

**PUBLIC NOTICE OF MEETING**  
TAKE NOTICE THAT A REGULAR 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 **(SEE NOTES BELOW)**

in Travis County, Texas, commencing at 2:00 p.m. on April 21, 2020, to consider and act upon any or all of the following:

**PLEASE NOTE:** THIS MEETING WILL BE HELD 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. NO PERSONS WILL BE AT THE MEETING LOCATION AND NO EQUIPMENT WILL BE AT THE MEETING LOCATION FOR ACCESS TO THE MEETING. HOWEVER, 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: 913 3562 8492 AND PASSWORD: 833970.

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. Minutes of prior meetings.
5. 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.
6. Approval of construction plans and pay estimates, change orders and acceptances of completion with respect to construction contracts.
7. Advertisement for bids and approval, award, recommendation and administration of construction contracts.

8. 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; Proposals from District engineer in connection with use of effluent to irrigate rights-of-way and timeline for same.
  - A. Proposal for wastewater line inspections.
9. Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Engineering Project and \$7,050,000 Reunion Ranch Water Control and Improvement District Bond Issue.
10. All actions and documents necessary or convenient, or both, for the District's 6<sup>th</sup> bond issue.
11. Wastewater Treatment Plant Expansion; Wastewater Treatment Plant improvements and modifications.
12. Committee Reports.
  - A. Trail/Map/Ownership committee (Trail system within the District; Map of the District/HOA property; conveyances, easements and/or license agreements to the District or HOA from developer)
  - B. PUA Rate committee.
13. Maintenance Agreement between Reunion Ranch HOA and the District for maintenance of open areas and rights-of-way.
14. Operations and Maintenance Report.
  - A. Administrative
  - B. Wastewater Treatment Plant
  - C. Wastewater Grinder Stations
  - D. Effluent Irrigation System & Fields
  - E. Distribution & Collection System
  - 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. Notice of Violations Issued by TCEQ dated August 5, 2019
  - N. Maintenance Items in connection with Pre-Purchase Inspection Letter submitted by TCEQ.
15. Expenditures, contracts, repairs, replacements and maintenance related to Operations and Maintenance Report in Item 14 above.
16. Extension of moratorium on disconnections of water service for non-payment.

17. Communication channels with customers/residents.
18. Bookkeeper's Report on the financial affairs of the District, including authorization of payment of bills.
19. West Travis County PUA matters.
20. Rate Order.

AGENDA ITEMS RELATED TO ELECTION


21. Directors Election

PUNTOS DEL ORDEN DEL DÍA RELATIVOS A ELECCIONE

21. Elección de Directores
22. 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)

  
\_\_\_\_\_  
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 Concienne, Willatt & Flickinger, PLLC, at (512) 476-6604, for information.

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, open to the public, was held at 2:00 p.m. on March 17, 2020 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738, pursuant to notice duly given in accordance with law.

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:

Nathan Neese – President  
George “Bubba” Sykes – Assistant Secretary  
Dennis Daniel – Assistant Secretary

thus constituting a quorum. Vice President Vince Terracina and Secretary Tom Rogers were absent.

Also present at the meeting were Bill Flickinger, Matt McPhail and Jeniffer Concienne with Willatt & Flickinger, PLLC, Dennis Lozano with Murfee Engineering appearing via videoconference, Allen Douthitt with Bott & Douthitt appearing via videoconference, Jesse Kennis with Inframark, LLC appearing via videoconference, Mike Moyer with Taylor Morrison appearing via videoconference and resident Eileen Grass and Rick Triplett appearing via telephone conference.

3. PUBLIC COMMENTS

Attorney Bill Flickinger discussed the public comment section and asked if Eileen Grass or Rick Triplett had anything to discuss. Neither commented.

4. MINUTES OF PRIOR MEETINGS

President Nathan Neese entertained a motion for approval of the Minutes. Motion was made by Bubba Sykes and seconded by Dennis Daniel to approve the February 18, 2020 meeting Minutes as presented. The motion carried unanimously.

5. DEVELOPER'S REPORT ON STATUS OF CONSTRUCTION WITHIN THE DISTRICT, DEVELOPMENT ENTITLEMENTS, PROVISION OF WATER, WASTEWATER AND DRAINAGE SERVICE 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 homebuilding metrics. A total of 441 homes have been sold to date with a total of 375 closed. The average sales price in the District is \$524,607. The price has increased over \$4,000 since last month. Mr. Moyer reported that sales continue to hold strong. The final phase, Phase 3 Section 3 has been approved by the Commissioners Court.

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

Mike Moyer discussed and recommended approval of the following pay application:

Pay Estimate No. 14 submitted by JL Gray Construction, Inc. in the amount of \$19,910.70 for Phase 3 Section 3 Utilities; and

Pay Estimate No. 15 submitted by JL Gray Construction, Inc. in the amount of \$124,034.98 for Phase 3 Section 3 Utilities.

After discussion, motion was made by President Nathan Neese and seconded by Dennis Daniel to approve payment of the foregoing pay estimates as presented. The motion carried unanimously.

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

This item was not discussed.

8. ENGINEER'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 AND PAST, PRESENT AND FUTURE BOND ISSUES  
A. PROPOSAL FOR WASTEWATER LINE INSPECTIONS

Engineer Dennis Lozano discussed his proposal for the wastewater collection line televising and inspection. Mr. Lozano is recommending setting this up on a 5-year schedule. Mr. Lozano and Bookkeeper Allen Douthitt have a financial plan for these inspections. As of right now, there are funds available in the operations account. There was discussion of all the tasks needed to complete the inspections. Mr. Lozano will seek quotes for the additional work with the

cameras. The total expense should be approximately \$80,000. After discussion, President Nathan Neese entertained a motion for approval. Motion was made by Dennis Daniel and seconded by Bubba Sykes to approve the Murfee Engineering Company proposal as presented. The motion carried unanimously.

Mike Moyer inquired about the schedule for the next bond issue. Mr. Lozano stated that the application is close to being submitted to the TCEQ. Once Mr. Moyer provides the requested information on the pay estimates, he is hopeful to send it out for initial review by all parties by the end of the month and submit the application to the TCEQ in April.

Mr. Moyer and Director Dennis Daniel discussed the process for the conveyance of the HOA property to the District. This project is still moving forward. It is hoped that all the documentation can be finalized and executed in early April. Mr. Daniel discussed the need for the District to contract with the HOA in regard to maintenance. There will also need to be an Assignment of the License Agreement with the County for the rights-of-ways.

Director Daniel asked if there have been any delays with the wastewater plant due to COVID-19. Mr. Lozano advised that he has not seen any yet.

9. ALL ACTIONS AND DOCUMENTS NECESSARY OR CONVENIENT, OR BOTH, FOR THE DISTRICT'S 6<sup>TH</sup> BOND ISSUE

This item was discussed in the Engineer's Report above.

10. WASTEWATER TREATMENT PLANT EXPANSION; WASTEWATER TREATMENT PLANT IMPROVEMENTS AND MODIFICATIONS

This item was discussed in the Engineer's Report above.

11. COMMITTEE REPORTS.

- a. Trail/Map/Ownership committee (Trail system within the District; Map of the District/HOA property; conveyances, easements and/or license agreements to the District or HOA from developer)
- b. PUA Rate committee

This item was discussed under Item 8 above.

12. OPERATIONS AND MAINTENANCE REPORT

- A. Administrative
- B. Wastewater Treatment Plant
- C. Wastewater Grinder Stations
- D. Effluent Irrigation System & Fields
- E. Distribution & Collection System
- F. Billing Adjustments
- G. Delinquencies
- H. Customer Meter Issues

- I. Customer Complaints
- J. Stormwater conveyance and pond maintenance
- K. Landscaping
- L. Notices to residents on water quality
- M. Notice of Violations Issued by TCEQ dated August 5, 2019
- N. Maintenance Items in connection with Pre-Purchase Inspection Letter submitted by TCEQ

Manager Jesse Kennis discussed his Executive Summary of the Manager's Report.

In regard to the District's water system, there are a total of 432 active connections. The average monthly water consumption was 3.8 million gallons. Water loss was measured at 6.27%.

Mr. Kennis discussed the status of the District's wastewater system. The upset at the wastewater treatment plant caused BOD and TSS excursions. Eighteen inches of sludge was cleaned out of the ground storage tank. There were filamentous bacteria found that does not settle well. There will be chemicals put in the basin to kill it off. Director Daniel asked if the TCEQ has contacted the District on the excursions. Manager Jesse Kennis has not heard from the TCEQ. Director Daniel indicated that by the next Board meeting, he would like to see a plan on compliance. Mr. Kennis advised that they have adjusted the cycle to improve the aeration at the plant.

A report on the repairs to the irrigation drip fields was included in the agenda package. Director Bubba Sykes inquired about all the repairs needed. Mr. Kennis advised that it was just normal wear and tear issues.

Mr. Kennis reported that he met with Andrea Axmann from Murfee Engineering to determine where the sludge box should be located.

Mr. Kennis stated that at the April board meeting, he will have a proposal of the items needed to install the sludge box.

13. EXPENDITURES, CONTRACTS, REPAIRS, REPLACEMENTS AND MAINTENANCE RELATED TO OPERATIONS AND MAINTENANCE REPORT IN ITEM 13 ABOVE

Manager Jesse Kennis discussed the proposal from Pio's Waste Water and Plumbing Services for the work needed to the irrigation drip fields. The repairs totaled \$6,925. After discussion, President Nathan Neese entertained a motion for approval. Motion was made by Dennis Daniel and seconded by Bubba Sykes to approve the proposal by Pio's as presented. The motion carried unanimously.

14. COMMUNICATION CHANNELS WITH CUSTOMERS/RESIDENTS

This item was not discussed.

15. 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. Today's consideration will include payment of vendor invoices, per diems and fund transfers. The per diems for Vince Terracina and Tom Rogers will be voided due to their absence. After discussion, President Nathan Neese entertained a motion for approval. Motion was made by Bubba Sykes and seconded by Dennis Daniel to approve payment of the vendor invoices, per diems and authorization of the fund transfers as presented. The motion carried unanimously.

Attorney Bill Flickinger discussed the amount of reserves to run the District in light of the COVID-19 outbreak. Director Dennis Daniel would like to review the District's revenue and any drops for the next Board meeting.

Moving forward, the Board of Directors will only meet by remote access until the COVID-19 crisis is under control.

Mr. Flickinger discussed a temporary emergency order to allow the President/Vice President to continue to run the District during the COVID-19 crisis. The order will provide for the President/Vice President to approve payments and transfers of all obligations of the District, a moratorium on water service disconnections, granting of extended payment plans for water service and acquisition of equipment for remote board meetings. Mr. Flickinger would like to add an additional item to the order to provide for emergency repairs and services. After discussion, the following motions were made: 1) Motion was made by Bubba Sykes and seconded by Dennis Daniel to adopt the Temporary Emergency Order Delegating Authority to the Board President to Approve Certain Actions needed to Continue Functioning of the District During the COVID-19 Virus Crisis Including Authorization for the Board Vice President to Act if the Board President is Unavailable or Unable to Act as revised. The motion carried unanimously. 2) Motion was made by Dennis Daniel and seconded by President Nathan Neese to impose a temporary moratorium on disconnections of water service until next month's meeting. The motion carried unanimously. 3) Motion was made by Dennis Daniel and seconded by Bubba Sykes to authorize extended payment plans in connection with water service, provided that it is brought to the Board President for review. The motion carried unanimously.

16. WEST TRAVIS COUNTY PUA MATTERS

This item was not discussed.

17. RATE ORDER

This item was not discussed.

18. DIRECTORS ELECTION

Attorney Bill Flickinger discussed the Order Declaring Unopposed Candidates Elected to Office and Cancelling Election due to no contest. Assistant Secretary Dennis Daniel executed a Certification of Unopposed Candidates. As discussed previously, residents Eileen Grass and Rick



Triplett submitted their Applications for Place on Ballot. Vince Terracina and Bubba Sykes both submitted Notices to Withdraw their Applications. Mrs. Grass and Mr. Triplett both will be elected to a four-year term to begin in May. After discussion, motion was made by Dennis Daniel and seconded by Bubba Sykes to approve the Order Declaring Unopposed Candidates Elected to Office and Cancelling Election as presented. The motion carried unanimously.

