Grantor at Grantor's expense, Grantee, its successors or assigns, will execute and deliver such instruments and take such other actions as Grantor may request to more effectively reserve and exclude the Easement Tract reserved hereunder.

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EXECUTED to be effective as of the 2nd day of September, 2021.

**GRANTOR:**

**TAYLOR MORRISON OF TEXAS, INC.,**  
a Texas corporation

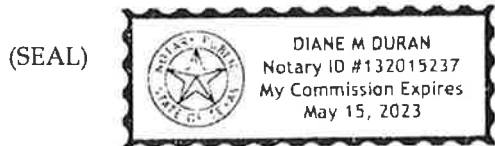
By: Michael Slack

Printed Name: Michael Slack

Title: Vice President

THE STATE OF TEXAS       §  
  §  
COUNTY OF Williamson   §

This instrument was acknowledged before me this 2nd day of September, 2021 by Michael Slack, Vice President of TAYLOR MORRISON OF TEXAS, INC., a Texas corporation, on behalf of said corporation.



Diane M. Duran  
Notary Public Signature




**ACKNOWLEDGED AND AGREED:**

**REUNION RANCH HOMEOWNERS ASSOCIATION, INC.,**  
a Texas non-profit corporation

By:   
Printed Name: Michael Moyer  
Title: Vice President

THE STATE OF TEXAS       §  
  §  
COUNTY OF Williamson   §

This instrument was acknowledged before me this 2nd day of September, 2021, by Michael Moyer, Vice President of REUNION RANCH HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL) 

  
Notary Public Signature

**AFTER RECORDING RETURN TO:**  
Robert D. Burton  
Winstead PC  
401 Congress Ave., Suite 2100  
Austin, Texas 78701

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**DEED WITHOUT WARRANTY  
AND RESTRICTIVE COVENANT**  
**HAYS COUNTY, TEXAS**

**TAYLOR MORRISON OF TEXAS, INC.**, a Texas corporation ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **REUNION RANCH HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation ("**Grantee**"), whose mailing address is c/o PMP Management, 13785 Research Boulevard, Suite 125, Austin, Texas 78750, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the following described real property, together with all improvements thereon, if any (the "**Property**"), to-wit:

Lots 50 and 51, Block A, of Reunion Ranch, Phase Two, Section One, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 18, Page 178, Official Public Records of Hays County, Texas;

Lot 175, Block E; Lot 46, Block F; and Lots 99 and 100, Block G, of Reunion Ranch, Phase Two, Section Two, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 18, Pages 195 through 203, Official Public Records of Hays County, Texas;

Lots 176 and 177, Block E; of Reunion Ranch, Phase Two, Section Four, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Instrument No. 18003054, Official Public Records of Hays County, Texas; and

Lot 59, Block E, of Reunion Ranch, Phase Two, Section Five, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Instrument No. 17006515, Official Public Records of Hays County, Texas.

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee's successors or assigns, forever, but without warranty of title or any other warranty of any kind or nature, and without limitation on such disclaimer of warranties, Grantee, by acceptance of this Deed Without Warranty, hereby acknowledges and agrees: (i) that this conveyance is made by Grantor and accepted by Grantee subject to any restrictions and easements affecting the property; (ii) that this conveyance is made by Grantor and accepted by Grantee subject to all liens securing the payment of taxes for the current and all subsequent years, as well as to all easements, rights-of-way, prescriptive rights, encroachments, overlapping of improvements, discrepancies, conflicts, leases, reservations, mineral severances, restrictions, covenants, conditions, regulations, riparian rights and other title exceptions or claims of any kind or nature affecting the Property; and that this conveyance is made by Grantor and accepted by Grantee subject to the easements set forth hereinbelow.

Notwithstanding anything in this instrument or elsewhere to the contrary, Grantor expressly reserves unto itself and its successors and assigns a non-exclusive easement and right-of-way, over and across the Property (the "Easement Tract") for the purpose of (i) enforcing the terms and provisions of that certain Reunion Ranch Master Covenant, recorded as Document No. 2012-12035896 in the Official Public Records of Hays County, Texas, as may be amended from time to time (the "Covenant"), and (ii) installing, constructing, operating, expanding, reconstructing, maintaining, repairing and replacing utilities, landscaping, walking trails, water quality improvements, or any other improvements or infrastructure (collectively, the "Utilities" whether one or more), and access over, across, and upon the Easement Tract for such purposes. The easement (including the right of access) reserved by Declarant pursuant to (ii) above may be assigned exclusively or non-exclusively, in whole or any part, to a third party providing all or any of the Utilities, or a third-party that has the right, obligation, or duty to install, construct, operate, expand, reconstruct, maintain, repair and/or replace any of the Utilities. In the event of any non-exclusive assignment by Grantor, its successors or assigns, Grantor shall continue to enjoy the easements, rights, and privileges reserved hereunder. In the event the reservation of the Easement Tract pursuant to this instrument is ineffective or deficient to any extent or in any manner, Grantee, upon and as a condition to the delivery and acceptance of the Property from Grantor hereunder, does hereby agree to hold the Easement Tract or any portion thereof not fully reserved by Grantor pursuant to this instrument, in trust for the sole benefit of Grantor and its successors and assigns, and agrees to exert its best efforts at Grantor's expense, to transfer, assign and allocate the Easement Tract to Grantor to effect the intent of the reservations hereunder. From time to time and at any time, at the request of Grantor at Grantor's expense, Grantee, its successors or assigns, will execute and deliver such instruments and take such other actions as Grantor may request to more effectively reserve and exclude the Easement Tract reserved hereunder.

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EXECUTED to be effective as of the 2nd day of September, 2021.

**GRANTOR:**

**TAYLOR MORRISON OF TEXAS, INC.,**  
a Texas corporation

By:   
Printed Name: Michael Slack  
Title: Vice President

THE STATE OF TEXAS       §  
  §  
COUNTY OF Williamson   §

This instrument was acknowledged before me this 2nd day of September, 2021 by Michael Slack, Vice President of TAYLOR MORRISON OF TEXAS, INC., a Texas corporation, on behalf of said corporation.

(SEAL)

  
Notary Public Signature

**ACKNOWLEDGED AND AGREED:**

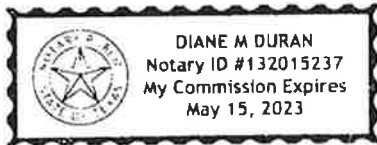
**REUNION RANCH HOMEOWNERS ASSOCIATION, INC.,**  
a Texas non-profit corporation

By:   
Printed Name: Michael Moyer  
Title: Vice President

THE STATE OF TEXAS       §  
  §  
COUNTY OF Williamson   §

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(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton  
Winstead PC  
401 Congress Ave., Suite 2100  
Austin, Texas 78701

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**DEED WITHOUT WARRANTY**  
**AND RESTRICTIVE COVENANT**  
**HAYS COUNTY, TEXAS**

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Lot 176, Block E; and Lot 99, Block G, of Reunion Ranch, Phase Three, Section One, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Instrument No. 17006516, Official Public Records of Hays County, Texas;

Lot 103, Block G, of Reunion Ranch, Phase Three, Section Two, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Instrument No. 18005133, Official Public Records of Hays County, Texas;

Lot 177, Block E; and Lot 40, Block H, of Reunion Ranch, Phase Three, Section Three, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Instrument No. 19019426, Official Public Records of Hays County, Texas; and

Lots 166 and 171, Block E; and Lot 102, Block G, of Reunion Ranch, Phase Three, Section Five, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Instrument No. 18003055, Official Public Records of Hays County, Texas.

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**GRANTOR:**

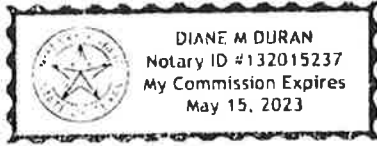
**TAYLOR MORRISON OF TEXAS, INC.,**  
a Texas corporation

By:   
Printed Name: Michael Slack  
Title: Vice President

THE STATE OF TEXAS       §  
  §  
COUNTY OF Williamson   §

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(SEAL)



  
Notary Public Signature

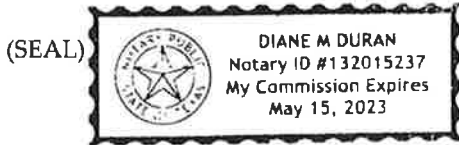
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By:   
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  §  
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Notary Public Signature

**AFTER RECORDING RETURN TO:**  
Robert D. Burton  
Winstead PC  
401 Congress Ave., Suite 2100  
Austin, Texas 78701



**Reunion Ranch WCID  
General Manager Reports for the month of  
August 2021  
Board Meeting: September 14th, 2021**

Reviewed By: Kristi Hester  
Date: 9.8.21



14050 Summit Drive, # 103 Austin, TX  
78728  
United States  
T: +1 512 246 0498  
[www.inframark.com](http://www.inframark.com)

**Memorandum for: Board of Director's Reunion Ranch WCID**

**From: Kristi Hester**

**Date: 9.8.2021**

**Subject: General Manager's Executive Summary Report**

Below is a summary of activities since the last board meeting

Agenda Item

**1) Administrative**

- 14.A a) On 9.15.21 LCRA will have a pre-planning public input meeting regarding the 2026 Regional Water Plan and 2021 State Water Plan for those that would like to attend - **refer to attached**

**2) WWTP/Collection System**

- 14.B a) Total flows 1.45 MG, average 47,000 GPD, 94% capacity
- 14.B b) Permit in compliance for the month of August
- 14.B c) We received a odor complaint on 9.1.2021 response provided due to the odor control system temporary off line during construction.
- 14.C d) Received grinder station agreement with Heyl Homes for 278 Dalayne Dr. requested install location and route of discharge line
- 14.D e) Several repairs completed during inspections of the drip fields zones 12,13,18,25 and 26 - Cleaned drip skid filters
- 14.E f) Nothing to report, all facilities are operational
- 14.F g) Refer to billing summary
- 14.G h) Refer to billing summary
- 14.H i) Refer to billing summary
- 14.I j) No issues reported
- 14.J k) Access points provided to legal to confirm easements
- 14.K l) No issues reported
- 14.L m) No issues reported
- 14.M n) No issues reported - can be removed from agenda
- 14.N o) No issues reported - can be removed from agenda
- 14.O p) Several pool construction projects are using HOA property for access - Inframark is working with the HOA on all pool applications
- 14.P q) No issues reported - can be removed from agenda

- 14.Q u) Winter storm presentation provided - we will begin preparing for winter weather in October
- 14.R r) Access points provided to legal to confirm easements to ponds for maintenance
- 14.S s) No issues reported - can be removed from agenda

**3) Water System**

- a) 523 active connections. 13 MG purchased for the month. 90.7% water accounted for.
- b) TCEQ water inspection conducted August reported alleged violation on monitoring distribution residual daily verses weekly- this was reported at the August meeting due to the population count -we started reporting weekly in April of 2021 prior to the TCEQ inspection - Data supplied was July 2020 to June 2021 prior to our daily sample schedule - Refer to attached Notice of Investigation for more information

**4) Drainage/Ponds**

- a) Erosion Control Inspections will now be done weekly by Inframark for all construction, including pools. Reports will be sent to homeowner, contractor, or builder; and Ron Meyer. Violations immediately damaging to the stormwater system will be immediately fined \$500; others will be given a week to cure before fined \$500.
- b) When residents secure architectural approval, the HOA confirmed they provide a District pool application and remind residents they need District approval prior to beginning construction.

**5) Construction**

- a) Conducted 16 builder inspections, 8 re-inspections and 6 pool inspections.

**Current Items Requiring Board Approval**

Amount	WO#	Vendor	Description

## PUBLIC NOTICE

Notice is hereby given that on Sept. 15, 2021, the Lower Colorado Regional Water Planning Group (Region K) will hold a pre-planning public meeting to obtain public input on the development of the 2026 Regional Water Plan and the 2027 State Water Plan (the Plans), including the Scope of Work – 2026 Regional Water Plans, and including issues that should be addressed or provisions that should be included in the Plans. Region K members will also discuss the potential process for conducting interregional coordination regarding water management strategies during development of the regional water plan.