19. CYBERSECURITY; H.B. 3834 REQUIRED TRAINING

Attorney Matt McPhail discussed H.B. 3834 in connection with cybersecurity. This bill was passed to help prevent cyberattacks. The required training will be on an annual basis and must be completed by June 14<sup>th</sup> of each year. Once the directors complete the training, it will be reported to the appropriate authority. Mr. McPhail advised that the directors will receive a per diem for this training.

20. ADJOURN

President Nathan Neese adjourned the meeting.

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Nathan Neese, President  
Reunion Ranch WCID

ATTEST:

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Thomas J. Rogers, Jr. Secretary  
Reunion Ranch WCID

[SEAL]

**Jeniffer Concienne**

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**From:** Michael Moyer <MMoyer@taylormorrison.com>  
**Sent:** Thursday, April 9, 2020 4:01 PM  
**To:** Jeniffer Concienne  
**Cc:** Michael Slack  
**Subject:** FW: REUNION RANCH WCID - PROPOSED AGENDA

For our next Board meeting.

Best Regards,

Mike Moyer

Land Development Manager  
**TaylorMorrison** of Texas, Inc.  
810 Hesters Crossing, Round Rock, TX 78681  
(c) 737-346-9796

**From:** Debra Leckbee  
**Sent:** Thursday, April 9, 2020 3:48 PM  
**To:** Michael Moyer <MMoyer@taylormorrison.com>  
**Cc:** Michael Slack <MSlack@taylormorrison.com>  
**Subject:** RE: REUNION RANCH WCID - PROPOSED AGENDA

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

4/9/2020				
	PTD Homes Sold	PTD Homes Closed		Avg Sales Price
RR60	133	114		\$ 481,477
RR70	175	151		\$ 519,971
RR80	81	62		\$ 601,069
RR90	52	52		\$ 537,729
Total	441	379		\$ 525,351


Thanks  
Debbie

## 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:** April 15<sup>th</sup>, 2020  
**TO:** BOARD OF DIRECTORS – REUNION RANCH WCID  
**FROM:** Dennis Lozano, P.E.   
**RE:** Engineer's Report – April 2020  
**CC:** Mike Moyer – Taylor Morrison  
Bill Flickinger – Willatt & Flickinger

**MEC File No.: 12002.4**

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### District Facilities

The site has been granted acceptance from the Hays County Commissioner. Pond revegetation has been added and has shown growth. A schedule time frame has been requested from JL Gray.

### Wastewater Treatment Plant – Permit Compliance

It is understood from the TCEQ that remaining issues will be resolved with completion of the wastewater treatment plant expansion. MEC is currently working with Inframark on compliance plan.

### Utility Bond Application No. 6

MEC has completed a draft of the bond application report and a copy is included as a separate agenda item.

### Wastewater Flows and Projections

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

### WWTP Expansion

MEC is currently compiling the site permit application after receiving direction regarding the flood plain. Based on the current submittal schedule for 2020, we will attempt to submit on 5/11 for June review. Additionally, the design is being updated to address input from the operations personnel and feedback

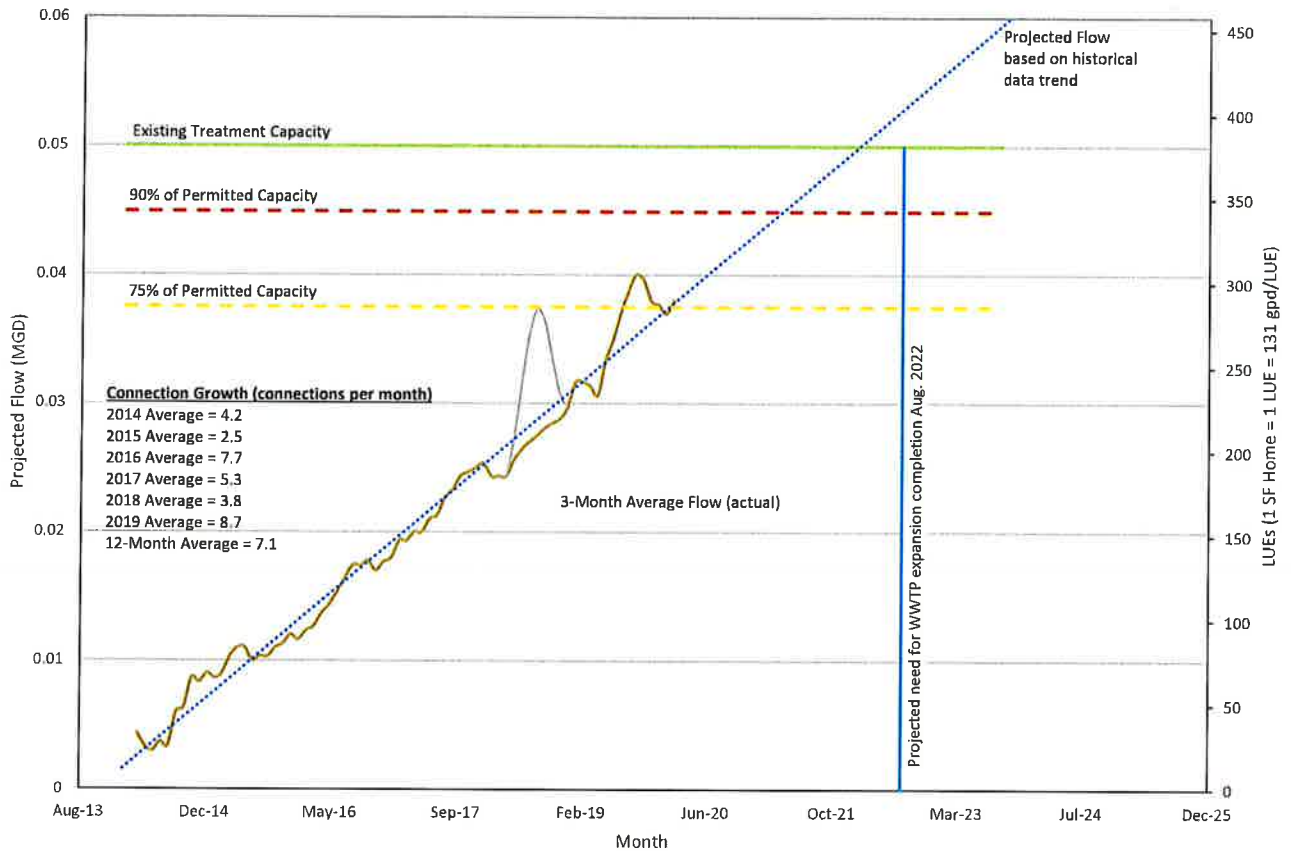
based on the experience operating the current plant. These changes include integrating screening with the influent lift station and eliminating the headworks vault, incorporating the sludge dewatering equipment procured by Inframark and evaluating alternative dewatering equipment, and relocating the effluent pump station.

**Edwards Aquifer Recharge Zone Wastewater Line Inspections**

An evaluation of wastewater lines that exist within the Edwards Aquifer Recharge Zone (EARZ) is required every five years to ensure the environmental quality is protected. MEC is in the process of compiling a list of contractors for bid solicitation.

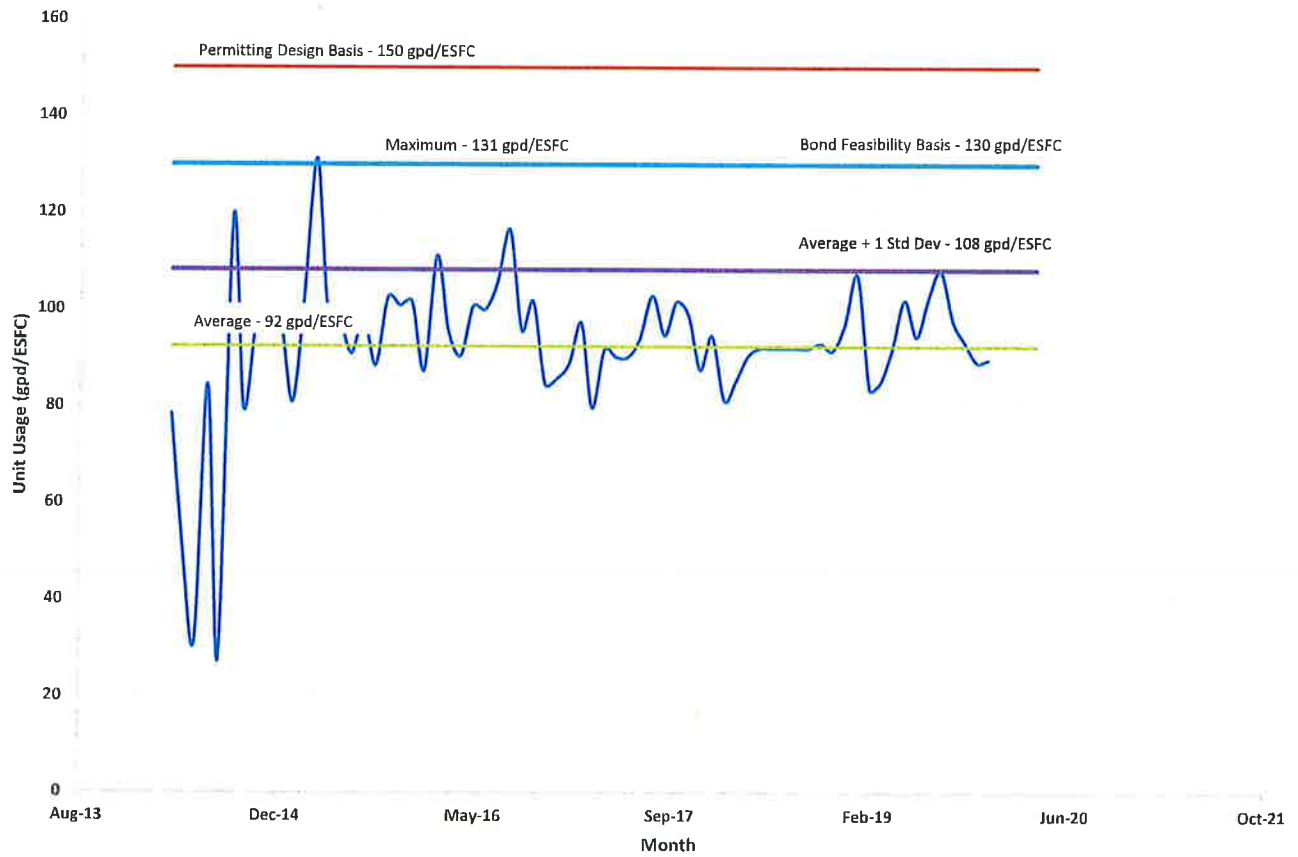
Murfee Engineering Company, Inc.  
 Texas Registered Firm No. F-353  
 1101 Capital of Texas Hwy., S., Bldg. D  
 Austin, Texas 78746

### 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



**SECRETARY'S CERTIFICATE**

THE STATE OF TEXAS            §  
  §  
COUNTY OF HAYS               §

The undersigned officer of the Board of Directors of REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT, hereby certifies as follows:

The Board of Directors of said District convened at a REGULAR MEETING on the 21<sup>st</sup> day of April, 2020 that was held 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; and the roll was called of the duly constituted officers and members of said Board, to-wit:

- Nathan Neese - President
- Vince Terracina - Vice President
- Thomas J. Rogers, Jr. - Secretary
- George Sykes - Assistant Secretary
- Dennis Daniel - Assistant Secretary

and all said persons were present, except \_\_\_\_\_, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting; a written

**RESOLUTION AUTHORIZING APPLICATION TO THE  
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
FOR APPROVAL OF ENGINEERING PROJECT AND  
\$7,050,000 REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT  
BOND ISSUE**

was duly introduced for the consideration of the Board. It was then duly moved and seconded that said Resolution be passed; and, after due discussion, said motion, carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES:                                \_\_\_\_\_

NOES:                                \_\_\_\_\_

2. That a true, full, and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said Resolution has been duly recorded in said Board's minutes of said meeting; that the above and foregoing paragraph is a true, full, and correct excerpt from said Board's minutes of said meeting pertaining to the passage of said Resolution; that the persons named in the above and foregoing paragraphs are duly chosen, qualified, and acting officers and members of said Board as indicated

therein; that each of the officers and members of said Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that said Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented, in advance, to the holding of said meeting for such purpose; that said meeting was open to the public as required by law; and that public notice of the time, place, and subject of said meeting was given as required by Chapter 551, Government Code, and Sec. 49.063, Water Code.