By issuance of this Public Notice, a comment period is active until 30 days past the Sept. 15 meeting. Members of the public may submit written and oral comments regarding the 2026 Regional Water Plan and the 2027 State Water Plan and the process for conducting interregional coordination regarding water management strategies during development of the regional water plan.

Written comments will be accepted from Aug. 16, 2021, through Oct. 15, 2021, and may be submitted to Annette Keaveny, Lower Colorado River Authority, P.O. Box 220, Austin, TX 78767-0220 or [administrative@regionk.org](mailto:administrative@regionk.org). Oral comments may be submitted during the public meeting at 10 a.m. on Sept. 15, 2021, at LCRA's Dalchau Service Center, 3505 Montopolis Drive, Austin, Texas. Oral comments may not exceed three minutes per speaker.

The recently completed 2021 Region K Water Plan and a map of the Region K planning area and the scope of work for the 2026 Regional Water Plan are available at [www.regionk.org](http://www.regionk.org).

For additional information, contact Annette Keaveny, administrator for Region K, at 512-578-2271 or [administrative@regionk.org](mailto:administrative@regionk.org).

The Region K Public Meeting addressing the development of the 2026 Region K regional water plan, scope of work, and discussing interregional coordination will take place at the following location at the specified date and time:

Public Meeting: Sept. 15, 2021  
10 a.m.  
LCRA Dalchau Service Center, Bldg. A  
3505 Montopolis Drive  
Austin, TX 78744

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Toby Baker, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

August 26, 2021

**CERTIFIED MAIL 9489 0090 0027 6008 0983 04**  
**RETURN RECEIPT REQUESTED**

Mr. Nathan Neese, President  
Reunion Ranch WCID  
12912 Hill Country Blvd, Suite F-232  
Austin, Texas 78738-7119

Re: Notice of Violation for Comprehensive Compliance Investigation at:  
Reunion Ranch WCID Public Water System - Hays County  
Regulated Entity No.: 106736218; PWS ID No.: 1050175; TCEQ Investigation No.:  
1737386

Dear Mr. Neese,

On August 19, 2021, Ms. Claire Nolen of the Texas Commission on Environmental Quality (TCEQ) Austin Region Office conducted an investigation of the above-referenced regulated entity to evaluate compliance with applicable Public Water System (PWS) requirements. Enclosed is a summary which lists the investigation findings. During the investigation, one alleged violation was identified for which compliance documentation is required. Additionally, two additional issues were noted during the investigation. Please submit to this office by **October 25, 2021** a written description of corrective action taken and the required documentation demonstrating that compliance has been achieved for the outstanding alleged violation.

In the listing of the alleged violation, we have cited applicable requirements, including TCEQ rules. Please note that both the rules themselves and the agency brochure entitled *Obtaining TCEQ Rules* (GI 032) are located on our agency website at <http://www.tceq.texas.gov> for your reference. If you would like a hard copy of this brochure mailed to you, you may call and request one from either the Austin Region Office at (512) 339-2929 or the Central Office Publications Ordering Team at 512-239-0028.

The TCEQ appreciates your assistance in this matter. Please note that the Legislature has granted TCEQ enforcement powers which we may exercise to ensure compliance with environmental regulatory requirements. We anticipate that you will resolve the alleged violation as required in order to protect the State's environment. If you have additional information that we are unaware of, you have the opportunity to contest the violation documented in this notice. Should you choose to do so, you must notify the Austin Region Office within 10 days from the date of this letter. At that time, Mr. Shawn Stewart, Water Program Section Manager will schedule a violation review meeting to be conducted within 21 days from the date of this letter.



Mr. Neese  
Page 2  
August 26, 2021

However, please be advised that if you decide to participate in the violation review process, the TCEQ may still require you to adhere to the compliance schedule included in the enclosed Summary of Investigation Findings until an official decision is made regarding the status of the contested violation.

If you or members of your staff have any questions, please feel free to contact Ms. Nolen in the Austin Region Office at (512) 339-2929.

Sincerely,



Chad Ahlgren  
Water Work Leader  
Austin Region Office  
Texas Commission on Environmental Quality

CA/cn

Enclosure: Summary of Investigation Findings

cc: Vanessa Chapa, Inframark Compliance Manager, 32259 Morton Road, Brookshire, TX 77423-8787

# Summary of Investigation Findings

REUNION RANCH WCID	Investigation # 1737386
, HAYS COUNTY,	Investigation Date: 08/19/2021
Additional ID(s): 1050175	

## OUTSTANDING ALLEGED VIOLATION(S) ASSOCIATED TO A NOTICE OF VIOLATION

Track No: 788334      Compliance Due Date: 10/26/2021  
30 TAC Chapter 290.101

### Alleged Violation:

Investigation: 1737386

Comment Date: 08/23/2021

Failure to monitor the disinfectant residual in the distribution system at least once per day. Specifically, Monthly Operating Reports for July 2020 to June 2021 submitted by Inframark displayed (approximately) weekly disinfectant residual monitoring.

**Recommended Corrective Action:** The PWS shall begin monitoring disinfectant residual within the distribution system daily according to 30 TAC 290.110(c)(4)(B) and submit documentation demonstrating compliance to the Austin Regional Office by the compliance due date.

## ADDITIONAL ISSUES

### Description

### Additional Comments

Item #1

Update Operations Manual with current emergency contacts and other contact information for Reunion Ranch WCID PWS - see 30 TAC 290.42(l).

Item #3

Update Monitoring Plan to include distribution system map with sample sites indicated - see 30 TAC 290.121(b)(1).

Item #2

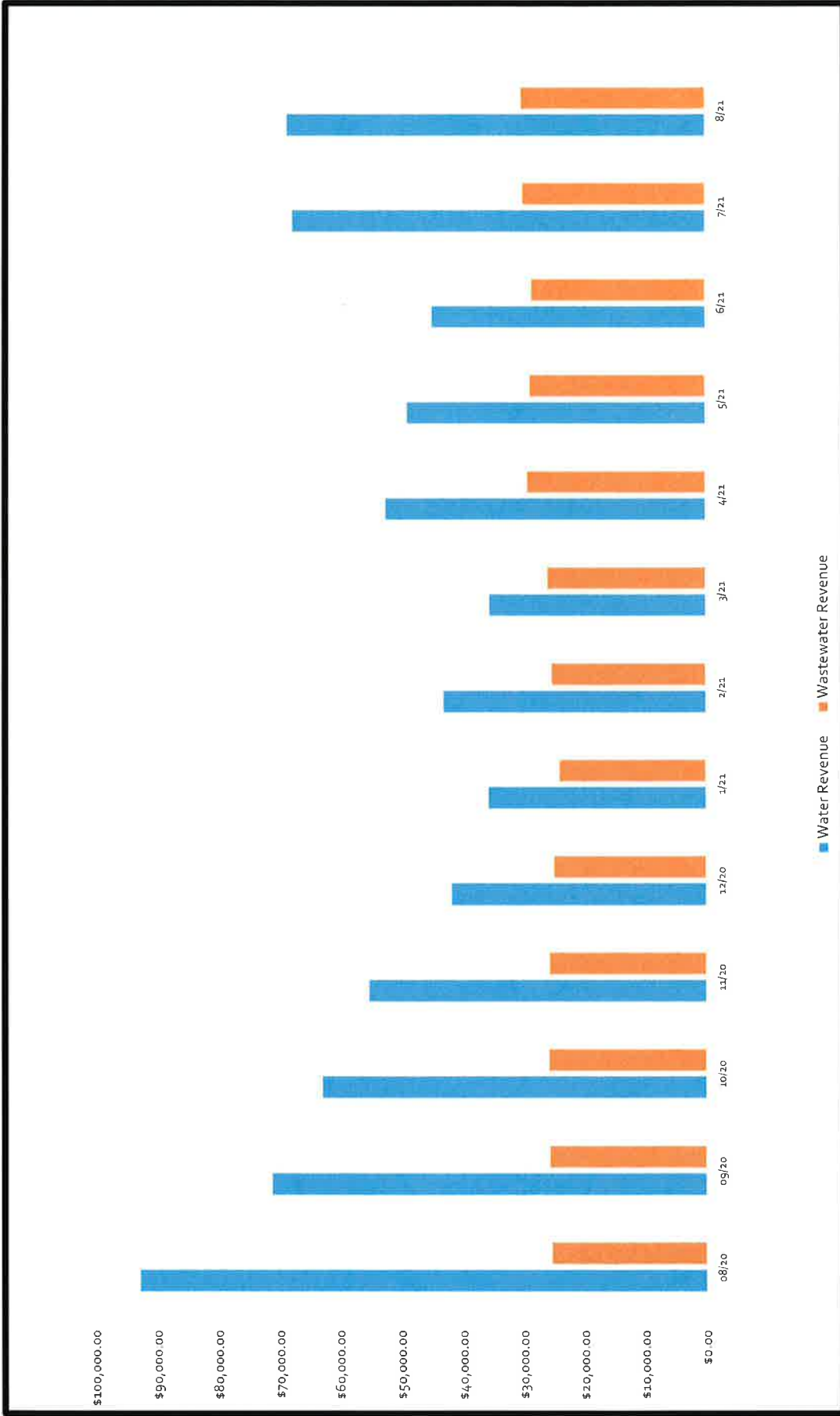
Ensure all backflow prevention tests/records are recorded on TCEQ Form 20700 - "Cross-Connection Control and Backflow Prevention" - see 30 TAC 290.44(h)(c).



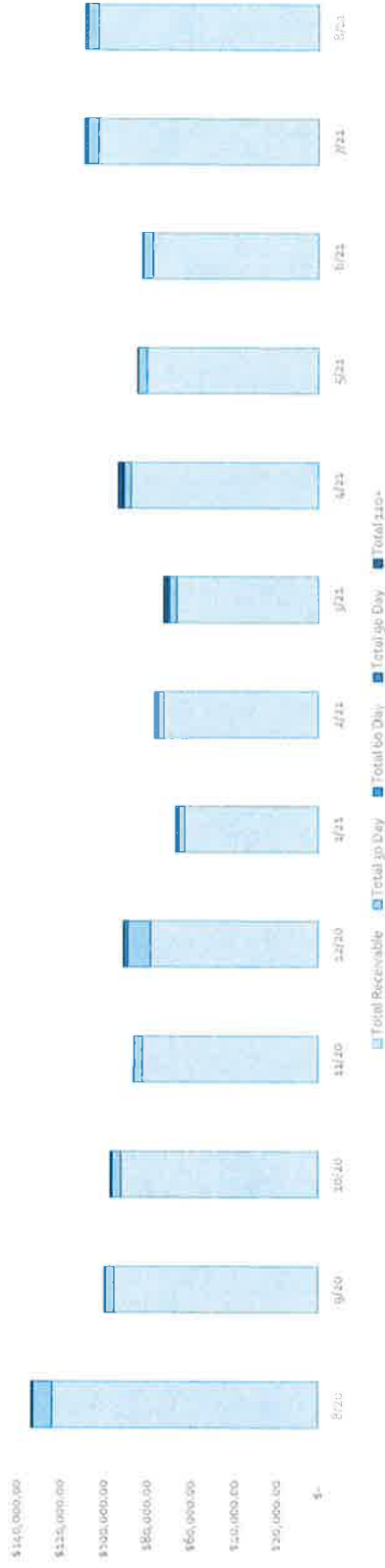
**Billing Summary**

Description	Connections		Variance
	Aug-20	Aug-21	
Residential	457	508	51
Commercial - HOA	14	14	
Hydrant	2	0	(2)
Tracking	1	1	-
Reclaimed	-	-	
<b>Total Number of Accounts Billed</b>	<b>474</b>	<b>523</b>	<b>49</b>
	<b>Consumption</b>		
Residential	11,269,000	9,239,000	(2,030,000)
Commercial - HOA	3,609,000	2,429,000	(1,180,000)
Hydrant	-	-	-
Tracking	575,000	-	(575,000)
Reclaimed	-	-	
<b>Total Gallons Consumed</b>	<b>15,453,000</b>	<b>11,668,000</b>	<b>(3,785,000)</b>
	<b>Average Consumption</b>		
Residential	24,659	18,187	(6,472)
Commercial - HOA	257,786	173,500	-
Hydrant	-	0	500
Tracking	575,000	-	(575,000)
Reclaimed	-	-	-
<b>Avg Water Use for Accounts Billed</b>	<b>32,601.27</b>	<b>22,309.75</b>	<b>(10,292)</b>
Total Billed	119,593	100,097	(19,496)
Total Aged Receivables	3,972	3,611	(361)
<b>Total Receivables</b>	<b>123,565</b>	<b>103,708</b>	<b>(19,857)</b>