**SIGNED AND SEALED** the 21<sup>st</sup> day of April, 2020.

By: \_\_\_\_\_  
Thomas J. Rogers, Jr., Secretary  
Reunion Ranch WCID

[DISTRICT SEAL]



**RESOLUTION AUTHORIZING APPLICATION TO THE  
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
FOR APPROVAL OF ENGINEERING PROJECT AND  
\$7,050,000 REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT  
BOND ISSUE**

STATE OF TEXAS           §  
  §  
COUNTY OF HAYS       §

WHEREAS, Reunion Ranch Water Control and Improvement District (the “District”) has been legally created and its Board of Directors have met and organized; and

WHEREAS, the Board of Directors desire to issue \$7,050,000 in bonds to finance acquisition and construction of improvements to its water, wastewater and drainage system within the District; and

WHEREAS, Section 49.181, Texas Water Code, requires the District, when it desires to issue bonds, to submit in writing to the Texas Commission on Environmental Quality (the “Commission”), an application for investigation of the proposed project and of the issuance of the bonds to finance such project, together with a copy of the engineer’s report and data, profiles, maps, plans and specifications and market information prepared in connection therewith; and

WHEREAS, the Board of Directors desire to secure the approval and consent of the Commission for the construction of the aforementioned facilities, which are more completely described in the engineer’s report and supplemental information submitted in connection with this application, and for the issuance of the bonds described in Section 1(2) of this Resolution.

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

Section 1. The President and/or Vice President and Secretary and/or Assistant Secretary of the Board of Directors are authorized and directed as follows:

- (1) to make an application to the Commission for an investigation and report of the feasibility of the District acquiring that portion of improvements to the water, wastewater and drainage system and construction of improvements to the wastewater system described in the engineering report entitled “Reunion Ranch WCID Bond Issue No. 6” prepared by Murfee Engineering Company, Inc., consulting engineers, in connection with this application and any supplemental information, for such project to consist generally of improvements to the District’s water, wastewater and drainage systems to serve the District, water capacity LUE fees and related expenses; and

- (2) to request the Commission to approve the bonds of the District in the principal amount of \$7,050,000 bearing interest at a net effective interest rate not to exceed the maximum allowed by law, and maturing in accordance with the schedule provided in the aforesaid engineering report; and
- (3) to request that the Commission grant a waiver of the 30% developer contribution requirement under 30 Texas Administrative Code §293.59(k)(10), as permitted by 30 Texas Administrative Code §293.59(l)(5)(B), because the District anticipates receiving an acceptable credit rating on the proposed Bonds. A written statement from the District's financial advisor stating that, in his opinion, the District can reasonably be expected to qualify for an acceptable credit rating and that the District financing is feasible without the developer contribution is included in the Engineer's Report; and
- (4) to request the Commission to approve developer interest reimbursement for all projects for up to five (5) years; and
- (5) to request the Commission to approve the use of surplus bond funds in the amount of \$447,956.
- (6) to request that the Commission determine that the District and this application are exempt from the requirement for a current market study under 30 Texas Administrative Code §293.59(k)(10) because the District is not projecting growth to support the feasibility of the proposed Bonds.

Section 2. By this application the District assures the Commission that it will abide by the terms and conditions prescribed by the Commission, and it will retain all amounts required by law due all construction contractors on the project to assure that the project is completed in accordance with the approved plans and specifications.

Section 3. The President and/or Vice President and the Secretary and/or Assistant Secretary of the Board of Directors, the District's general counsel, Willatt & Flickinger, PLLC the District's engineer, Murfee Engineering Company, Inc., and the District's financial advisor, Specialized Public Finance Inc., are authorized and directed to do any and all things necessary and proper in connection with this application.

Section 4. A certified copy of this Resolution shall constitute an application and request on behalf of the District to the Commission pursuant to Section 49.181, Texas Water Code, for approval of the project described in Section 1(1) and of the bonds described in Section 1(2).

**PASSED AND APPROVED** this 21<sup>st</sup> day of April, 2020.

---

Nathan Neese, President  
Reunion Ranch WCID

ATTEST:

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Thomas J. Rogers, Jr., Secretary  
Reunion Ranch WCID

(SEAL)

## **BOOKKEEPER'S STATEMENT**

The bookkeeper for Reunion Ranch Water Control and Improvement District states in the attached letter that the District currently has on hand surplus bond proceeds in the amount of \$447,956 available for the purposes of the foregoing resolution. These surplus bond proceeds were generated by the fact that the actual interest rate on the bonds was less than that projected in the application to the TCEQ for bond approval.

Reunion Ranch W.C.I.D.  
P.O. Box 2445  
Round Rock, TX 78680

April 2, 2020

To whom it may concern,

Re: Reunion Ranch WCID Surplus Capital Funds

The District currently has \$447,956 in available surplus capital funds (Ser. 18 - \$1,356 ; Ser. 19 - \$446,600) to reimburse the developer for certain projects included in the current USF application.

Sincerely,

A handwritten signature in black ink, appearing to be "D. Hill", written over a horizontal line.

Bookkeeper for the District

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**APPLICATION AND ENGINEERING REPORT**

**for**

**REUNION RANCH WATER CONTROL AND IMPROVEMENT DISTRICT  
of  
HAYS COUNTY**

**UNLIMITED TAX BOND ISSUE SERIES 2020  
\$7,050,000.00  
SIXTH BOND ISSUE**

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**March 2020**

**Submitted to:**

Districts Review Team (MC-152)  
Water Supply Division  
Texas Commission on Environmental Quality  
12100 Park 35 Circle  
Austin, Texas 78753

**Prepared by:**

Murfee Engineering Company, Inc.  
Texas Registered Firm No. F-353  
1101 Capital of Texas Hwy South  
Building D, Suite 100  
Austin, Texas 78746  
(512) 327-9204

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MEC File No. 12002.117

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**LIST OF ATTACHMENTS**  
**(Separate Binder)**

**1. Creation Order**

TCEQ Petition Requesting Creation of District  
TCEQ Order Creating the District

**2. Election Order**

Order Calling Elections  
Order Calling a System Facilities Bond Election and a Refunding Bond Election  
Order Canvassing Election Returns for November 16<sup>th</sup>, 2006  
Certificate for Order  
Order Canvassing Election Returns from November 6<sup>th</sup>, 2012

**3. Boundary Information**

Annexation and Deannexation Orders  
District Boundary Map  
Metes and Bounds

**4. Location Map**

Location Map showing the District in relation to a city or major highway

**5. Preconstruction Agreements**

Utility Construction Agreement

**6. Overall Land-Use Map**

Master Development Plan of the District with proposed Bond Projects

**7. Cost Breakdown/Interest**

Reunion Ranch Phase 2-4  
Reunion Ranch Phase 3-2 & 3-5  
Reunion Ranch Phase 3-3  
Reunion Ranch Impact Fees

**8. Floodplain Map**

Map showing the 100-year floodplain in the District



## **9. W/WW Information**

### **a) Water System Agreements**

1. Assignment By Lower Colorado River Authority to West Travis County Public Utility Agency of Certain Agreements Related to Provision of Water Service to Reunion Ranch WCID
2. Firm Water Contract by and between Lower Colorado River Authority and Reunion Ranch WCID
3. 1<sup>st</sup> Amendment to Water Sale Contract No. 8000188425
4. 2<sup>nd</sup> Amendment to Water Sale Contract No. 8000188425
5. Water Services Agreement from LCRA
6. Cost sharing and Reimbursement Agreement for Phase II of the Sawyer Ranch Road Pipeline between LCRA, Pulte Homes of Texas, L.P., Rock Creek Holdings, L.P., LSM Ranch, Ltd., SGL Investments, Ltd., Hays Reunion Ranch, L.P., and Greenhawe Water Control and Improvement District No. 2, dated January 5, 2005; and
7. Cost sharing and Reimbursement Agreement for Phase IV of the Sawyer Ranch Road Pipeline between LCRA and Hays Reunion Ranch, L.P., dated December 14, 2006
8. Agreement for Construction and Conveyance of, and Reimbursement for Phases One and Three of Sawyer Ranch/Darden Hill Water Line between LCRA, Rock Creek Holdings, L.P., LSM Ranch, L.P., SGL Investments, Ltd., Hays Reunion Ranch, L.P., and Greenhawe Water Control and Improvement District No. 2, dated May 4, 2005

### **b) Water Layout Map**

### **c) Wastewater Permits**

1. WWTP A
2. WWTP B

## **10. Assessed Value**

2020 Hays Appraisal District Certified Assessed Valuation

## **11. Operating Budget**

Operating Budget Fiscal Year 2019-2020

## **12. Debt Service**

Debt Service Schedule

## **13. Cash Flow**

Projected Cash Flow Analysis

Tax Collection Report YE 2018

Tax Collection Report YE 2019

Bookkeeper's Statement on the Availability of Surplus Funds

## **14. Annual Audit Report**

Financial Statements and Supplemental Information Year Ended September 30, 2019 and Independent Auditors' Report

**15. Professional Contracts**

Contracts with Professional Consultants:

- General Counsel: Willatt & Flickinger, PLLC
- Bond Counsel: McCall, Parkhurst & Horton, LLP
- Financial Advisor: Specialized Public Finance, Inc.
- Bookkeeper: Bott & Douthitt, PLLC
- District Engineer: Murfee Engineering Company, Inc.

**16. Water and Wastewater Inspection Program Certification**

Water and Wastewater Inspection Program Certification

**17. W/WW Rates**

Hays County Rate Order  
Rate Ordinance of the WTCPUA

**18. Streets Contract**

Phase 2 Section 4 Streets Pay Estimate #6 & FINAL  
Phase 3 Section 2 & Section 5 Streets Pay Estimate #6 & FINAL  
Phase 3 Section 3 Streets Pay Estimate #6 & FINAL

**19. Plats**

Reunion Ranch Phase 2-4  
Reunion Ranch Phase 3-2  
Reunion Ranch Phase 3-3  
Reunion Ranch Phase 3-5

**20. Certificates of Completion/Engineers Concurrence Letters**

Reunion Ranch Phase 2-4  
Reunion Ranch Phase 3-2  
Reunion Ranch Phase 3-3  
Reunion Ranch Phase 3-5

**21. Bond Resolution**

Combined Board Resolution  
Certificate of Resolution with Bond Application

**22. Credit Rating**

Credit Rating Letter

**23. Section 293.50(b)(2) Developer Interest Reimbursement**

Financial Advisor Letter

**Reunion Ranch Water Control and Improvement District**  
**County of Hays**  
**\$7,050,000.00**  
**Unlimited Tax Bond Issue Series 2020**  
**Sixth Bond Issue**

**SECTION 1 — GENERAL INFORMATION**

**(A) Laws, Elections, and Acreage:**

**(i) Authority Creating District:**

The Reunion Ranch Water Control and Improvement District (District or Reunion Ranch) was created by Order of the Texas Commission on Environmental Quality, such order issued August 15, 2005. (Provided as labeled attachment, "**Creation Order.**")

**(ii) Governing Law:**

The District operates under Chapters 49 & 51 of the Texas Water Code, as amended. Texas Commission on Environmental Quality (TCEQ) jurisdiction is provided in Sections 49.181.

**(iii) Confirmation Election:**

Copies of the orders calling and canvassing the District's confirmation election are provided as labeled attachment, "**Election Order.**"

**(iv) Acreage:**

At creation, the District included approximately 490.92 acres. By District Order dated May 22, 2012, a 33.05 acre tract was annexed into the District resulting in a total of 523.97 acres to date. See the labeled attachment, "**Boundary Information**" for copies of the orders and a metes and bounds description. Copies of the annexation orders are included under labeled attachment, "**Boundary Information**".