12 Billing Month History Revenue by Category



## 12 Month Accounts Receivable and Collections Report



Date	Total Receivable	Total 30 Day	Total 60 Day	Total 90 Day	Total 120+
8/20	\$ 123,564.66	\$ 8,733.77	\$ 366.70	\$ 83.42	\$ 260.23
9/20	\$ 95,115.55	\$ 3,916.26	\$ 47.55	\$ -	\$ 343.65
10/20	\$ 92,013.46	\$ 4,019.90	\$ 742.29	\$ 2.25	\$ 150.00
11/20	\$ 82,439.31	\$ 3,512.35	\$ 38.02	\$ -	\$ 150.00
12/20	\$ 78,484.70	\$ 10,467.78	\$ 1,635.25	\$ 4.25	\$ 150.00
1/21	\$ 62,838.23	\$ 2,826.80	\$ 1,230.94	\$ -	\$ 150.00
2/21	\$ 71,868.27	\$ 2,651.64	\$ 710.54	\$ 963.56	\$ 150.00
3/21	\$ 66,589.70	\$ 3,275.28	\$ 1,024.60	\$ 514.93	\$ 1,113.56
4/21	\$ 87,819.19	\$ 3,097.37	\$ 518.88	\$ 445.96	\$ 1,628.49
5/21	\$ 80,520.21	\$ 3,945.96	\$ 72.97	\$ -	\$ 150.00
6/21	\$ 77,784.01	\$ 4,302.55	\$ 438.49	\$ 72.97	\$ 150.00
7/21	\$ 102,933.47	\$ 4,971.98	\$ 1,167.63	\$ 85.28	\$ 150.00
8/21	\$ 102,933.47	\$ 4,971.98	\$ 1,167.63	\$ 85.28	\$ 150.00
Board Consideration to Write Off	\$0.00				
Board Consideration Collections	\$0.00				
Delinquent Letter Mailed	14				
Delinquent Tags Hung	N/A				
Disconnects for Non Payment	N/A				

on 9.7.21  
on 9.16.21  
on 9.21.21



**Water Production and Quality**

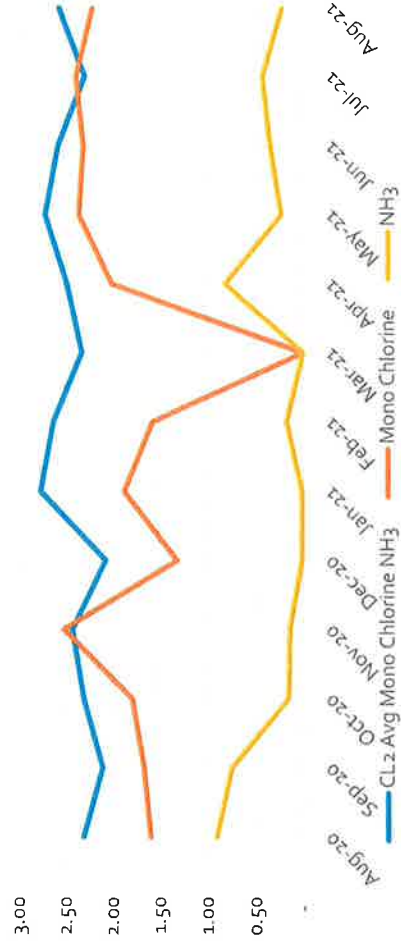
**Water Quality Monitoring**

**2.42**

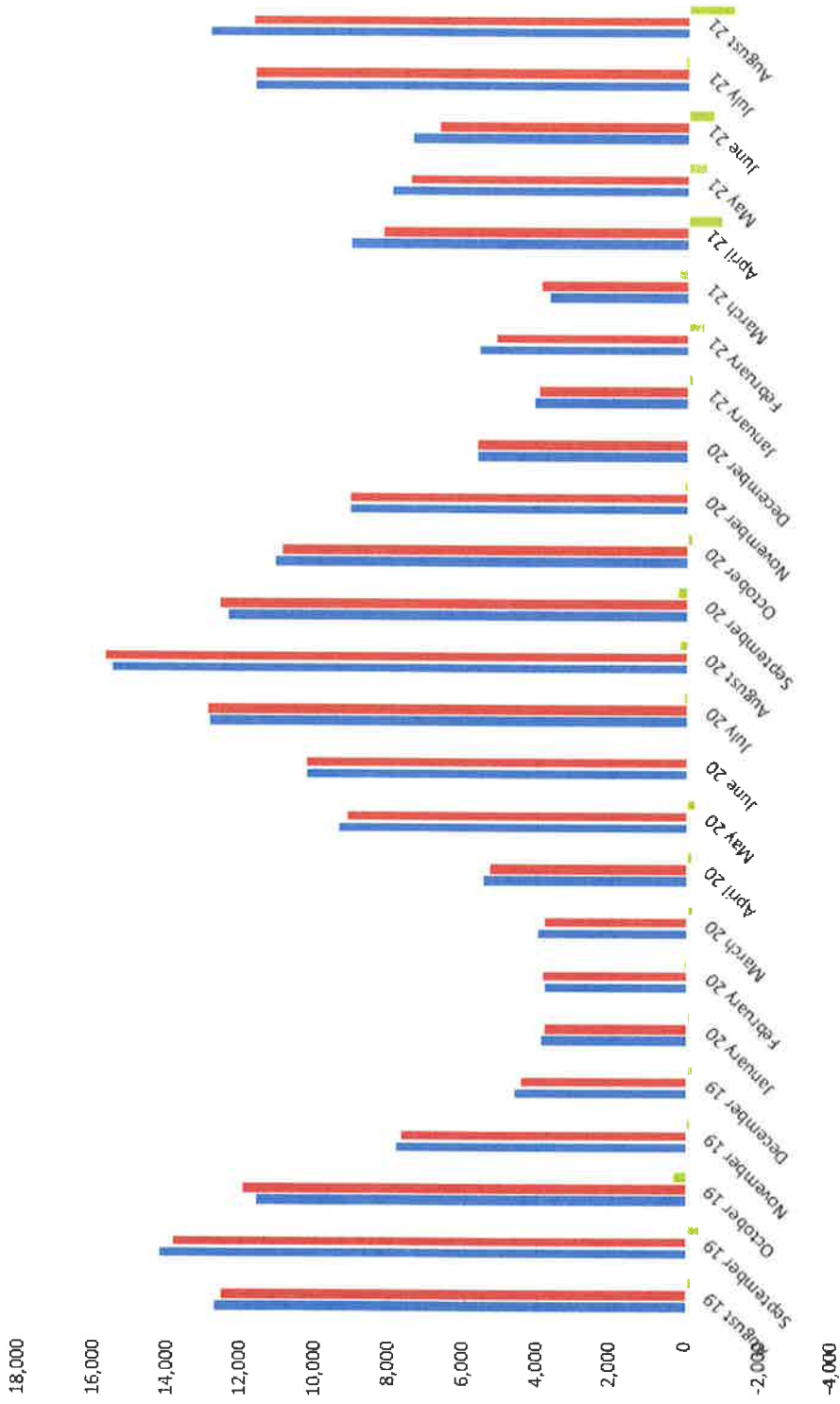
**Current Annual Avg**  
State Requirements Must Be Above .50

Date	CL2 Avg	Mono Chlorine	NH3
Aug-20	2.30	1.59	0.90
Sep-20	2.10	1.66	0.74
Oct-20	2.30	1.79	0.15
Nov-20	2.42	2.51	0.14
Dec-20	2.07	1.31	0.01
Jan-21	2.76	1.87	0.01
Feb-21	2.62	1.57	0.17
Mar-21	2.32	0.00	0.00
Apr-21	2.48	2.00	0.81
May-21	2.71	2.35	0.23
Jun-21	2.57	2.30	0.34
Jul-21	2.29	2.38	0.42
Aug-21	2.56	2.21	0.22

CL<sub>2</sub> Avg-Mono Chlorine - NH<sub>3</sub>



# Water Accountability Report



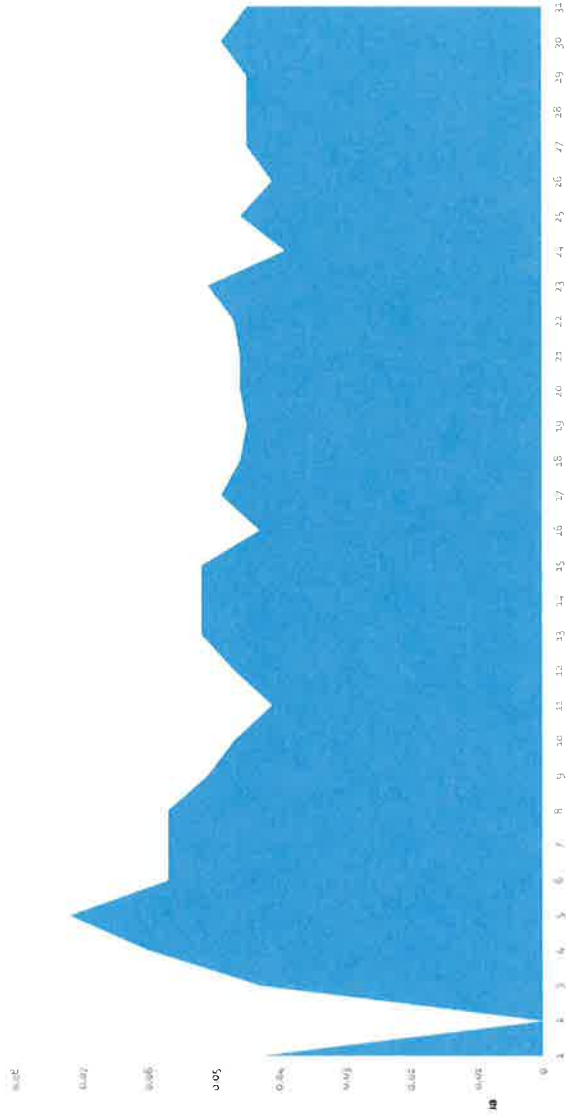
Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gal.s Loss (-)	% Loss	Accounted For
August 19	8/16/19	389	12,709	12,554	15	(140)	-1.10%	98.90%
September 19	9/17/19	399	14,217	13,856	0	(361)	-2.54%	97.46%
October 19	10/16/19	407	11,605	11,944	7	346	2.98%	102.98%
November 19	11/15/19	415	7,813	7,702	13	(98)	-1.25%	98.75%
December 19	12/17/19	424	4,622	4,461	5	(156)	-3.38%	96.62%
January 20	1/16/20	426	3,910	3,792	10	(108)	-2.77%	97.23%
February 20	2/17/20	432	3,820	3,840	9	29	0.75%	100.75%
March 20	3/18/20	443	3,996	3,793	8	(195)	-4.89%	95.11%
April 20	4/17/20	453	5,479	5,326	7	(146)	-2.66%	97.34%
May 20	5/18/20	459	9,377	9,157	8	(212)	-2.26%	97.74%
June 20	6/17/20	463	10,260	10,251	7	(2)	-0.10%	99.99%
July 20	7/17/20	468	12,895	12,956	1	62	0.48%	100.48%
August 20	8/18/20	474	15,588	15,754	8	174	1.12%	101.12%
September 20	9/18/20	481	12,398	12,644	8	254	2.05%	102.05%
October 20	10/19/20	485	11,108	10,956	7	(145)	-1.31%	98.69%
November 20	11/18/20	489	9,106	9,129	8	31	0.34%	100.34%
December 20	12/17/20	496	5,686	5,658	0	(20)	-0.48%	99.52%
January 21	1/15/21	498	4,118	3,998	7	(113)	-2.75%	97.25%
February 21	2/20/21	502	5,619	5,175	0	(444)	-7.90%	92.10%
March 21	3/19/21	504	3,695	3,920	15	240	6.49%	106.49%
April 21	4/19/21	506	9,134	8,227	5	(902)	-9.88%	90.12%
May 21	5/20/21	506	8,030	7,512	0	(518)	-6.45%	93.55%
June 21	6/18/21	516	7,447	6,752	7	(688)	-9.24%	90.76%
July 21	7/19/21	519	11,704	11,712	7	15	0.12%	100.12%
August 21	8/19/21	523	12,965	11,748	7	(1,210)	-9.33%	90.67%





Wastewater Production and Quality

### Wastewater Flows for the Month of August



**For the Month of August**

	PERMIT	ACTUAL	COMPLIANT	PERCENT
Flow WWTP (Avg.)	0.050 MGD	0.047 MGD	Yes	<b>94.0%</b>
BOD (Avg)	20 mg/L	4.0 mg/L	Yes	
TSS (Avg)	20 mg/L	19.0 mg/L	Yes	
Chlorine Residual (Min)	1.0 mg/L	1.3 mg/L	Yes	
PH (Min)	6.0 Std Units	7.49 Std Units	Yes	
PH (Max)	9.0 Std Units	7.49 Std Units	Yes	

**For the Month of July**

Flow WWTP (Avg.)	0.050 MGD	0.045 MGD	Yes	<b>90.0%</b>
BOD (Avg)	20 mg/L	62.0 mg/L	No	
TSS (Avg)	20 mg/L	85.8 mg/L	No	
Chlorine Residual (Min)	1.0 mg/L	1.2 mg/L	Yes	
PH (Min)	6.0 Std Units	7.27 Std Units	Yes	
PH (Max)	9.0 Std Units	7.27 Std Units	Yes	

**Reunion Ranch WCID Wastewater Flow Historical**

\* Water Leak at Rec Center

	Connections	Total Flows	Average	Avg Flow Per Connection	WWTP Capacity %
Aug-21	523	1,457,000	47,000	90	94%
Jul-21	519	1,391,000	45,000	87	90%
Jun-21	516	1,387,000	46,000	89	92%
May-21	506	1,370,000	44,000	87	88%
Apr-21	506	1,189,000	40,000	79	80%
Mar-21	504	1,472,000	48,000	95	96%
Feb-21	502	1,234,000	44,000	88	88%
Jan-21	498	1,640,000	53,000	106	106%
<b>TOTALS</b>		<b>11,140,000</b>	<b>45,875.00</b>	<b>90</b>	<b>92%</b>
Dec-20	496	1,715,000	55,000	111	110%
Nov-20	489	1,466,000	49,000	100	98%
Oct-20	485	1,543,000	50,000	103	100%
Sep-20	481	1,511,000	50,000	104	100%
Aug-20	474	1,661,000	54,000	114	108%
Jul-20	468	1,542,000	50,000	107	100%
Jun-20	463	1,594,000	53,100	115	106%
May-20	459	1,545,000	49,800	108	100%
Apr-20	453	1,372,000	46,000	102	92%
Mar-20	443	1,344,000	43,000	97	86%
Feb-20	432	1,156,000	40,000	93	80%
Jan-20	426	1,129,000	36,000	85	72%
<b>TOTALS</b>		<b>17,578,000</b>	<b>47,991.67</b>	<b>103</b>	<b>96%</b>
Dec-19	424	1,171,000	38,000	90	76%
Nov-19	415	1,103,000	37,000	89	74%
Oct-19	407	1,167,000	38,000	93	76%
Sep-19	399	1,144,000	39,000	98	78%
Aug-19	389	1,306,000	42,000	108	84%
Jul-19	381	1,204,000	39,000	102	78%
Jun-19	371	1,038,000	35,000	94	70%
May-19	363	1,139,000	37,000	102	74%
Apr-19	358	1,017,000	33,000	92	66%
Mar-19	353	933,000	30,000	85	60%
Feb-19	347	807,000	29,000	84	58%
Jan-19	327	1,073,000	35,000	107	70%
<b>TOTALS</b>		<b>13,102,000</b>	<b>36,000</b>	<b>95</b>	<b>72%</b>

Open Work Orders for Pond maintenance & repair:

WO#:	Location:	Work scheduled:
2275994	591B Katie Dr, DP 2-4	Investigate deep trench, remove vegetation – work has started
2396357	Mary Elise Way, DP 2-2	Clean silt & vegetation from inlet – holding water – work has started
2461680	Mary Elise Way, DP 2-2	Small Erosion issue, hole forming by Inlet – work has started
2461783	Jacksdaw Dr, DP 3-3	Erosion issue at embankment of Pond – work has started
2646427	Reunion Ranch DP 2-3	Re-investigate if loop is still welded to gate to attach chain

### Completed Work Orders for Pond maintenance and repair:

<b>WO#:</b>	<b>Location:</b>	<b>Work scheduled:</b>
1701893	Mary Elise Way, DP 2-2	Add grass seed around Pond area
1701898	Mary Elise Way, DP 2-2	Clean silt out of Inlet structure
2053455	591B Katie Dr, DP 2-4	Replace rock that washed out on road to Pond
2135542	Jacksdaw Dr, DP 3-1	Erosion issue at outfall/spillway, area around erosion control fabric and french drain s eroding
2155301	Mary Elise Way, DP 2-2	Clean Inlet
2155305	Reunion Blvd, DP 2-3	Clean Inlet
2276034	Jacksdaw Dr, DP 3-1	Clean Inlet – full of silt
2276039	Reunion Blvd, DP 2-3	Clean Inlet – full of vegetation and silt
2319072	591B Katie Dr, DP 2-4	Replace broken stack located in the sand basin
2319078	591B Katie Dr, DP 2-4	Clean Inlet by fence on far right, clean deep ditch inlet in back
2319098	Jacksdaw Dr, DP 3-1	Clean Inlet
2367082	591B Katie Dr, DP 2-4	Clean silt out of sand bay area so it will drain, clean splitter box – clean silt so it won't hold water, grade in front of splitter box in front of inlet
2387972	RRWCID District Area	Clean all storm outlets as identified on TCEQ Inspection
2466755	591B Katie Dr, DP 2-4	Replaced lock on gate
2483580	591B Katie Dr, DP 2-4	Reset No Trespassing sign
2483622	Mary Elise Way, DP 2-2	Safety issue on trail, Metal edging above ground, replace missing red/white striped gate arm
2396347	Jacksdaw Dr, DP 3-1	Clean silt from inlet – holding water
2543838	Jayne CV	Needs cleaning, remove leaves
2546492	Reunion Blvd, DP 2-3	Clean Inlet

2617180	Reunion Ranch Blvd, DP 2-3	Weld Ring onto end of gate to secure chain, clean inlets
2619039	Denise Cove Storm Drain	Clear vegetation from Bull Rock, remove sediment from inlet



**STORMWATER POND INSPECTION  
DRAIN OUTLET**

DISTRICT: REUNION RANCH

DATE: 09/01/2021

WO#: 2617998

TECH.: TAMMY YBARRA

Pond Location	DENISE COVE DRAIN INLET
Pond water level	N/A
Does the pond drain within 48 hours?	N/A
Sediment depth in the forbay?	N/A
Sediment depth in the sand filter area?	N/A
Trash found at site?	N/A
Is vegetation below 18" in height?	N/A
Trees or brush found in basin area?	N/A
Condition of the media?	N/A
Condition of vegetation around the out fall pipe	N/A
Was sediment found in the under drain piping? Remove open clean out tops and check	N/A
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?	N/A
Discharge valve open operational	N/A
Emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	N/A

**COMMENTS:**







**STORMWATER POND INSPECTION**

DISTRICT: REUNION RANCH

DATE: 09/01/2021

WO#: 2617998

TECH.: TAMMY YBARRA

Pond Location	JANE COVE DRAIN
Pond water level	N/A
Does the pond drain within 48 hours?	N/A
Sediment depth in the forbay?	N/A
Sediment depth in the sand filter area?	N/A
Trash found at site?	N/A
Is vegetation below 18" in height?	N/A
Trees or brush found in basin area?	N/A
Condition of the media?	N/A
Condition of vegetation around the out fall pipe	N/A
Was sediment found in the under drain piping? Remove open clean out tops and check	N/A
Any damage to structural elements (pipes, concrete drainage, retaining walls, gabian walls, etc.)?	N/A
Discharge valve open operational	N/A
Emergency bypass valve closed and operational	N/A
Are all inlets in area clear of debris and sediment?	N/A

**COMMENTS**

HAS SEDIMENT







# STORMWATER POND INSPECTION WET PONDS

DISTRICT: REUNION RANCH

DATE: 07/12/2021

WO#: 2594317

TECH.: TAMMY YBARRA

Pond Location	WQP 2-2
Pond water level?	FULL
Inlets in good structural condition?	YES
Inlets clear of accumulated sediment or debris?	YES <b>WO - 2396357</b>
Trash found at site?	NO
Sinkhole, cracks or seeps visible in the embankment?	YES
Erosion present at shoreline?	YES
Erosion occurring around the inlets or outlet structures?	YES
Discharge valve open operational?	N/A
Condition of vegetation around the out fall pipe?	GOOD
Excessive algae blooms present?	NO
Invasive plants present?	NO
Trees or woody vegetation present on the dam or embankment?	NO
Sediment has accumulated and reduced the volume of the pond?	NO DATA

**COMMENTS:**

**CLEAN INLET - WO-2396357**







# STORMWATER POND INSPECTION WET PONDS

DISTRICT: REUNION RANCH  
DATE: 08/31/2021  
WO#: 2617998  
TECH.: TAMMY YBARRA

Pond Location	WQP 2-3
Pond water level?	FULL
Inlets in good structural condition?	YES
Inlets clear of accumulated sediment or debris?	YES
Trash found at site?	NO
Sinkhole, cracks or seeps visible in the embankment?	NO
Erosion present at shoreline?	NO
Erosion occurring around the inlets or outlet structures?	NO
Discharge valve open operational?	N/A
Condition of vegetation around the out fall pipe?	N/A
Excessive algae blooms present?	NO
Invasive plants present?	NO
Trees or woody vegetation present on the dam or embankment?	NO
Sediment has accumulated and reduced the volume of the pond?	NO DATA

**COMMENTS:**

GATE IS LOOP FOR CHAIN AND LOCK - WO# 264627







## STORMWATER POND INSPECTION SAND FILTER SYSTEM

DISTRICT: REUNION RANCH

DATE: 09/01/2021

WO#: 2617998

TECH.: TAMMY YBARRA

WQP 2-4

DRY

YES

2" - 3"

2" - 3"

NO

YES

NO

OKAY

HEAVILY VEGETATED

NO

NO

STANDING WATER/ALGAE

N/A

NO

### COMMENTS: NEEDS MOWING

INVESTIGATE VEGETATION AT DEEP TRENCH - WO 2275994





## STORMWATER POND INSPECTION WET PONDS

DISTRICT: REUNION RANCH  
 DATE: 09/01/2021  
 WO#: 2617998  
 TECH.: TAMMY YBARRA

Pond Location	WQP 3-1 (BEHIND 3105 REUNION RANCH)
Pond water level?	FULL
Inlets in good structural condition?	YES
Inlets clear of accumulated sediment or debris?	SMALL AMOUNT
Trash found at site?	NO
Sinkhole, cracks or seeps visible in the embankment?	NO
Erosion present at shoreline?	NO
Erosion occurring around the inlets or outlet structures?	NO
Discharge valve open operational?	N/A
Condition of vegetation around the out fall pipe?	OKAY
Excessive algae blooms present?	NO
Invasive plants present?	NO
Trees or woody vegetation present on the dam or embankment?	NO
Sediment has accumulated and reduced the volume of the pond?	NO DATA

**COMMENTS**

SMALL AMOUNT OF SEDIMENT AT INLET







# STORMWATER POND INSPECTION WET PONDS

DISTRICT: REUNION RANCH  
DATE: 09/01/2021  
WO#: 2617998  
TECH.: TAMMY YBARRA

Pond Location	WQP 3-3 (Behind 3142 Reunion Ranch)
Pond water level?	FULL
Inlets in good structural condition?	N/A
Inlets clear of accumulated sediment or debris?	N/A
Trash found at site?	NO
Sinkhole, cracks or seeps visible in the embankment?	YES
Erosion present at shoreline?	YES
Erosion occurring around the inlets or outlet structures?	YES
Discharge valve open operational?	N/A
Condition of vegetation around the out fall pipe?	OKAY
Excessive algae blooms present?	NO
Invasive plants present?	NO
Trees or woody vegetation present on the dam or embankment?	NO
Sediment has accumulated and reduced the volume of the pond?	NO DATA
<b>COMMENTS:</b>	<b>EROSION ON EMBANKMENT - WO 2461783</b>