Action and Date	Acreage
Creation – August 15, 2005	490.92
Annexation – May 22, 2012	33.05
Total	523.97

(v) **Boundary Map:**

A District boundary map is provided in an attachment labeled, "**Boundary Information.**" An **electronic version** of this map has also been provided under the same attachment.

(B) **Location:**

The District is in north central Hays County and is comprised of one contiguous parcel of land. The Reunion Ranch development is located along RM 1826 approximately 1 mile east of Nutty Brown Road. It extends southward via Reunion Boulevard from the frontage on RM 1826. The District's location is shown on the labeled attachment, "**Location Map.**" Also, reference should be made to the metes and bounds under the labeled attachment, "**Boundary Information**" for the District's legal description.

The District is not located within the corporate limits of a city but it is located within the extraterritorial jurisdiction of the City of Dripping Springs.

## SECTION 2 — PROPOSED BOND ISSUE

(A) **Purpose:**

The purpose of this bond issue is to fund reimbursement of eligible developer expenditures associated with the following line items pursuant to the Assignment of Utility Construction Agreement executed November 11, 2005, labeled Attachment 5 in the attachments binder:

- Reunion Ranch Phase 2-4, Water, Wastewater, Drainage, Subgrade Preparation, Excavation & Embankment, Quality Pond, and Erosion Controls
- Reunion Ranch Phase 3-2 Water, Wastewater, Drainage, Subgrade Preparation, Excavation & Embankment, Quality Pond, and Erosion Controls
- Reunion Ranch Phase 3-3 Water, Wastewater, Drainage, Subgrade Preparation, Excavation & Embankment, Quality Pond, and Erosion Controls
- Reunion Ranch Phase 3-5 Water, Wastewater, Drainage, Subgrade Preparation, Excavation & Embankment, Quality Pond, and Erosion Controls
- Impact Fees

**(B) Bond and Maintenance Tax Authorization:**

**(i) Bond Authorization:**

Copies of the orders calling and canvassing the District's elections are under labeled attachment, "***Election Order.***"

Date of Election	Purpose	Amount Approved	Amount Canceled
11/6/2012	Water, Wastewater, Drainage	\$30,000,000	NONE
None	Recreational	-	-
None	Roads	-	-
None	Firefighting	-	-

**(ii) Maintenance Tax:**

Copies of the orders calling and canvassing the District's elections are under labeled attachment, "***Election Order.***"

Date of Election	Purpose	Maximum Tax Approved (per each \$100 of AV)	Cancelled Prior Authorization
11/16/2006	General Operating	\$1.00	-

**(C) Prior Bond Issues:**

Type of Bonds – Water, Wastewater, and Drainage.

Total Amount Authorized: \$30,000,000.00.

<b>Type of Bonds – Water, Wastewater and Drainage</b>			
<b>Total Amount Authorized:</b>			
Bond Issue No.	TCEQ Amount Approved	TCEQ Order Date Approved	Amount Sold
1	\$3,500,000.00	11/15/2015	\$3,500,000.00
2	\$3,700,000.00	10/25/2016	\$3,700,000.00
3	\$5,750,000.00	10/02/2017	\$5,750,000.00
4	\$5,000,000.00	10/16/2018	\$5,000,000.00
5	\$5,000,000.00	10/16/2019	\$5,000,000.00
6 (proposed)	\$7,050,000.00		\$7,050,000.00
<b>Total Bonds Sold: \$30,000,000.00 <sup>(1)</sup></b>			
<b>Remaining Authorized Bonds: \$0.00</b>			

Note: (1) Value assumes sale of proposed bond issue No. 6

It is the opinion of the District's Engineer that all remaining voter authorized, but unissued bonds will be sufficient to complete development in the District.

**(D) Type:**

The voters of the District approved the issuance of unlimited tax bonds. The District seeks approval of unlimited tax bonds.

**(E) Interest Rate:**

The projected interest rate of the proposed bonds is 3.50%.

**(F) Land-Use Plan:**

A land use plan showing the locations of the various subdivisions within the District is shown in an attachment labeled, "**Land Use Map.**" The projects included in this bond application are depicted on the land use map.

**(G) Recreational Facilities:**

No recreational facilities are included in this bond application.

**(H) Roads:**

Does the District have authority to fund roads?  Yes  No.

**SECTION 3 — FACILITIES PROPOSED FOR FUNDING**

**(A) Purchase of Existing Facilities and/or Assumption of Existing Contracts:**

Project	Contractor	% Complete (Date)	Contract Amount	Amt. Subject to District Contribution
Reunion Ranch Phase 2-4	Central Road and Utility, Ltd.	90% <sup>(1)</sup> (12/18/2018)	\$605,268.50	\$474,772.14 <sup>(2)</sup>
Reunion Ranch Phase 3-2 & 3-5	JKB Construction Company, LLC.	100% (5/15/2018)	\$1,534,880.90	\$1,262,921.10 <sup>(3)</sup>
Reunion Ranch Phase 3-3	JL Gray Construction, Inc.	100% (2/26/2020)	\$1,240,349.65	\$1,060,316.08 <sup>(4)</sup>

**Notes:**

1. Prior to the contract for 2-4 being closed out, Central Road and Utility, Ltd. filed for bankruptcy. The project had reached Substantial Completion, but retainage had not

been released and Taylor Morrison as owner self-performed the warranty and was required to provide surety for County acceptance. Neither the 10% contractual retainage nor Change Order No. 2 were paid and thus are not sought for reimbursement. Consequently no final pay application was processed for section 2-4.

2. **Phase 2, Section 4**, the final contract amount is the original contract amount (\$590,211.00) plus two change orders totaling \$15,057.50. Change Order No. 1 (an overall increase of \$11,125.00) includes repair/retrofit of the existing lift station. Change Order No. 2 (an overall increase of \$3,932.50) was required for additional repair/retrofit of the existing lift station. Amount eligible for funding is 90% of the final contract amount less \$73,811.40 for items related to clearing and street excavation and less Change Order No. 2 of \$3,932.50. See **Attachment 7** for Construction Cost Breakdown.
3. **Phase 3, Section 2 & Section 5**, the final contract amount is the original contract (\$1,515,095.90) plus two change orders totaling \$19,785.00. Change Order No. 1 (an overall increase of \$15,210.00) includes irrigation services and is not eligible for funding. Change Order No. 2 (an overall increase of \$4,575.00) includes additional work for void mitigation. Amount eligible for funding is 99% of the final contract amount less \$171,496.60 for items related to street clearing, street excavation, and irrigation. See **Attachment 7** for Construction Cost Breakdown.
4. **Phase 3, Section 3**, the final contract amount is the original contract (\$1,240,349.65). Amount eligible for funding is 100% of the final contract amount less \$180,033.58 for items related to clearing and street excavation. See **Attachment 7** for Construction Cost Breakdown.

**(B) Facilities to be Constructed:**

None.

**SECTION 4 — SUMMARY OF COSTS**

REUNION RANCH WCID BOND ISSUE NO. 6					
Construction Costs			Amount	District Share	Notes
<b>A. Developer Contribution Items</b>					
1	Reunion Ranch Phase 2, Section 4	Water	\$ 77,299.00	\$ 77,299.00	1
		Wastewater	\$ 306,656.10	\$ 306,656.10	1
		Drainage	\$ 73,388.70	\$ 73,388.70	1
		Erosion Control	\$ 24,633.00	\$ 24,633.00	1
		Clearing & Street Excavation	\$ 108,234.20	\$ 34,422.80	2
		CO1	\$ 11,125.00	\$ 11,125.00	3
		CO2	\$ 3,932.50	\$ 3,932.50	3
		Subtotal	\$ 605,268.50	\$ 531,457.10	
2	Reunion Ranch Phase 3, Section 2	Water	\$ 205,961.00	\$ 205,961.00	1
		Wastewater	\$ 234,791.00	\$ 234,791.00	1
		Drainage	\$ 225,375.00	\$ 225,375.00	1
		Erosion Control	\$ 47,427.00	\$ 47,427.00	1
		Clearing & Street Excavation	\$ 243,498.10	\$ 87,211.50	2
		CO1	\$ 6,910.00	\$ -	5
		CO2	\$ 4,575.00	\$ 4,575.00	6
		Subtotal	\$ 968,537.10	\$ 800,765.50	
3	Reunion Ranch Phase 3, Section 3	Water	\$ 241,399.20	\$ 241,399.20	1
		Wastewater	\$ 282,666.25	\$ 282,666.25	1
		Drainage	\$ 219,840.00	\$ 219,840.00	1
		Erosion Control	\$ 64,410.05	\$ 64,410.05	1
		Pond Items	\$ 224,870.00	\$ 224,870.00	1, 4
		Clearing & Street Excavation	\$ 207,164.15	\$ 27,130.58	2
		Subtotal	\$ 1,240,349.65	\$ 1,060,316.08	
4	Reunion Ranch Phase 3, Section 5	Water	\$ 91,923.00	\$ 91,923.00	1
		Wastewater	\$ 129,259.00	\$ 129,259.00	1
		Drainage	\$ 151,292.00	\$ 151,292.00	1, 4
		Erosion Control	\$ 38,827.00	\$ 38,827.00	1
		Clearing & Street Excavation	\$ 146,742.80	\$ 46,279.60	2
		CO1	\$ 8,300.00	\$ -	5
		Subtotal	\$ 566,343.80	\$ 457,580.60	
5	Wastewater Treatment Plant Upgrades	Upgrades	\$ -	\$ -	7
		Subtotal	\$ -	\$ -	
6	Impact Fees	Impact Fees 2019	\$ 1,293,800.00	\$ 1,293,800.00	8
		Impact Fees 2020	\$ 840,970.00	\$ 840,970.00	8
		Subtotal	\$ 2,134,770.00	\$ 2,134,770.00	
7	Engineering & Inspection	Phase 2, Section 4	\$ 79,718.57	\$ 79,718.57	9
		Phase 3, Section 2	\$ 120,114.83	\$ 120,114.83	9
		Phase 3, Section 3	\$ 159,047.41	\$ 159,047.41	9
		Phase 3, Section 5	\$ 68,637.09	\$ 68,637.09	9
		Subtotal	\$ 427,517.89	\$ 427,517.89	
Total Developer Contribution Items			\$ 5,942,786.94	\$ 5,412,407.17	
<b>TOTAL CONSTRUCTION COSTS</b>			\$ 5,942,786.94	\$ 5,412,407.17	
			Less Surplus Funds Applied	\$ (447,956.00)	10
			Net Construction Costs:	\$ 4,964,451.17	
			(% of BIR):	70.4%	
<b>Non-Construction Costs</b>				<b>District Share</b>	<b>Notes</b>



1	Legal Fees (1.25%)	\$	88,125.00	11
2	Financial Advisory Fees (1.875%)	\$	132,187.50	12
3	Capitalized Interest (6 months @ 3.5%)	\$	-	13
4	Developer Interest (@ 3.5%)	\$	277,847.50	14
5	Bond Discount (3%)	\$	211,500.00	
6	TCEQ Review Fee (0.25%)	\$	17,625.00	
7	Attorney General Fee (0.10%)	\$	7,050.00	
8	Bond Issuance Expenses	\$	45,020.00	15
9	Bond Application Report	\$	60,000.00	
TOTAL NON-CONSTRUCTION COSTS		\$	839,355.00	
		(% of BIR)	11.9%	
TOTAL BOND ISSUE REQUIREMENT (BIR):		\$	7,050,000.00	

Notes:

- 1 100% of eligible items constructed/installed is proposed for reimbursement. See Attachment 7 for a breakdown of construction costs.
- 2 Utility installation requires excavation/embankment within the ROW; however, only 50% of this construction item is considered eligible for reimbursement. See Attachment 7 for a breakdown of construction costs.
- 3 Phase 2-4 includes 2 change orders totalling \$15,057.50 for items associated with repair/retrofit of the existing lift station. See Attachment 7 for a breakdown of construction costs.
- 4 Phase 3-3 includes pond construction items. See Attachment 7 for a breakdown of construction costs.
- 5 Phase 3-2 and 3-5 include Change Order 1 that is non-reimbursable totalling \$15,210.00 for items associated with irrigation. See Attachment 7 for a breakdown of construction costs.
- 6 Phase 3-2 includes Change Order 2 totalling \$4,575.00 for items associated with void mitigation. See Attachment 7 for a breakdown of construction costs.
- 7 Wastewater Treatment Plant Upgrades - Proposed project in the amount of \_\_\_\_\_ for items associated with upgrading the wastewater treatment plant are included in this bond application.
- 8 Impact Fees 2019 - Impact Fees in the amount of \$77,628.00 was included with Bond Application No. 5. Remaining amount of \$179,882 is not included and will be reimbursed in a future bond application.
- 9 Engineering & Inspection Costs - They are 15% of the total eligible contract amount for reimbursement.
- 10 Surplus Funds - A Bookkeeper's statement on the availability of surplus funds is included with this report. See labeled attachment, "Surplus Funds" in section 13 for more details.
- 11 Legal fees are 1.25% of the par amount of bonds issued. See labeled attachment, "Professional Contracts" for more details.
- 12 Financial Advisory fees are 1.5% of the par amount of bonds issued with the additional 1.25 multiplier as noted in the agreement. Note - the percentage shown on the cost summary table is 1.875% (1.5%x1.25%), see labeled attachment "Professional Contract" (\$5,000,000 x 1.5% x 1.25 = \$93,750).
- 13 Capitalized Interest is included for 6 months at the anticipated bond interest rate of 3.5%. There is no Capitalized Interest in this bond application.
- 14 Developer Interest This amount includes the developer interest for Water and Drainage Items of Ph 2-5 and all the utility items for Phase 3-1. The District intends to fund developer interest up to the maximum of 5 years allowed by commission rules for any reimbursement that meets that condition. See labeled attachment, "Cost Breakdown & Interest Tables" in section 7 for more details.
- 15 Breakdown of Bond Issuance Expenses:

Printing	\$5,000.00
Rating	\$15,000.00
Disclosure Counsel	\$10,000.00
Reimbursement Audit	\$7,000.00
TCEQ Filing Fee	\$500.00
Miscellaneous	\$7,520.00
TOTAL	\$45,020.00

**SECTION 5 — DEVELOPMENT STATUS AND LAND USE**

The current District boundary encompasses approximately 524 acres. The development plan for this District includes single family residential, amenity, various greenbelt, and open space uses. Full development of the master plan is projected to occur over a 5 to 10 year period. A summary of the land use plan is shown below and is also included on the attachment labeled, "*Land Use Map.*" The following information represents development as of April 2019.

**(A) Land-Use Table:**

**Proposed Land Use Plan**

Land Uses	Acreage	Equivalent Connections	
		Existing	Projected
Developed from prior bond issues (See table B below)	391.841	282	380
Developed from proposed bonds (See Table C below):	125.442	0	170
Currently developed with facilities to be funded in future bonds:	0	0	0
Remaining developable acreage with facilities to be funded in future bonds:	0	0	0
<b>TOTAL</b>	<b>523.97</b>	<b>282</b>	<b>550</b>

**(B) Development from Prior Bonds:**

Status of Development  
(Prior Bond Issue - Bond Applications 1 – 5)

Section	Type of Development	No. of Lots	Acreage	Equivalent Connections		Houses Under Construction
				Existing	Projected	
Reunion Ranch Ph. 1 Sec. 1	Single Family	14	7.000	14	14	0
Reunion Ranch Ph. 1 Sec. 2	Single Family	107	31.725	107	107	0
Reunion Ranch Ph. 2 Sec. 1	Single Family	0	0	0	0	0
Reunion Ranch Ph. 2 Sec. 2	Single Family	140	38.170	127	140	13
Reunion Ranch Ph. 2 Sec. 3	Single Family	39	25.391	0	39	3
Reunion Ranch Ph. 2 Sec. 5	Single Family	25	7.961	16	25	0

Reunion Ranch Ph. 3 Sec. 1	Single Family	37	9.539	0	37	0
<b>Subtotal (Developable Acreage)</b>		<b>362</b>	<b>119.786</b>	<b>264</b>	<b>362</b>	<b>16</b>
Reunion Ranch Ph. 1 Sec. 1	Common Area/Streets	3	26.050	3	3	N/A
Reunion Ranch Ph. 1 Sec. 2	Common Area/Streets	4	82.863	4	4	N/A
Reunion Ranch Ph. 2 Sec. 1	Common Area/Streets	2	17.853	2	2	N/A
Reunion Ranch Ph. 2 Sec. 2	Common Area/Streets	3	61.534	3	3	N/A
Reunion Ranch Ph. 2 Sec. 3	Common Area/Streets	2	28.244	2	2	N/A
Reunion Ranch Ph. 2 Sec. 5	Common Area/Streets	1	29.926	1	1	N/A
Reunion Ranch Ph. 3 Sec. 1	Common Area/Streets	3	25.586	3	3	N/A
<b>Subtotal (Undevelopable Acreage)</b>		<b>19</b>	<b>272.056</b>	<b>18</b>	<b>18</b>	<b>-</b>
<b>TOTAL</b>		<b>381</b>	<b>391.842</b>	<b>282</b>	<b>380</b>	

(C) Development from Proposed Bonds<sup>1</sup>:

**PROPOSED DEVELOPMENT  
(Proposed Bonds)**

Section	Type of Development	No. of Lots	Acreage	Equivalent Connections		Houses Under Construction
				Existing	Projected	
Reunion Ranch Ph. 2 Sec. 4	Single Family					
Reunion Ranch Ph. 3 Sec. 2	Single Family					
Reunion Ranch Ph. 3 Sec. 3	Single Family					
Reunion Ranch Ph. 3 Sec. 5	Single Family					
<b>Subtotal (Developable Acreage)</b>						
Reunion Ranch Ph. 2 Sec. 4	Common Area/Streets					
Reunion Ranch Ph. 3 Sec. 2	Common Area/Streets					
Reunion Ranch Ph. 3 Sec. 3	Common Area/Streets					

Reunion Ranch Ph. 3 Sec. 5	Common Area/Streets					
<b>Subtotal (Undevelopable Acreage)</b>						
<b>TOTAL</b>		<b>170</b>	<b>125.442</b>	<b>0</b>	<b>170</b>	<b>0</b>

(D) **Development from Future Bonds:**

**DEVELOPMENT TO BE FUNDED  
(Future Bonds)**

Section	Type of Development	No. of Lots	Acreage	Equivalent Connections		Houses Under Construction
				Existing	Projected	
		0	0	0	0	0
<b>TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

(E) **Historical Build-Out:**

Year	Section	Type of Development	Equivalent Connections	
			Existing	Projected
2014	Reunion Ranch Ph. 1 Sec. 1	Single Family	17	17
2014	Reunion Ranch Ph. 1 Sec. 2	Single Family	111	111
2015	Reunion Ranch Ph. 2 Sec. 1	Amenity	2	2
2015	Reunion Ranch Ph. 2 Sec. 2	Single Family	119	144
2015	Reunion Ranch Ph. 2 Sec. 3	Single Family	2	41
2016	Reunion Ranch Ph. 2 Sec. 5	Single Family	9	26
2016	Reunion Ranch Ph. 3 Sec. 1	Single Family	18	39
2017	Reunion Ranch Ph. 2 Sec. 4	Single Family	0	24
2017	Reunion Ranch Ph. 3 Sec. 2	Single Family	0	53
2017	Reunion Ranch Ph. 3 Sec. 5	Single Family	0	35
2018	Reunion Ranch Ph. 3 Sec. 3	Single Family	0	56
<b>TOTAL</b>			<b>278</b>	<b>548</b>

(F) **Floodplain Information:**

A map showing the 100-year floodplain within the District is provided under labeled attachment, "***Floodplain Map.***"

(i) **What is being done (if anything) to remove the areas of the District, if any, currently in the official floodplain?**

No action is being taken to remove areas from the floodplain.

(ii) Are any of the improvements proposed for purchase or construction funding through the proceeds of this bond issue currently in the official floodplain?

Yes  No  Other: \_\_\_\_\_

(iii) Are areas currently in the official floodplain used in the build-out projections used to support this bond issue?  Yes  No N/A.

(iv) Who is charged with maintaining minimum floor slab elevations in the District area?  
Hays County

(v) Are any sites or easements to be funded in the bond issue currently in the floodplain?  Yes  No.

## SECTION 6 — SOURCE OF WATER SUPPLY, WASTEWATER TREATMENT FACILITIES, AND STORM-WATER DRAINAGE FACILITIES

### (A) Water Supply:

#### (i) **Water Supply Source:**

The initial water service for this development was arranged through agreements with LCRA for wholesale service as evidenced in the following agreements;

- Assignment By Lower Colorado River Authority to West Travis County Public Utility Agency of Certain Agreements Related to Provision of Water Service to Reunion Ranch WCID and Water Sale Contract from LCRA
- Firm Water Contract by and between Lower Colorado River Authority and Reunion Ranch WCID
- 1<sup>st</sup> Amendment to Water Sale Contract No. 8000188425
- 2<sup>nd</sup> Amendment to Water Sale Contract No. 8000188425
- Water Services Agreement from LCRA

The District residents receive retail water service from Reunion Ranch WCID's Water System. The District is a wholesale customer of the WTCPUA. Per the agreement as assigned, the PUA is obligated to provide the District with their ultimate requirements for water supply capacities (see labeled attachment, "*W/WW Information*" (Water System Agreements)).

#### (ii) **Water Supply Facilities Inventory:**

The District's residents are retail customers of Reunion Ranch WCID. The District is a wholesale customer of the West Travis County Public Utility Agency (WTCPUA). The WTCPUA obtains its water supply from the Colorado River.

The PUA's West Travis County Regional Water System serves the District with wholesale water service. The PUA acquired the water and wastewater systems from the LCRA in 2012 after the formation of the PUA. According to the PUA, the water treatment plant is presently operating and has a peak day production of approximately 14.5 million gallons and average day production of approximately 7.61 million gallons per day (MGD). The rated capacity of the water treatment plant is 20 MGD. The rated capacity is capable of serving 23,133 LUEs based upon the TCEQ criteria of 0.6 gpm per LUE. The PUA continues to monitor the plant and distribution systems to meet the needs of the area's growing population and to help improve performance during periods of peak demand.

The PUA system currently serves approximately 16,500 LUE's. Wholesale customers include: Senna Hills MUD, Barton Creek Water Supply Corporation (WSC), Deer Creek Ranch, Travis County MUD #12, Travis County MUD #14, Crystal Mountain HOA, Lazy Nine MUD #1A, Eanes ISD, Dripping Springs WSC, Hays WCID #1, Hays WCID #2, and Reunion Ranch WCID. Retail customers include: Residents of Bee Cave, Seven Oaks, Lake Pointe (West Travis County MUDs No.'s 3 & 5), Barton Valley, Falcon Head, Homestead, Spanish Oaks (West Travis County MUDs No.'s 6 & 8), Uplands, High Pointe, The Preserve, Rocky Creek, Belvedere, Rim Rock, Sawyer Ranch, Ledge Stone, Creeks of Driftwood, Madrone Ranch and Sunset Canyon subdivisions, among others.

See labeled attachment "**W/WW Information**" (**Water System Information**) for information from the WTCPUA web site regarding the water system that serves the District. Also see labeled attachment "**W/WW Information**" (**Water Layout Map**) for a detail of the District's water system.

**(iii) Interconnects:**

The WTCPUA provides water to the Reunion Ranch WCID via a wholesale point of delivery.

- (iv)** Provide a copy of executed contracts for capacity being leased to or from, sold to, or purchased from another entity, if not otherwise provided, as a labeled attachment.

The District receives its water supply from the PUA and such contract is located under labeled attachment, "**W/WW Information**" (**Water System Agreements**).

- (v)** If special considerations or circumstances exist, provide an explanation narrative.