# Winter Storm URI

Review and Evaluation

Presented by:

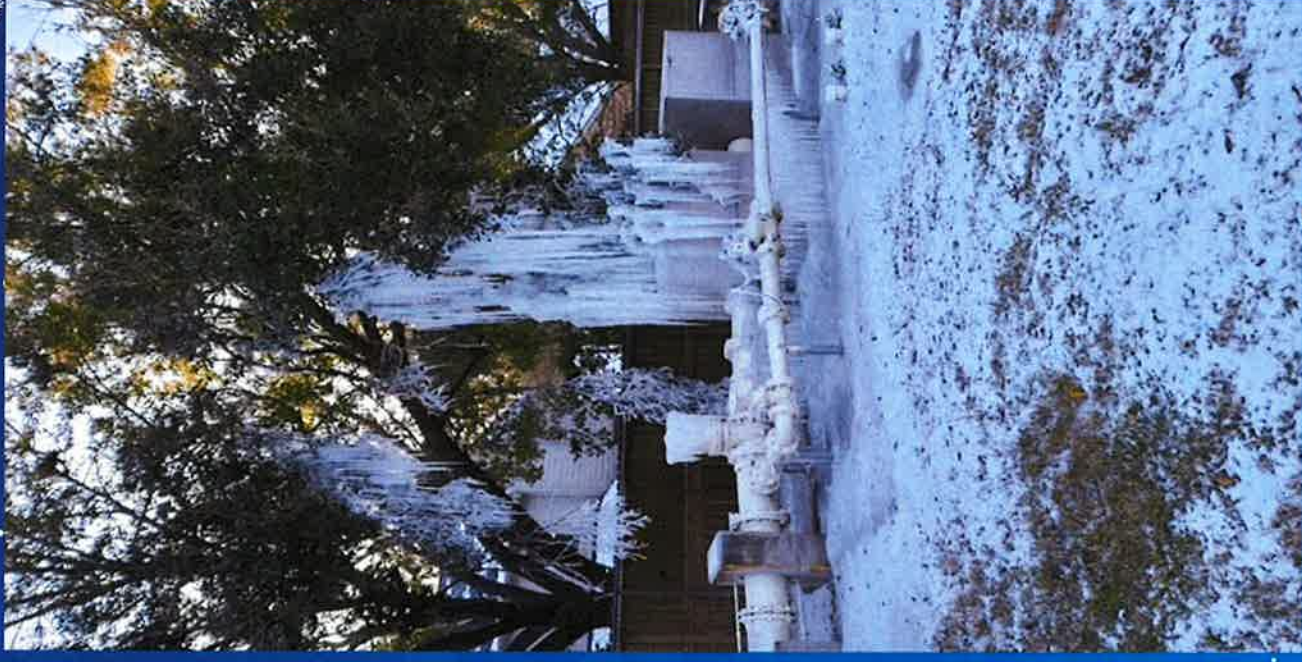
Todd A. Burrer

VP, Texas MUDs Inframark



# URI

- Inframark Winter Prep
- URI Timeline Review
- URI Facts/Summary
- Triage
- Boil Water Notice-Facts
- Lessons Learned





# Inframark Operations Winter Prep

- Winterization program begins in September of each year
- We have a process for both water and wastewater plants:
  1. Initial audit performed by operator
  2. Operator identifies new items that need to be winterized
  3. Operator identifies winterization that needs replacement
  4. Materials are obtained and those items are winterized
  5. Manager then visits the facility and inspects before signing off



## Freeze Protection Water Treatment Plant Audit Form

Facility or Site: \_\_\_\_\_ Date: \_\_\_\_\_

Jobsite Address: \_\_\_\_\_

Item	Complete
All Valves	Y N
Sensor Lines	Y N
HPT Site Glasses	Y N
Backflow Preventer	Y N
Blow-Off	Y N
Chemical Feed Solution lines	Y N
Drip Oillers	Y N
Exposed Water Lines	Y N
Do Heaters Work?	Y N
Any and all Items Subject to Freeze	Y N

\* Any items marked No need to be corrected before facility can be considered winterized.

Met with operator to address and complete all freeze protection issues? Y N

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Facility Operator \_\_\_\_\_ Date \_\_\_\_\_

Manager/ Lead \_\_\_\_\_ Date \_\_\_\_\_



# Inframark ARS Winter Prep

- Topped off fuel tanks
- Repaired HPT housing (where advised)
- Repaired GST receptacles (where advised)
- Replaced defective heaters (where advised)
- Made contact with suppliers

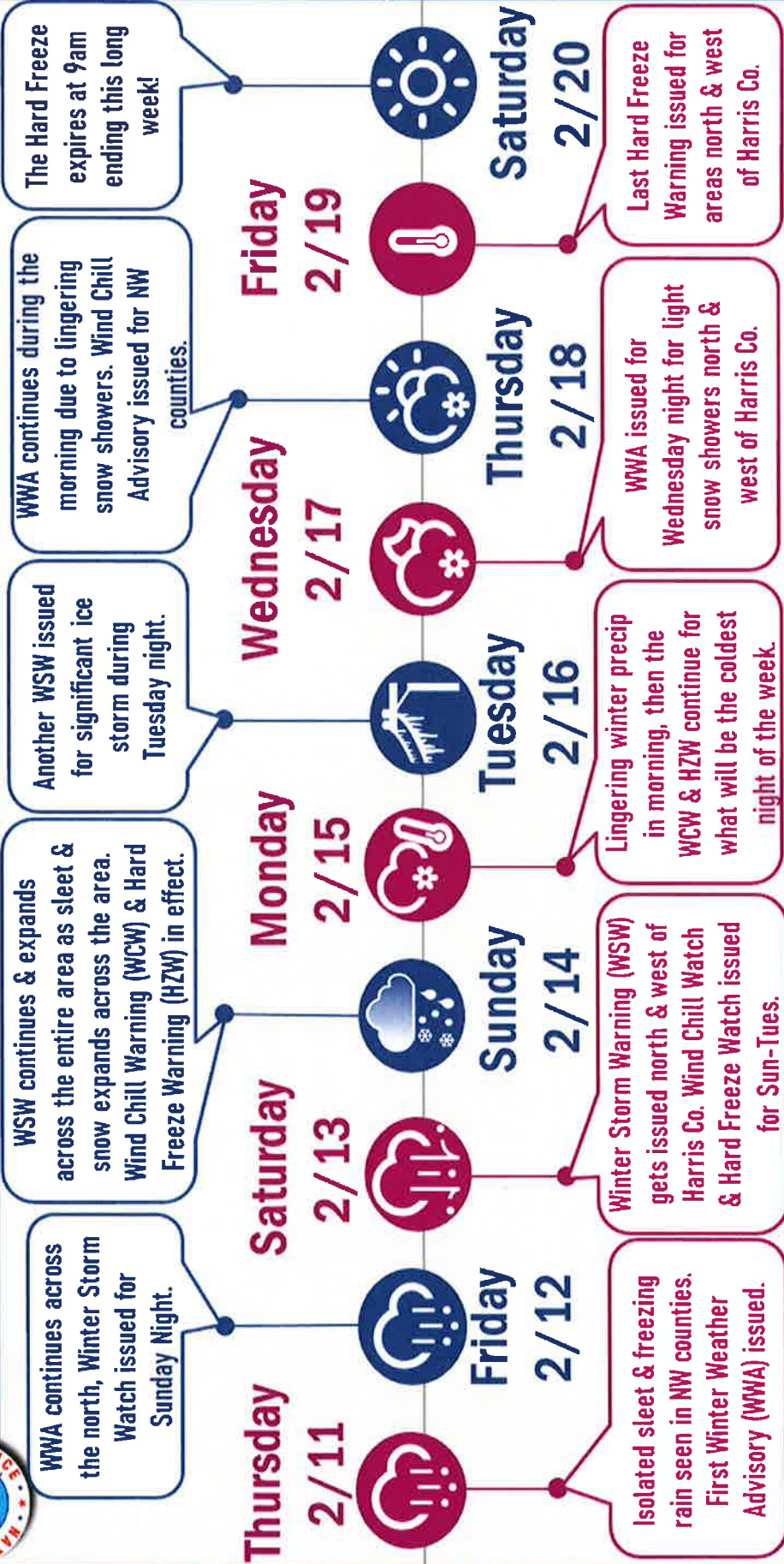


# URI Timeline

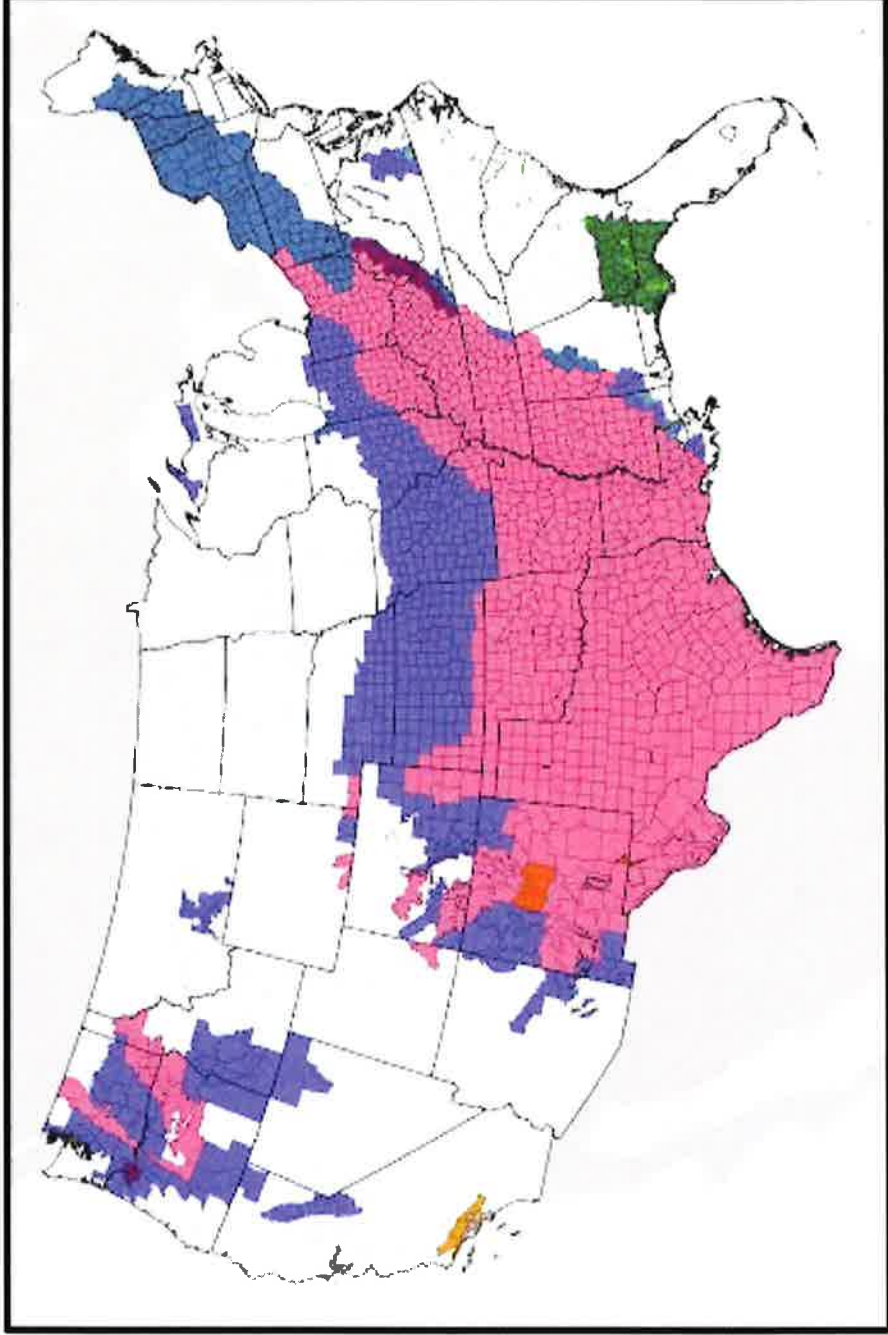


## February Winter Outbreak Timeline

NATIONAL WEATHER SERVICE  
OCEANIC AND ATMOSPHERIC ADMINISTRATION  
Houston, TX



# February 14, 2021



Winter Storm Warnings across the entire State of Texas on February 14, 2021.