- (vi) **The District's water agreement originally with the LCRA (predecessor to PUA) provides that the LCRA (PUA) is capable of serving 524 ESFCs, which is sufficient to serve the 162 ESFCs necessary to support the feasibility of this proposed bond issue in addition to the existing 300 ESFCs as approved in bond issues 1 – 5.**

**(B) Wastewater Treatment:**

**(i) Wastewater Treatment Facilities:**

Reunion Ranch WCID is currently served by one treatment plant, WWTP A, with a capacity of 384 ESFCs which is sufficient to serve the 162 ESFCs necessary to support the feasibility of this proposed bond issue in addition to the current 300 ESFCs, based on 130 gpd/ESFC. Anticipating build-out during Phase 3, design of the expansion of the WWTP facilities is in planning stages. Construction or expansions to the wastewater treatment facilities will be funded in future bond issues. Copies of Reunion Ranch WWTP A and WWTP B wastewater permits are provided in labeled attachment "*W/WW Information*".

- (ii) If the District proposes to base the number of ESFCs served on criteria less than 300 gpd/ESFC, see discussion about ESFCs in the Abbreviations section. Approval of a lower flow factor is subject to review during the bonds application process unless a prior approval letter was obtained.
- (iii) Provide a copy of executed contracts for capacity being leased to or from, sold to, or purchased from another entity, if not otherwise provided, as a labeled attachment.
- (iv) If special conditions or circumstances exist, provide an explanation narrative.
- (v) **The District's wastewater capacity is capable of serving 384 ESFCs, which is sufficient to serve the 162 ESFCs necessary to support the feasibility of this proposed bond issue in addition to the existing 300 ESFCs as approved in bond issues 1 – 5.**

**(C) Storm-Water Drainage Facilities:**

- (i) The District has a rolling topography with multiple unnamed natural drainage channels that ultimately lead to Bear Creek which flows in a generally easterly direction toward the Colorado River.
- (ii) Road drainage in the District is by curb inlet to storm drain and roadside swale with street and driveway culverts and ribbon curb. Flow exiting the streets collects in the curb inlets and roadside swales eventually discharging into the unnamed tributaries and thence to the named creek.
- (iii) Specific storm-water drainage facilities that are proposed to be funded in this bond

issue include curb inlets, grass-lined drainage swales, storm drains & manholes, flow spreaders, diversion dike, and sloped concrete rip-rap.

## SECTION 7 — BASIS OF DESIGN

### (A) Conformity with Regulatory Requirements:

- (i) **Texas Commission on Environmental Quality:** Yes  No  N/A
- (ii) **City of Dripping Springs:** Yes  No  N/A
- (iii) **County of Hays:** Yes  No  N/A
- (iv) \_\_\_\_\_ **County Flood Control District No. 1:** Yes  No  N/A
- (v) **Commission Permit Required by Water Code 16.236:** Yes  No  N/A   
No levee is included for funding.
- (vi) **Others:** N/A.

### (B) Oversizing:

**Is the District constructing any facility with capacity in excess of that reasonably anticipated for future in-district uses?**  Yes  No. **If yes, is the additional capacity required by local government or other regulatory agency?**  Yes  No.

## SECTION 8 — FINANCIAL INFORMATION

Information for this section was provided by the District's bookkeeper, Bott & Douthitt, P.L.L.C., and the District's financial advisor, Specialized Public Finance Inc.

### (A) Growth / No Growth

**The economic feasibility of this bond issue is based on no-growth**

**The highest projected taxable value shown in the cash flow schedule is \$194,084,000 (certified estimate from HCAD).**

See labeled attachment, "**Assessed Value**" for a letter from Hays County Appraisal District dated 10/02/19 updating the assessed value of the District.

### (B) Latest Certified Assessed Valuation:



**\$194,084,000 as of January 1, 2020.**

See labeled attachment, "**Assessed Value**" for the 2019 certified assessed value from the Hays County Appraisal District.

**(C) Historical Tax Data:**

The following information is as of May 1, 2019.

Year Collected	Assessed Valuation	Debt Service Tax Rate	Maintenance Tax Rate	Amount Collected
2014	\$20,303,767.00	\$0.000	\$0.875	\$181,290.25
2015	\$39,867,562.00	\$0.100	\$0.775	\$353,670.22
2016	\$68,523,978.00	\$0.350	\$0.525	\$595,987.00
2017	\$97,645,704.00	\$0.550	\$0.325	\$865,190.00
2018	\$134,087,704.00	\$0.700	\$0.175	\$1,169,216.21
†2019	\$170,773,000.00	N/A	N/A	N/A

\*No tax rate was levied prior to 2014

† The assessed valuation of \$170,773,000.00 is estimated for 2019 and the rate has not been set as of 05/30/19.

**(D) Cash and Investment:**

This information is provided by Bott & Douthitt, P.L.L.C.

Cash and Investment Balances As of September 30, 2019	
General Operating	\$837,982
Debt Service Fund	\$899,683.00
Maintenance Tax Fund	\$0.00
Capital Projects Fund	\$36,681

**(E) Outstanding Indebtedness:**

The debt ratio is based on the Estimated Assessed Valuation of **\$194,084,000**.

**(i) Bond Issues:**

Category	Outstanding Debt	Proposed Debt	Combined Debt	Debt Ratio based on Current Certified or Estimated Value
Water, Wastewater, and Drainage	\$22,950,000.00	\$7,050,000.00	\$30,000,000.00	15.46%
Roads	\$0.00	\$0.00	\$0.00	N/A
Firefighting	\$0.00	\$0.00	\$0.00	N/A
Recreational	\$0.00	\$0.00	\$0.00	N/A
<b>Totals</b>	<b>\$22,950,000.00</b>	<b>\$7,050,000.00</b>	<b>\$30,000,000.00</b>	<b>15.46%</b>

**(ii) Bond-Anticipation Notes:**

Not Applicable. There have been no bond anticipation notes and none are proposed for this bond issue.

- (iii) Were the provisions of Commission Rule 293.54 followed in the issuance of all Bond-Anticipation Notes?  Yes  No.

Not Applicable.

- (iv) Tax-Anticipation Notes:

Not Applicable. There have been no tax anticipation notes and none are proposed.

Will all tax-anticipation notes be retired out of the proceeds of taxes currently in the process of collection?  Yes  No.

Not Applicable.

- (v) Other Obligations:

None.

**(F) Financial Feasibility:**

- (i) Build-Out Projections: Is the feasibility of this bond issue based on growth?  
 Yes  No.

- (ii) Debt Service Schedule:

A projected debt-service requirement schedule has been included as an attachment in section 13 labeled "***Projected Cash Flow.***"

- (iii) Revenue Projections:

- (a) Does the District intend to use net revenues from operations for debt service payments?

Yes  No.

- (b) Does the District intend to use revenues received from a municipality through either a consent agreement or strategic partnership agreement for debt service payments?

Yes  No.

(iv) Operating Budget:

The proposed projects will not adversely affect the District's operating costs. No operating advances were needed to support the feasibility of this bond issue. The District's fiscal year runs from October 1 through September 30, and a copy of the current Operating Budget for **FY2019-20** is provided under labeled attachment, **"Operating Budget"**.

(v) Projected Cash Flow Analysis for Proposed and Existing Debt of District:

See Attachment **"Cash Flow"** for the projected cash-flow analysis that was prepared under the requirement of this section. Please note that a 98.5% tax collection rate was used. See labeled attachment **"Cash Flow"** for a copy of the Tax Collection Report.

(vi) No-Growth Cash Flow Analysis for Proposed and Existing Debt of District:

See Attachment **"Cash Flow"**.

(vii) Cash Flow Analysis for All Overlapping Taxing Entities Specifically Attributable to Water, Wastewater, Drainage, Firefighting, Recreation, or Roads:

See Attachment **"Cash Flow"**.

(viii) **Combined Tax Rate:**

<b>Tax Rates</b>	<b>Projected Tax Rate</b>	<b>No-Growth Tax Rate</b>
District tax rate		
a. Debt service as shown in cash flow analysis	NA	\$0.7250
b. Maintenance Tax <sup>(1)(2)</sup>	NA	\$0.1500
Tax rate for overlapping entities as defined in Commission Rule 293.59(f)(2) and (f)(6) and (e)(2) and (e)(6)		
a. Debt service as shown in cash flow analysis		
1. Entity No. 1: N/A	\$0.0000	\$0.0000
b. Maintenance Tax		
1. Entity No. 1: N/A	\$0.0000	\$0.0000
Equivalent surcharge for water and wastewater, if any:	\$0.0000	\$0.0000
If District is within a city, then indicate the portion of the city's tax rate specifically attributable to water, wastewater, drainage, or recreation:	\$0.0000	\$0.0000
Less any equivalent tax rebate <sup>(3)</sup> :	(\$0.0000)	(\$0.0000)
<b>TOTAL COMBINED TAX RATE</b>	<b>NA</b>	<b>\$0.875</b>

Notes:

1. If the District is relying on developer advances to meet its operating budget, provide as a *labeled attachment* a copy of the current operating budget and provide calculations showing a necessary maintenance tax assuming no growth (based on the value shown in the no-growth cash-flow analysis) and assuming no developer advances.
2. See labeled attachment, "**Operating Budget**" for the District's Fiscal Year 2020 Operating Budget. The District's Financial Advisor has calculated that a tax rate of \$0.150 using a 98% collection rate on a certified estimated taxable assessed valuation of \$169,812,068 would generate an operating levy of \$259,916 which with combined fees (excluding connection and inspection fees, and excluding meter setting expenses) would balance the Fiscal Year 2020 Operating Budget.

(ix) **Total Taxable Value of Area to be Taxed:**

**\$194,084,000** as of January 1, 2020.

(x) **Waiver of Special Appraisal:**

A Waiver of Special Appraisal has been included in Attachment Section 10.

- (xi) **Overlapping Tax Rates:** Provide a table indicating direct and overlapping taxes by the District and all overlapping taxing jurisdictions for the most current tax year and projected for the coming tax year if known to be different.

Taxing Jurisdictions	Tax Year	Current Tax Rate per \$100 Valuation	Projected Tax Rate per \$100 Valuation
Hays County	2019	0.3899	Unknown
Dripping Springs ISD	2019	1.5200	Unknown
Hays County ESD #6	2019	0.0785	Unknown
North Hays County ESD #1	2019	0.0300	Unknown
Special Road District	2019	0.0438	Unknown
	<b>Total</b>	<b>2.0622</b>	<b>Unknown</b>

(G) Development Status:

Does the District have a developer as defined by Water Code Section 49.052(d)?

Yes  No.

(i) Status of Construction

Does the District meet the conditions of Commission Rule 293.59(k)(6) regarding completion of facilities prior to Commission approval necessary to serve the projected development?

1. Compliance with 293.59(k)(6)(A): At the time of Commission approval, all underground water, wastewater, and drainage facilities to be financed with proceeds from the proposed bond issue or necessary to serve the projected build-out used to support the feasibility of the bond issue, shall be at least 95% complete as certified by the district's engineer.

Yes  No  Exempt

The District is not projecting growth to determine the feasibility of this bond issue.

2. Compliance with 293.59(k)(6)(B): At the time of Commission approval, all permits for groundwater, surface water, waste discharge, or other permits needed to secure capacity to support the build-out shall have been obtained.

Yes  No  Exempt

3. Compliance with 293.59(k)(6)(C): At the time of Commission approval, sufficient lift station, water plant, and wastewater treatment plant capacity, as applicable

depending on the type of district, to serve the connections projected for a period of not less than 18 months shall either be 95% complete as certified by the district's engineer or available in existing plants in accordance with executed contracts for capacity in plant(s) owned by other entities (but in no event less than 50,000 gallons per day water plant and wastewater plant capacity).

Yes  No  Exempt

The District is not projecting growth to determine the feasibility of this bond issue.

4. Compliance with 293.59(k) (6) (D): At the time of Commission approval, water supply, lift station and wastewater treatment capacity needed to support the projected build-out used to support the feasibility of the subject bond application must be existing or funds for that capacity must be included in the bond issue or secured by a letter of credit of other acceptable guarantee approved by the executive director.