# URI Facts

## How Does The Cold Over The Last Days Rank Historically?

*A look at the average temperature from February 11<sup>th</sup> - 17<sup>th</sup>*

	City of Houston	Houston Hobby	College Station	City of Galveston
1	29.7° 1895	34.3° 2021	24.6° 1899	31.3° 1895
2	30.1° 1899	41.6° 1958	25.9° 2021	37.6° 1899
3	32.5° 2021	43.7° 1963	29.1° 1895	39.7° 2021
4	38.6° 1905	44.5° 2010	39.4° 1958	40.1° 1905
5	41.6° 1958	45.6° 1981	41.9° 2010	43.3° 1958

Feb	Max	Avg	Min
1	65	49.3	35
2	68	51.0	35
3	76	57.6	37
4	85	67.1	55
5	59	51.6	45
6	76	56.0	47
7	70	54.9	39
8	76	57.2	43
9	64	56.3	48
10	47	41.3	38
11	37	33.6	
12	33	31.3	
13	32	30.0	28
14	31	24.8	14
15	27	15.8	10
16	25	18.0	6
17	32	29.1	23
18	32	27.6	0
19	44	31.5	20
20	62	42.9	22
21	75	57.6	
22	76	56.0	
23	78	60.5	
24	83	71.4	65
25	65	55.5	52
26	60	53.9	49
27	79	66.0	57
28	77	71.8	60



# URI Facts-Austin



February 2021 South Central Texas Historical Winter Storm Event

## Broken Records for Climate Sites

### AUS - Austin Bergstrom International Airport

Date	MaxT/MinT	Records Broken
12 Feb, 2021	<b>34, 30</b>	Record low MaxT of 34 beats previous record of 37, 1963.
13 Feb, 2021	<b>32, 28</b>	Record low MaxT of 32 beat previous record of 38, 2004.
14 Feb, 2021	<b>31, 14</b>	Record low MaxT of 31 beat previous record of 33, 1951. Record low MinT of 14 beat previous record of 24, 1999.
15 Feb, 2021	<b>23, 9</b>	Record low MaxT of 23 beat previous record of 43, 1951. Record low MinT of 9 beat previous record of 23, 2007.
16 Feb, 2021	<b>27, 6</b>	Record low MaxT of 27 beat previous record of 31, 1979. Record low MinT of 6 beat previous record of 20, 2007. THIS IS A NEW FEBRUARY RECORD FOR THE SITE (8, 2/2/1951),
18 Feb, 2021	<b>32, 27</b>	Record low MaxT of 32 beat previous record of 39, 1979.

Date	Hours Below Freezing	Record Broken
12 - 19 Feb, 2021	<b>164 hrs</b>	Streak of hours <33 began 4 PM 12 Feb and ended prior to 11 AM on the 19th. Total of 6 days 20 hours. Previous record: 4d, 16h (late Jan-early Feb 1951)
15 Feb, 2021	<b>6.1"</b>	Record Snowfall breaks previous record of a Trace, 1951.
14 - 15 Feb, 2021	<b>6.4"</b>	Event total 6.4" is highest all time 2-day total (data since 1948)

# URI Facts-College Station



## Cold Review – College Station

Weather Forecast Office  
Houston/Galveston, TX  
Issued February 19, 2021 7:57 PM CT



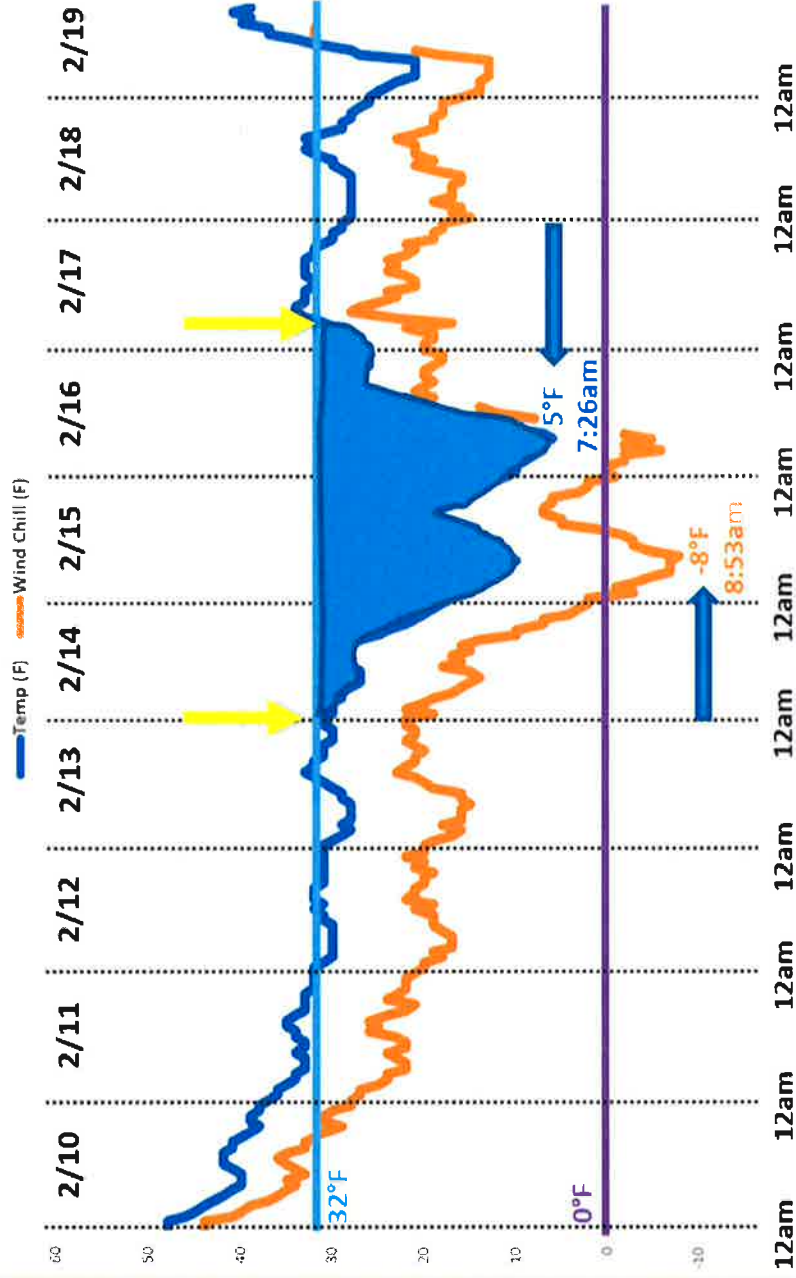
### College Station Cold Stats this Past Week

**Coldest Temperature:**  
5°F at 7:26am on the 16<sup>th</sup>

**Coldest Wind Chill:**  
-8°F at 8:53am on the 15<sup>th</sup>

**Longest Stretch of Freezing Temperatures:**  
86 consecutive hours from 3:53pm on 2/13 to 5:53am on 2/17

Temperature and Wind Chill Time Series - College Station



@NWSHouston

weather.gov/Houston



# URI Facts-IAH



## Cold Review – Houston (Bush Int.)

Weather Forecast Office  
Houston/Galveston, TX  
Issued February 19, 2021 7:57 PM CT



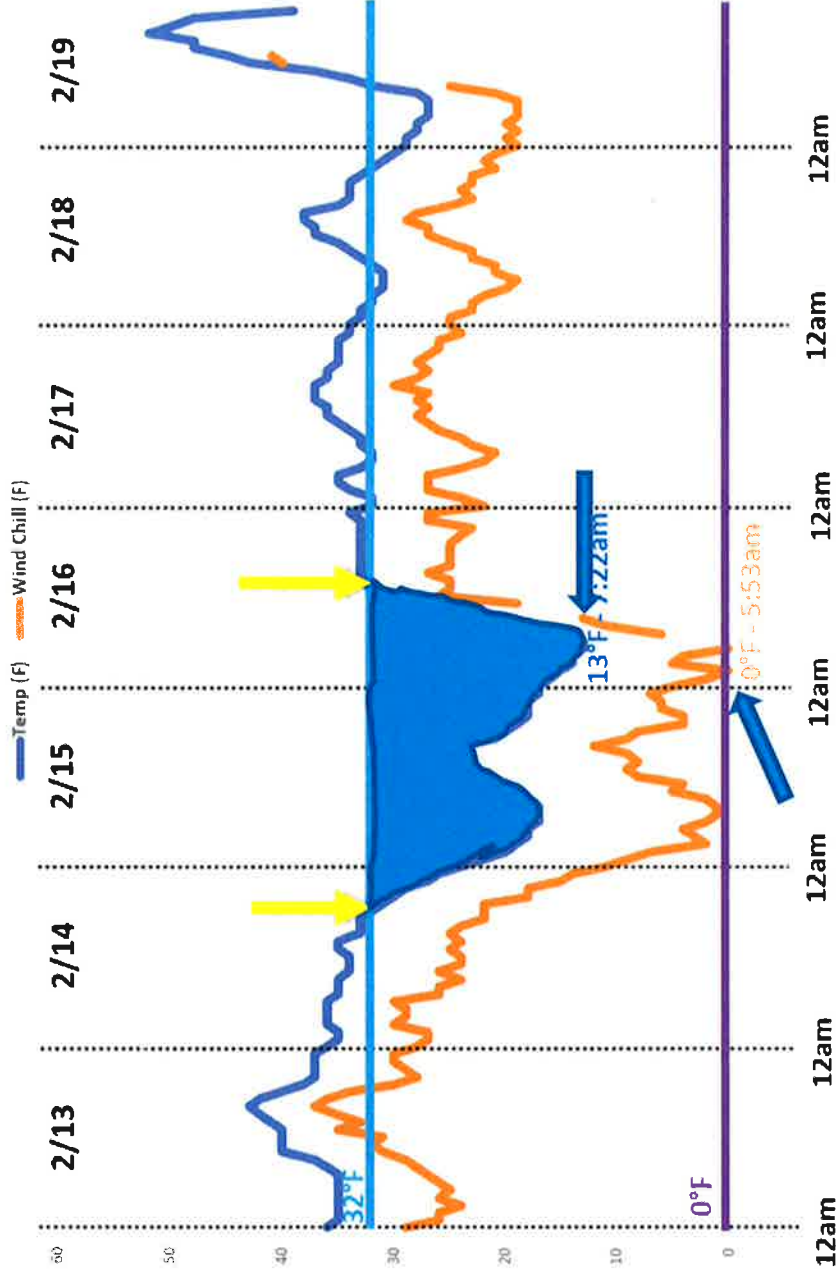
### Houston-Bush Cold Stats this Past Week

**Coldest Temperature:**  
13°F at 7:22am on the 16<sup>th</sup>

**Coldest Wind Chill:**  
0°F at 5:53am on the 16<sup>th</sup>

**Longest Stretch of Freezing Temperatures:**  
44 consecutive hours from 6:53pm on 2/14 to 1:53pm on 2/16

Temperature and Wind Chill Time Series - Houston (IAH)





# URI Facts-Galveston



## Cold Review - Galveston

Weather Forecast Office  
Houston/Galveston, TX  
Issued February 19, 2021 7:57 PM CT