Yes  No  Exempt

The District holds **one TCEQ wastewater permit**. The existing WWTP A, permit no. WQ0014480001, is permitted for 0.05 MGD of flow. The proposed WWTP B, permit no. WQ0014480002, has been withdrawn and canceled. Reunion Ranch WCID is currently served by one treatment plant, WWTP A, with a capacity of 333 ESFCs which is sufficient to serve the current 278 ESFCs, based on 150 gpd/ESFC. Copies of these permits can be found in labeled attachment "**W/WW Information**". This bond issue is based on a no-growth bond so there is no projected capacity to hit. The existing capacity of 0.05 MGD is more than the flow generated by the existing connections.

5. Compliance with 293.59(k) (6) (E): At the time of Commission approval, all street and road construction to provide access to the areas provided with utilities to be financed with proceeds from the proposed bond issue, or necessary to serve the projected build-out used to support the feasibility of the subject bond issue, must be 95% complete as certified by the district's engineer. All streets and roads shall be constructed in accordance with city or county standards, as appropriate.

Yes  No  Exempt

The District is not projecting growth to determine the feasibility of this bond issue.

6. Status of Growth Projected in Previous Bond Issue, if Applicable:

The following paragraphs are to be completed by all Districts which have had previous bond issues and do not meet any of the exemption criteria listed under Commission Rule 293.59(k)(11). If the following paragraphs are not completed due to meeting an exemption criteria listed in Commission Rule 293.59(k)(11), then explain the specific criteria met.

N/A – The District is not projecting growth to determine the feasibility of this bond issue

(a) Does the District meet the conditions of Commission Rule 293.59(l) (2) and 293.59(l) (3) regarding completion of water and wastewater facilities necessary to serve the connections projected in the previous bond application?

Yes  No

(b) Does the District meet the condition of Commission Rule 293.59(l) (4) regarding 75% completion of all prior bond issues?

Yes  No

(H) Market Information:

**Paragraph II: A market study is not provided for one of the reasons checked below:**

X  No growth is projected in determining the feasibility of this bond issue. OR...

       The District anticipates obtaining an acceptable credit rating (as such rating is defined in Commission Rule 293.47(b) (4)) prior to the sale of the proposed bond issue. A letter from the District's financial adviser addressing the District's ability to obtain such a rating is included as labeled Attachment, "Market Study."

       The District anticipates obtaining a credit enhanced rating (as such rating is defined in Commission Rule 293.47(b)(5)) prior to the sale of the proposed bond issue. A letter from the District's financial adviser addressing the District's ability to obtain such a rating is included as a labeled Attachment.

       The District has a level of debt (existing and proposed) of \_\_\_\_\_, and a certified estimated assessed valuation of \_\_\_\_\_, the ratio of debt to assessed value being 10% or less

- Debt ratio is \_\_\_\_\_

The value of houses and/or buildings within the areas to be served by the proposed bond issue is 50% of the proposed value of houses and/or buildings shown in the projected tax rate calculations. The District must complete the following table.

**SECTION 9 — SHARED FACILITIES**

**(A) Inventory:**

None

**(B) Calculated Pro Rata Shares:**

None

**(C) Cost Sharing Arrangements Requested for Commission Approval:**

None

**(D) Oversizing Required by a Local Government or Other Regulatory Agency:**

None

**SECTION 10 — PLANS, SPECIFICATIONS, OTHER CONSTRUCTION DOCUMENTS**

**(A) Plans:**

**(i) Construction Plans:**

Copies of construction plans are included and provided on a thumb drive.

**(ii) Plat:**

Copies of the final plats are included and provided on a thumb drive.

**(B) Contract Documents:**

See attached construction contract document binders.

**(C) Construction Documents:**

See attached construction contract document binders.

**(D) Checklist:**



Contract documents and checklists for each contract are provided as separate binders

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**SECTION 11 — SPECIAL CONSIDERATIONS**

**(A) Developer Projects:**

**Are any of the projects in the proposed bond issue developer projects as defined in Commission Rule 293.44(a) (1)?**  Yes  No

**(i) Clearing and Grubbing:**

There is no reimbursement proposed for clearing and grubbing for this bond issue.

**(ii) Spreading and Compacting of Fill:**

There is no reimbursement proposed for spreading and compacting of fill for this bond issue.

**(iii) Change in Development Plan: Do any of the projects in the proposed bond issue include the replacement or relocation of existing or designed facilities?**

Yes  No

**(iv) Railroad, Pipeline, or Underground-Utility Relocations:**

None.

**(v) Joint-Use Engineering Studies:**

None.

**(vi) Bridges and Culverts:**

N/A

**(vii) Pro ration of Dual Lake–Detention Pond: Does the project include funds for the purchase or construction of detention pond facilities which will hold water continuously for aesthetic or recreational purposes?**  Yes  No

**(viii) Floodplain Mitigation: Does the project include funds for costs associated with the mitigation of floodplain areas?**  Yes  No

**(B) All Projects:**

**(i) Appraisals: None.**

- (ii) **Contract Revenue Bonds: Are the proposed bonds contract revenue bonds?**  
 Yes  No
- (iii) **Impact Fees and Capital-Recovery Fees: Does the proposed bond issue include funding for fees calculated and collected under the provisions of Local Government Code Chapter 395?**  Yes  No

**SECTION 12 — MISCELLANEOUS CONSIDERATIONS**

**(A) Preconstruction Documents:**

Utility Construction Agreement between Hays Reunion Ranch, L.P., Taylor Morrison of Texas, Inc. and Reunion Ranch Water Control and Improvements District is attached as labeled attachment, "**Preconstruction Agreements**".

**(B) Bid Advertisement:**

**Were the competitive bidding statutes complied with in each of the construction contracts executed?**  Yes  No

**(C) Developer's 30% Contribution Exemption Request:**

- (i) **The District is requesting an *exemption* from the requirement to obtain a 30% contribution from the developer on certain construction contracts for the following reason:**

The District does not have any developers, as defined in Water Code 49.052(d).

The District has a ratio of debt [( \_\_\_\_\_ ) existing debt as of ( \_\_\_\_\_ ), plus the proposed bond issue ( \_\_\_\_\_ ) for a total debt of ( \_\_\_\_\_ )] to certified 2018 assessed valuation [( \_\_\_\_\_ ) as of ( \_\_\_\_\_ )] of 10% or less. If a build-out schedule is provided to support that the 10% ratio will be obtained and the feasibility is based on no growth, then clearly indicate such in the build-out schedule.

The District is in the city limits of the City of (name) and:

- a. The facilities were completed or under construction as of December 1, 1986, and the District is operating in an alter ego relationship with the City. (Provide documentation to certify such alter ego relationship as a *labeled Attachment* if such has not been previously provided.)

b. The District was created, or had a petition for creation submitted to the Commission, before December 1, 1986, and the District is operating in an alter ego relationship with the City. (Provide documentation to certify such alter ego relationship as a *labeled Attachment* if such has not been previously provided.)

(i) **The District is requesting a *conditional exemption* from the requirement to obtain a 30% contribution from the developer on certain construction contracts on the anticipation of one of the following conditions being met:**

\_\_\_\_\_ The District will have an acceptable ratio of debt based on the existing debt of \_\_\_\_\_ as of \_\_\_\_\_ plus the proposed bond issue amount of \_\_\_\_\_ for a total debt of \_\_\_\_\_ to a certified \_\_\_\_\_ assessed valuation of \_\_\_\_\_ as of \_\_\_\_\_ of \_\_\_\_\_%.

\_\_\_\_\_ The District anticipates obtaining an acceptable credit rating [as such rating is defined in Commission Rule 293.47(b) (4)] prior to the sale of the proposed bond issue. A letter from the District's financial adviser addressing the District's ability to obtain such a rating is included as a labeled attachment.

X The District anticipates obtaining a credit enhanced rating [as such rating is defined in Commission Rule 293.47(b) (5)] prior to the sale of the proposed bond issue. A letter from the District's financial adviser addressing the District's ability to obtain such a rating is included as a labeled attachment.

**(D) Letters of Credit, Deferment of Bond Proceeds, Other Acceptable Financial Guarantees:**

N/A

**(E) Developer Interest Reimbursement:**

Developer interest schedules are attached under labeled attachment, "*Cost Breakdown/Interest.*"

**(F) Land and Easement Acquisition:**

- (i) **Storm Water Detention Facilities: Does the District intend to purchase easements for storm water detention facilities?**  Yes  No.
- (ii) **Easements Outside the District's Boundaries: Does the District intend to purchase easements outside the District's boundaries?**  Yes  No.

(iii) **Downstream Drainage Channels:** Does the District intend to purchase easements to improve drainage channels downstream of the District that pass through other districts?  Yes  No.

(iv) **Recreational-Facility Sites:** Does the District intend to purchase sites for recreational facilities?  Yes  No.

**(G) District Participation in Regional Drainage Systems:**

Does the proposed bond issue include funds to be paid to a regional drainage authority for capacity in a regional storm water detention system?  Yes  No.

(i) **Adoption of System by Public Entity:**

N/A

(ii) **Participation Required by Public Entity:**

N/A

(iii) **Cost of Participation Uniform:**

N/A

(iv) **Contract with Public Entity:**

N/A

**SECTION 13 — MISCELLANEOUS INFORMATION**

**(A) Contracts with Professional Consultants:**

See attachment labeled, "*Professional Contracts.*"

**(B) Compliance with Commission Rule Section 293.111(a)(6):**

See attachment labeled, "*Water and Wastewater Inspection Program Certification.*"

**(C) Key Personnel:**

- (i) **President, Board of Directors:** Nathan Neese
- (ii) **Attorney:** Bill Flickinger, Willatt & Flickinger, PLLC, Attorneys at Law, 12912 Hill Country Blvd., Suite F-232, Austin, Texas 78738
- (iii) **Fiscal Agent:** Garry Kimball, Specialized Public Finance Inc., 248 Addie Roy Road, Suite B-103, Austin, TX 78746
- (iv) **Operator:** Severn-Trent Services, 14050 Summit Dr., Ste. 113A, Austin, TX 78728
- (v) **Manager:** Kristi Hester
- (vi) **Tax Assessor-Collector:** Luanne Caraway, Hays County Main Tax Office, 712 S. Stagecoach Trail, San Marcos, TX 78666
- (vii) **Chief Appraiser, Hays County:** David Valle, Hays Central Appraisal District, 21001 North IH-35, Kyle, TX 78640
- (viii) **Principal Developers:** Taylor Morrison of Texas Inc., 11200 Lakeline Blvd., Ste. 150A, Austin, TX 78717
- (ix) **District Engineer:** Dennis Lozano, P.E., Murfee Engineering Company, Inc., 1101 Capital of Texas Hwy. South, Building D, Austin, TX 78746
- (xii) **Bookkeeper:** Allen Douthitt, Bott & Douthitt, PLLC, P.O. Box 2445, Round Rock, TX 78680

**(D) Reporting Requirements:**

**Has the District submitted a current Directors' Registration Form?**

Yes  No.

**Has the District submitted a current District Information Form as required by Water Code Section 49.455?**  Yes  No.

**Has the District submitted a current Audit Report or Financial Dormancy Affidavit?**

Yes  No.

**(E) Name Signs:**

**Has the District posted at least two name signs, at two or more principal entrances to the District?  Yes  No.**

The signs are located as follows:

There are two signs at the principal entrance to Reunion Ranch located at the intersection of RM 1826 and Reunion Blvd.