### Galveston Cold Stats this Past Week

#### Coldest Temperature:

20°F at 7:51am on the 16<sup>th</sup>

#### Coldest Wind Chill:

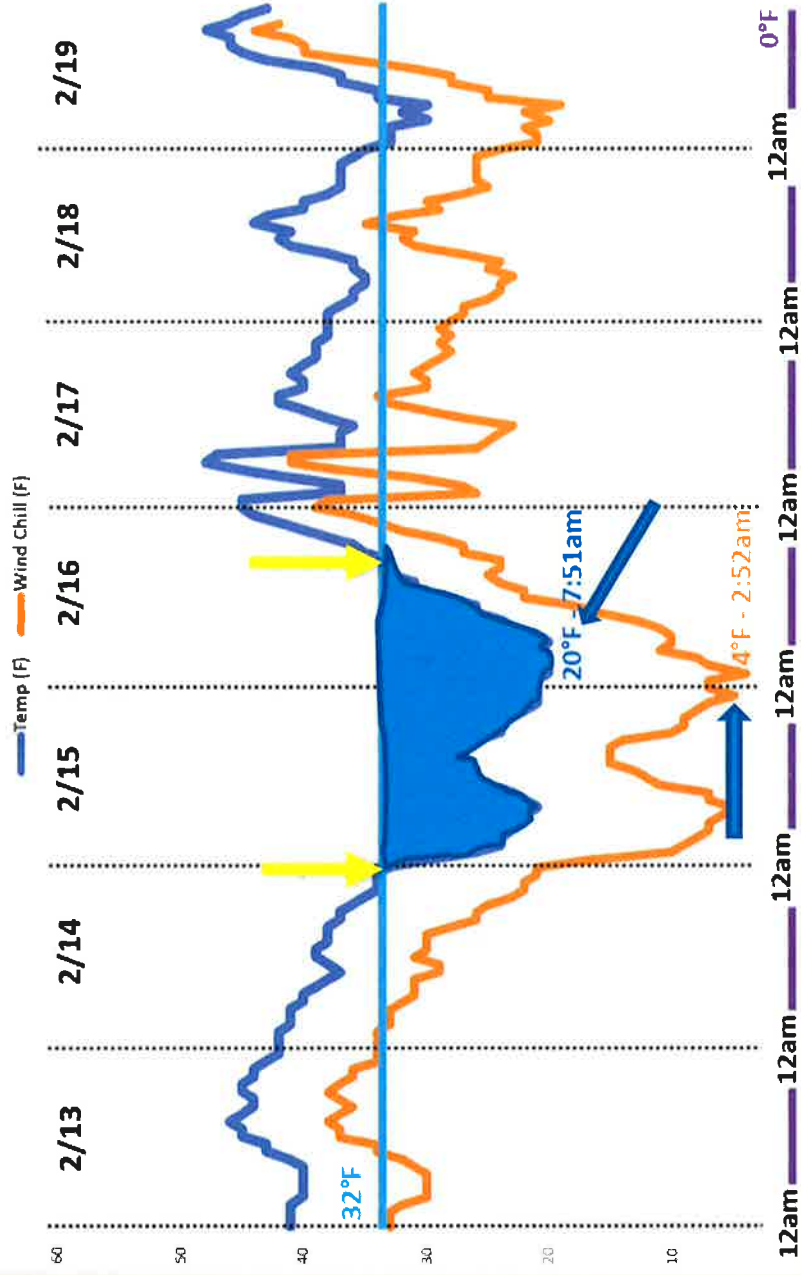
4°F at 2:52am on the 16<sup>th</sup>

#### Longest Stretch of

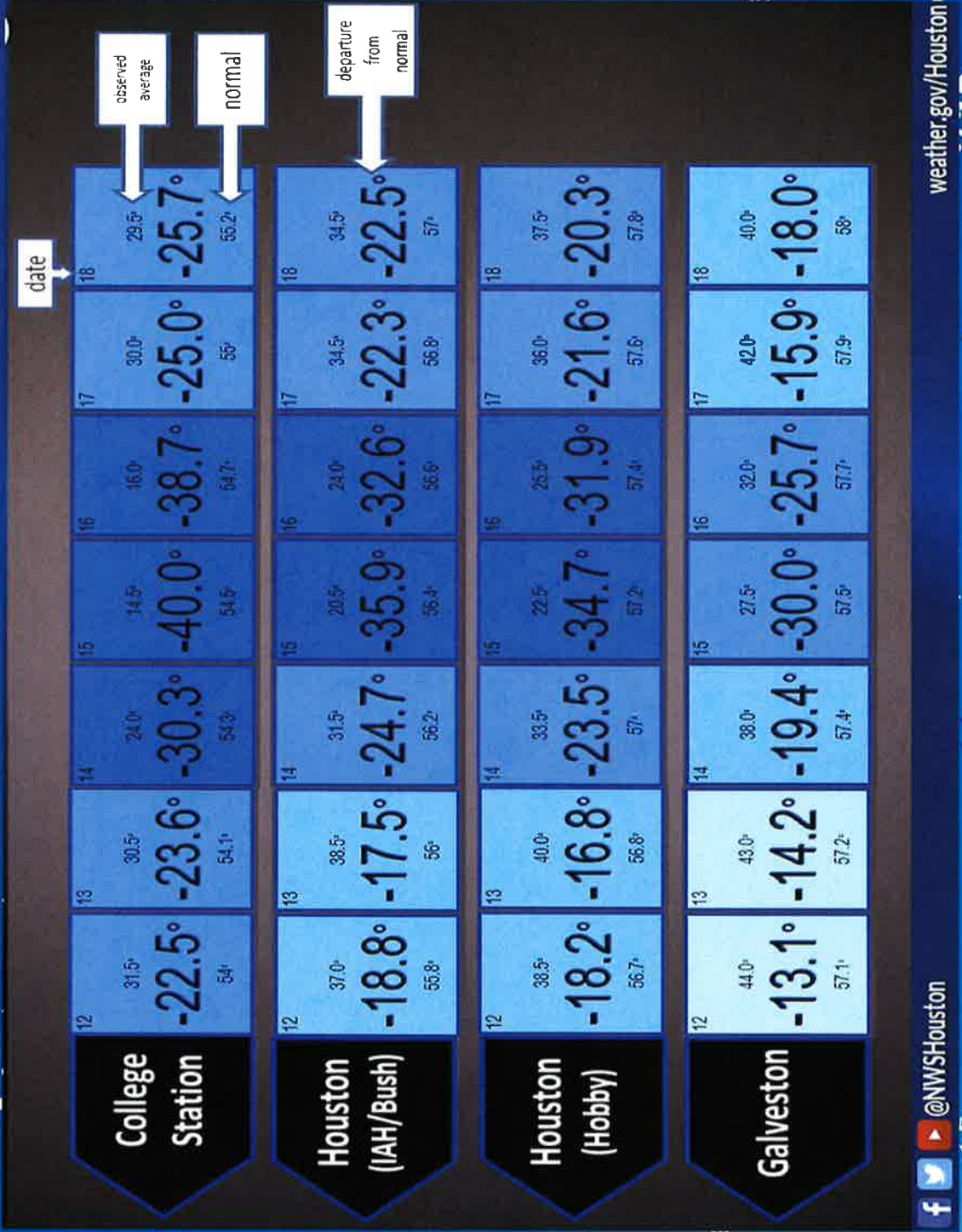
#### Freezing Temperatures:

37 consecutive hours from  
1:52am on 2/15 to 2:52pm  
on 2/16

Temperature and Wind Chill Time Series - Galveston



# Departures from "normal"





# URI SUMMARY

- The Winter Outbreak that occurred on Valentine's Week 2021 brought not only snow, sleet, and freezing rain to Southeast Texas, but also extreme cold temperatures that lasted for several days. This was one of the most impactful winter events in recent history that brought multiday road closures, power outages, loss of heat, broken pipes, and other societal impacts for the region. While the damage is still being assessed, this will likely go down as the first billion-dollar disaster of 2021 globally, and potentially the costliest weather disaster for the state of Texas in history, surpassing even Hurricane Harvey from 2017.



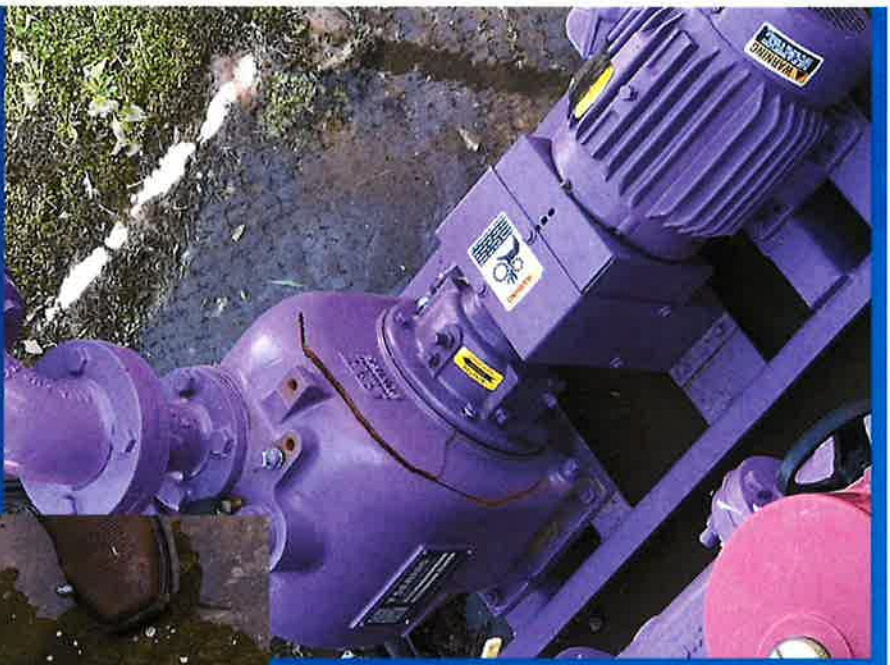
Bulverde, TX, 16 Feb, 2021



Average snow depth front yard  
2/15/21 @ 7am CST  
SA, TX









**Triage**

**Safety**

**Mobilization of Operations/Maintenance Teams**

**Facilities**

**Fuel**

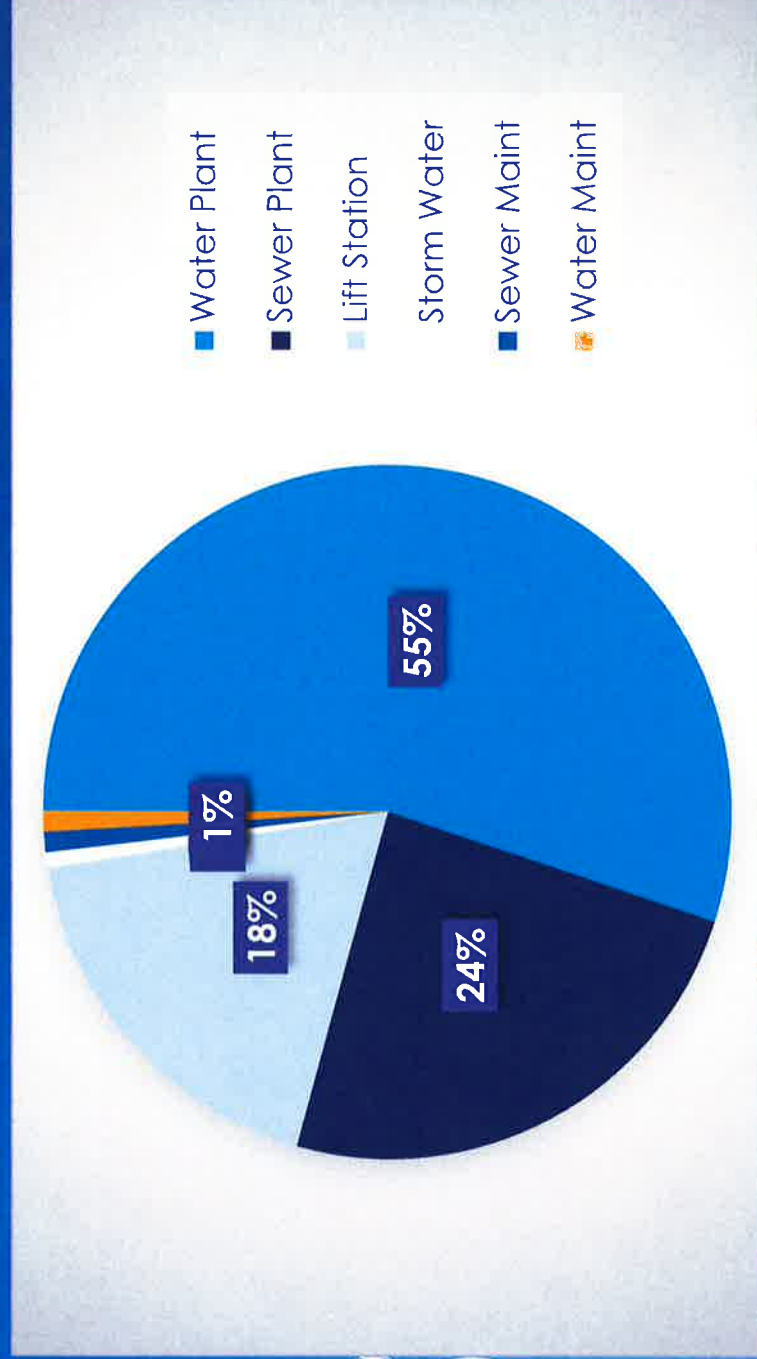
**Communication**

# ARS Triage

## Fuel Deliveries

- Inframark had (2) 5,000-gallon bobtail fuel tanker trucks
- 60 ARS scheduled fuel deliveries were made to Inframark facilities. No ARS supported facilities went down due to lack of fuel
- Over 28,000 gallons of diesel delivered

## ARS Freeze Work Order Analysis-421 Work Orders





# ARS Triage

## Types of Work Performed

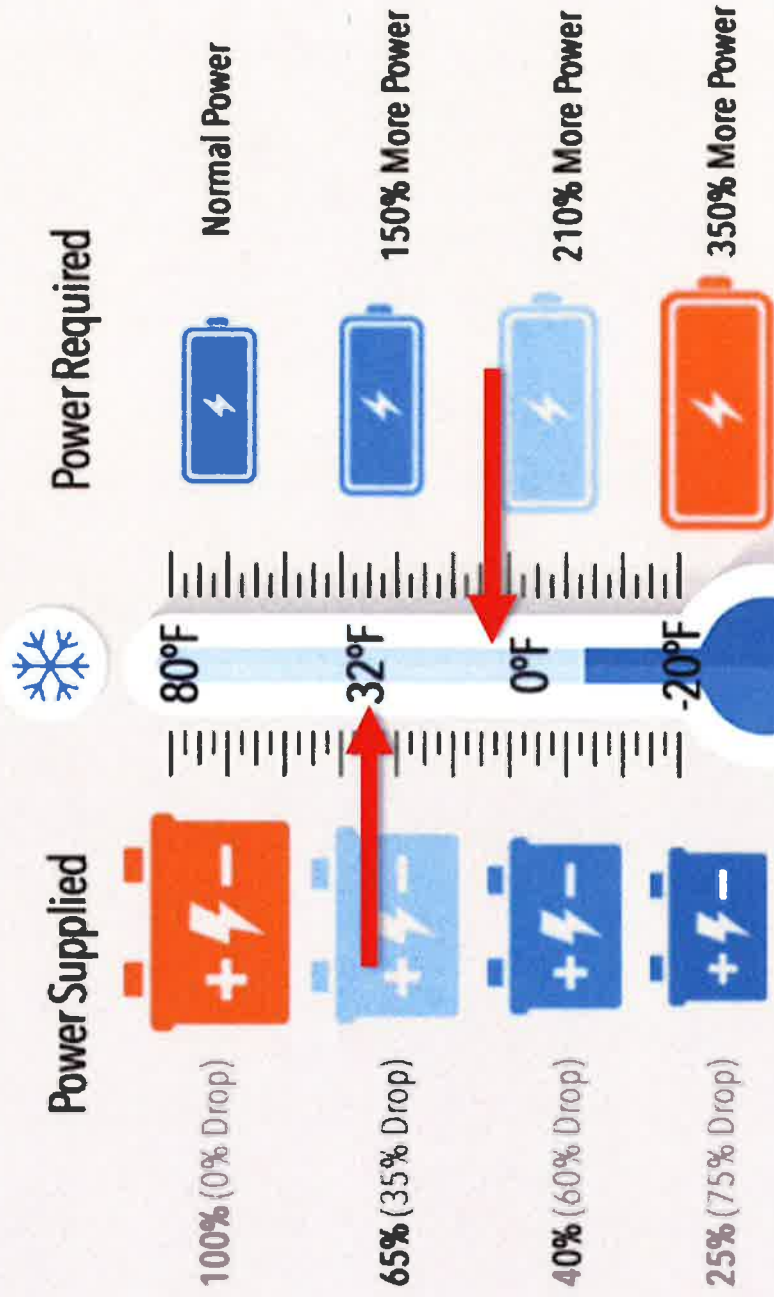
- Frozen sensor lines
- Frozen analog level/PSI transducers
- Frozen intake lines on non-potable water systems
- Frozen discharge lines on submersible water wells
- Frozen cracked pump housing
- Frozen valves
- Control power issues
- Generator issues – 165 total Generators / 17 failures
  - (14 Failures were uncontrollable)
    - ❖ Natural gas supply Issues
    - ❖ Belt failures
    - ❖ Controller malfunctions
    - ❖ Phase failure anomalies
    - ❖ Low coolant
    - ❖ Weak batteries



# Batteries and cold weather

## Understanding Cold Cranking Amps (CCA)

Power supplied by the battery drops quickly together with the temperature, requiring more cranking power to get a vehicle started.



XenonPro

## Boil Water Notice

- Definition
- Notification
  - Beginning
  - Rescind
- Consecutive System



## When is a BWN issued?

- When a violation poses an acute health threat to the customers of the PWS **30 TAC, subchapter F, Section 290.122(a)**☞
  - **E. coli:** If a PWS exceeds the Microbial *E. coli* Maximum Contaminant Level (EMCL) and receives a violation [**30 TAC 290.109(b)(1)(A-D)**]☞. An EMCL violation can occur when:
    - Collects a sample that is total coliform positive and any of the required repeat samples are positive for *E. coli*.
    - Collects a sample that is *E. coli* positive and any of the required repeat samples positive for either total coliform or *E. coli*.
    - Fails to collect all required repeat samples after an *E. coli* positive routine sample.
    - Fails to test for *E. coli* when any repeat samples test positive for total coliform.
  - **Turbidity:** High turbidity levels indicate a severe failure in filtration and possibly other treatment processes at the plant [**30 TAC 290.46(q)(4)**]☞.
    - a conventional water treatment plant has a finished water (combined filter effluent) turbidity level above 5.0 Nephelometric Turbidity Unit, or;
    - a plant with membrane filters has a finished water turbidity level of above 1.0 NTU (for systems that treat surface water or groundwater under the direct influence of surface water).Groundwater systems that experience high turbidity should contact TCEQ as soon as possible to determine if there is a threat to public health and if a BWN is necessary.
- Any event where conditions at a PWS are such that public health protection is compromised or potentially compromised [**30 TAC 290.46(q)**]☞
  - Low pressure (i.e., below 20 pounds per square inch) →
  - Water outages
  - Disinfectant residual levels below the required minimum (i.e., 0.2 mg/L free and 0.5 mg/L total) →
  - Line breaks or repairs (construction)
  - Storage problems
  - Well problems
  - Mechanical equipment problems →
  - Power outages →
  - Treatment facility problems
  - Natural disasters →

## What is a proper BWN notice?

The BWN must be issued as soon as possible, but in no case later than 24 hours after the violation or condition occurs. The PWS must use the mandatory language for issuing a BWN and use one or more of the following methods of delivery.

### Delivery options by type of water system

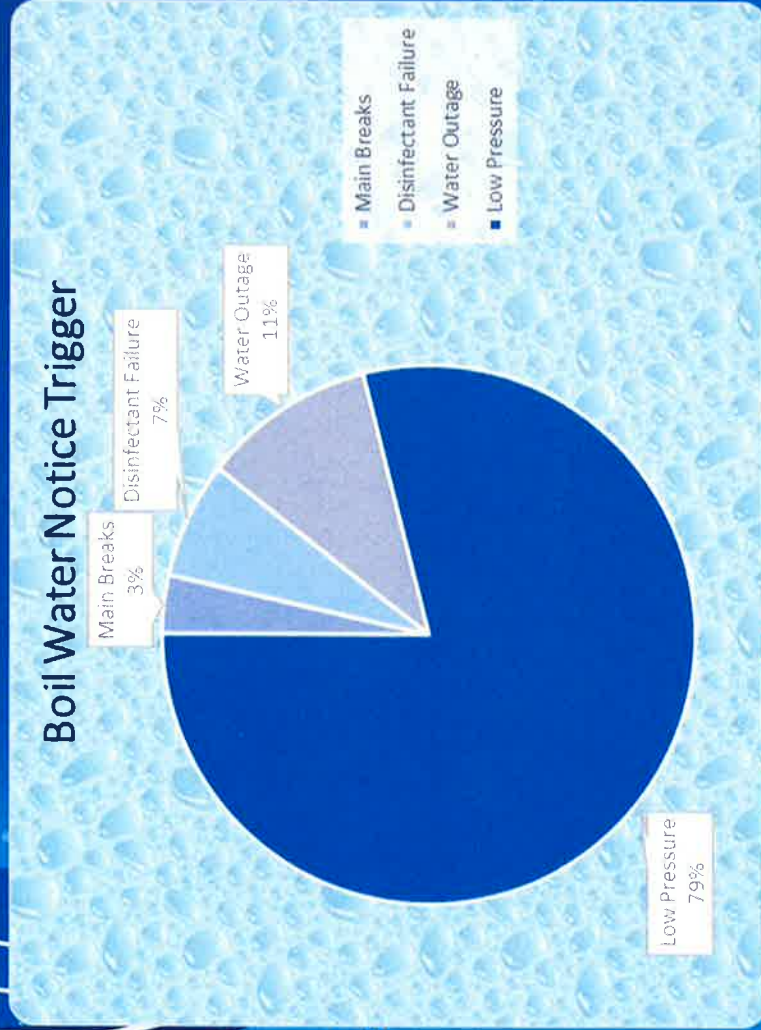
System Type	Delivery Options
<b>Community</b>	<ul style="list-style-type: none"><li>• Furnish copy to Radio/TV in the service area</li><li>• Publication in a local, daily newspaper</li><li>• Direct delivery or continuous posting</li><li>• Electronic delivery or alert systems (e.g. reverse 911)</li></ul>
<b>Non-community</b>	<ul style="list-style-type: none"><li>• Direct delivery or continuous posting</li><li>• Electronic delivery or alert systems (e.g. reverse 911)</li></ul>

If continuous posting is used, it must remain in place for as long as the violation exists or seven days, whichever is longer. If demographics indicate a need for multilingual notification, the system is required to issue the notice in all appropriate languages.



# Boil Water Notice Triggers

- 57 Inframark operated water systems throughout the Houston, Austin, and Dallas areas issued boil water notices (BWNs)
- 45% of total number of Inframark water systems in the Texas MUDs region had BWNs
- Average number of days active for BWN – 5 days
- Majority of BWNs were issued due to low system pressures stemming from power outages.



# Lessons Learned



- ❖ Enhanced/Extreme Winterization of plant equipment

- ❖ Install heat trace tape, insulate and wrap all piping & valves

- ❖ Fuel additive to prevent gelling



- ❖ Install heat lamps in areas that could possibly freeze

- ❖ Isolate pumps and drain – may need to rotate

- ❖ Install heat jacket on pumps and flow control valves



- ❖ Install heaters in water supply/ chlorine feed rooms with thermometer (FZ can monitor)

- ❖ Drain and isolate eyewash stations

- ❖ Keep extra parts on hand

- Hoses

- Belts

- Clamps



# Lessons Learned-Generators

- **Jacket Heaters (check for proper operation)**
- **Starting a genset versus running a genset under load**
- **Back-up generators**
- **Store extra diesel fuel or tanker truck**
- **Pictures of damaged equipment**
- **Remove the poly tube sensor line from the outside GST and install and electronic sending unit**



# Steps moving forward

- Encourage a more unified BWN system that is controlled via the state or the county.
- Encourage a CoH communication protocol that would alert RWA of potential outages to prevent BWN from RWA participants.
- Encourage a community wide education platform to inform end users about BWN.
- Encourage Districts to consider signage.
- Push notifications.
- Communication Protocol.
- Evaluate extreme winterization options.



Questions??

Thank you

Presented by:

Todd A. Burrer

VP, Texas MUDs Inframark

\*