**(F) Other Information:**

N/A

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**REUNION RANCH WCID  
BOND ISSUE NO. 6**

Construction Costs		Amount	District Share	Notes	
<b>A. Developer Contribution Items</b>					
1	Reunion Ranch Phase 2, Section 4	Water	\$ 77,299.00	\$ 69,569.10	1
		Wastewater	\$ 306,656.10	\$ 275,990.49	1
		Drainage	\$ 73,388.70	\$ 66,049.83	1
		Erosion Control	\$ 24,633.00	\$ 22,169.70	1
		Clearing & Street Excavation	\$ 108,234.20	\$ 30,980.52	2
		CO1	\$ 11,125.00	\$ 10,012.50	3
		CO2	\$ 3,932.50	\$ -	3
		Subtotal	\$ 605,268.50	\$ 474,772.14	
2	Reunion Ranch Phase 3, Section 2	Water	\$ 205,961.00	\$ 205,961.00	1
		Wastewater	\$ 234,791.00	\$ 234,791.00	1
		Drainage	\$ 225,375.00	\$ 225,375.00	1
		Erosion Control	\$ 47,427.00	\$ 47,427.00	1
		Clearing & Street Excavation	\$ 243,498.10	\$ 87,211.50	2
		CO1	\$ 6,910.00	\$ -	5
		CO2	\$ 4,575.00	\$ 4,575.00	6
		Subtotal	\$ 968,537.10	\$ 800,765.50	
3	Reunion Ranch Phase 3, Section 3	Water	\$ 241,399.20	\$ 241,399.20	1
		Wastewater	\$ 282,666.25	\$ 282,666.25	1
		Drainage	\$ 219,840.00	\$ 219,840.00	1
		Erosion Control	\$ 64,410.05	\$ 64,410.05	1
		Pond Items	\$ 224,870.00	\$ 224,870.00	1, 4
		Clearing & Street Excavation	\$ 207,164.15	\$ 27,130.58	2
		Subtotal	\$ 1,240,349.65	\$ 1,060,316.08	
4	Reunion Ranch Phase 3, Section 5	Water	\$ 91,923.00	\$ 91,923.00	1
		Wastewater	\$ 129,259.00	\$ 129,259.00	1
		Drainage	\$ 151,292.00	\$ 151,292.00	1, 4
		Erosion Control	\$ 38,827.00	\$ 38,827.00	1
		Clearing & Street Excavation	\$ 146,742.80	\$ 46,279.60	2
		CO1	\$ 8,300.00	\$ -	5
		Subtotal	\$ 566,343.80	\$ 457,580.60	
5	Wastewater Treatment Plant Upgrades	Upgrades	\$ 3,273,774.00	\$ 2,116,795.46	7
		Subtotal	\$ 3,273,774.00	\$ 2,116,795.46	
6	Impact Fees	Impact Fees Prior to 2019	\$ 46,596.00	\$ 46,596.00	8
		Impact Fees 2019	\$ 1,164,420.00	\$ 1,086,792.00	8
		Impact Fees 2020	\$ 133,539.00	\$ 133,539.00	8
		Subtotal	\$ 1,344,555.00	\$ 1,266,927.00	
7	Engineering & Inspection	Phase 2, Section 4	\$ 71,215.82	\$ 71,215.82	9
		Phase 3, Section 2	\$ 120,114.83	\$ 120,114.83	9
		Phase 3, Section 3	\$ 159,047.41	\$ 159,047.41	9
		Phase 3, Section 5	\$ 68,637.09	\$ 68,637.09	9
		Subtotal	\$ 419,015.15	\$ 419,015.15	
<b>Total Developer Contribution Items</b>		\$ 5,144,069.20	\$ 6,596,171.93		
<b>TOTAL CONSTRUCTION COSTS</b>		\$ 5,144,069.20	\$ 6,596,171.93		
		<b>Less Surplus Funds Applied</b>	\$ (447,956.00)	10	
		<b>Net Construction Costs:</b>	\$ 6,148,215.93		
		<b>(% of BIR):</b>	<b>87.2%</b>		



Non-Construction Costs		District Share	Notes
1	Legal Fees (1.25%)	\$ 88,125.00	11
2	Financial Advisory Fees (1.875%)	\$ 132,187.50	12
3	Capitalized Interest	\$ -	13
4	Developer Interest (@ 3.5%)	\$ 340,276.57	14
5	Bond Discount (3%)	\$ 211,500.00	
6	TCEQ Review Fee (0.25%)	\$ 17,625.00	
7	Attorney General Fee (0.10%)	\$ 7,050.00	
8	Bond Issuance Expenses	\$ 45,020.00	15
9	Bond Application Report	\$ 60,000.00	
<b>TOTAL NON-CONSTRUCTION COSTS</b>		<b>\$ 901,784.07</b>	
(% of BIR)		<b>12.8%</b>	
<b>TOTAL BOND ISSUE REQUIREMENT (BIR):</b>		<b>\$ 7,050,000.00</b>	

**Notes:**

- 1 100% of eligible items constructed/installed is proposed for reimbursement. See **Attachment 7** for a breakdown of construction costs.
- 2 Utility installation requires excavation/embankment within the ROW; however, only 50% of this construction item is considered eligible for reimbursement. See **Attachment 7** for a breakdown of construction costs.
- 3 Phase 2-4 includes 2 change orders totalling \$15,057.50 for items associated with repair/retrofit of the existing lift station. See **Attachment 7** for a breakdown of construction costs.
- 4 Phase 3-3 includes pond construction items. See **Attachment 7** for a breakdown of construction costs.
- 5 Phase 3-2 and 3-5 include Change Order 1 that is non-reimbursable totalling \$15,210.00 for items associated with irrigation. See **Attachment 7** for a breakdown of construction costs.
- 6 Phase 3-2 includes Change Order 2 totalling \$4,575.00 for items associated with void mitigation. See **Attachment 7** for a breakdown of construction costs.
- 7 **Wastewater Treatment Plant Upgrades** - Proposed project in the amount of \_\_\_\_\_ for items associated with upgrading the wastewater treatment plant are included in this bond application.
- 8 **Impact Fees** - Impact Fees Prior to 2019 were included with Bond Applications No. 3 and No. 5. Unpaid Impact Fees Prior to 2019 in the amount of \$46,596.00 is included and will be reimbursed in Bond Application 6. Impact Fees 2019 in the amount of \$77,628.00 was included with Bond Application No. 5. The remaining amount of \$1,086,792.00 is included and will be reimbursed in Bond Application 6. Impact Fees collected in 2020 in the amount of \$133,539.00 is included and will be reimbursed in Bond Application 6.
- 9 **Engineering & Inspection Costs** - They are 15% of the total eligible contract amount for reimbursement.
- 10 **Surplus Funds** - A Bookkeeper's statement on the availability of surplus funds is included with this report. See labeled attachment, "Surplus Funds" in section 13 for more details.
- 11 **Legal fees** are 1.25% of the par amount of bonds issued. See labeled attachment, "Professional Contracts" for more details.
- 12 **Financial Advisory fees** are 1.5% of the par amount of bonds issued with the additional 1.25 multiplier as noted in the agreement. Note - the percentage shown on the cost summary table is 1.875% (1.5%x1.25%), see labeled attachment "Professional Contract" (\$5,000,000 x 1.5% x 1.25 = \$93,750).
- 13 **Capitalized interest** is included for 6 months at the anticipated bond interest rate of 3.5%. There is no Capitalized Interest in this bond application.
- 14 **Developer Interest** This amount includes the developer interest for Water and Drainage Items of Ph 2-5 and all the utility items for Phase 3-1. The District intends to fund developer interest up to the maximum of 5 years allowed by commission rules for any reimbursement that meets that condition. See labeled attachment, "Cost Breakdown & Interest Tables" in section 7 for more details.
- 15 **Breakdown of Bond Issuance Expenses:**

Printing	\$5,000.00
Rating	\$15,000.00
Disclosure Counsel	\$10,000.00
Reimbursement Audit	\$7,000.00
TCEQ Filing Fee	\$500.00
Miscellaneous	\$7,520.00
<b>TOTAL</b>	<b>\$45,020.00</b>



Reunion Ranch WCID  
General Manager Reports for the month of  
March 2020  
Board Meeting: April 21st 2020



Reviewed By: Jesse Kennis  
Date: 4/15/2020



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

**From: Jesse L. Kennis II**

**Date: 4/24/2020**

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

Below is a summary of activities since the last board meeting:

**1) Water System**

- a) 443 active connections. 3.7 MG consumed for the month. 0.81% water loss.
- b) Chlorine residuals and bacteriological samples satisfactory.
- c) 8 delinquent letters mailed out, 0 tags hung, zero disconnects.
- d) Annual Consumer Confidence Report for review enclosed.

**2) WWTP**

- a) TSS excursion for the month but BOD was in compliance.  
 The plant is improving. TSS 28.78 mg/L (permit 20 mg/L).  
 The BOD results from April 7, 2020 are 11, and the TSS is 9 mg/L so the plant is currently back in compl
- b) Total flows 1.344 MG, average 43,000 GPD, 86% capacity.
- c) Flows to the plant appear to be up as a result of the shelter in place.
- d) We also saw a spike in flows after the most recent rain event.  
 The EQ basin came close to overflowing so we hauled a few loads out of it to avoid an overflow.
- e) We are installing a chart recorder to track and trend water levels in the EQ basin and reactor basin level:  
 see if the current treatment cycle times are adequate and monitor any treatment interruptions.
- f) One of two treated effluent pumps failed and had to be replaced.

**3) Drainage/Ponds**

- a) Nothing significant to report.

**4) Customer Care**

- a) No payment plans requested.

**Current Items Requiring Board Approval**

Amount	WO#	Budget Amount	Description
N/A			

## Reunion Ranch WCID 2019 Drinking Water Quality Report

### DEAR CUSTOMER:

This report is intended to provide you with important information about your drinking water and the efforts made by the water system to provide safe drinking water.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk.

Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care provider. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline at (800) 426-4791.

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

The source of drinking water for Reunion Ranch WCID is purchased treated surface water from the West Travis County Regional water system. The TCEQ has completed a Source Water Assessment for all drinking water systems that own their sources. The report describes the susceptibility and types of constituents that may come into contact with your drinking water source based on human activities and natural conditions. The system(s) from which we purchase our water received the assessment report. For more information on source water assessments and protection efforts at our system, contact Jesse Kennis at Inframark.

For more information about your sources of water, please refer to the Source Water Assessment Viewer available at the following: <http://www.tceq.texas.gov/ais/wmviewer>

Further details about sources and source water assessments are available in Drinking Water Watch at the following URL: <http://www2.tceq.texas.gov/DWW/>

The sources of drinking water (both tap water and bottled water) generally include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals, and in some cases, radioactive material, and can pick up substances resulting from the presence of contaminants that may be present in source water.

1) Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and 2) Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming. 3) Pesticides and herbicides,

which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses. 4) Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also, come from gas stations, urban storm water runoff, and septic systems. 5) Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining production and mining activities.

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Many constituents (such as calcium, sodium, or iron) which are often found in drinking water can cause taste, color, and odor problems. The taste and odor constituents are called secondary constituents and are regulated by the State of Texas, not the EPA. These constituents are not causes for health concern. Therefore, secondaries are not required to be reported in this document but they may greatly affect the appearance and taste of your water. The pages that follow list all of the federally regulated or monitored contaminants which have been found in your drinking water. The U.S. EPA requires water systems to test for up to 97 contaminants.

Contaminants may be found in drinking water that may cause taste, color, or odor problems. These types of problems are not necessarily causes for health concerns. For more information on taste, odor, or color of drinking water, please contact the district's operator, Inframark.

When drinking water meets federal standards there may not be any health based benefits to purchasing bottled water or point of use devices. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (1-800-426-4791).

Public input concerning the water system may be made at regularly scheduled meetings, generally held the 2nd Tuesday of each month at 2:00 PM. Willalt & Flickinger, 12912 Hill Country Blvd., Suite F-232, Austin, Texas 78738. You may also contact Jesse Kennis, Inframark, at 512-820-8043 with any concerns or questions you may have regarding this report.

Este reporte incluye informacion importante sobre el agua para tomar. Si tiene preguntas o discusiones sobre este reporte en español, favor de llamar al tel. (281) 579-4507 para hablar con una persona bilingue en español.

### Definitions & Abbreviations:

**Maximum Contaminant Level Goal (MCLG):** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

**Maximum Contaminant Level (MCL):** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to MCLGs as feasible using the best available treatment technology.

**Maximum Residual Disinfectant Level (MRDL):** The highest level of disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

**Maximum Residual Disinfectant Level Goal (MRDLG):** The level of drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

**Action Level (AL):** The concentration of a contaminant, which, if exceeded, triggers treatment or other requirements that a water system must follow.

**Parts per million (ppm):** The equivalent of milligrams per liter (mg/l) is analogous to 1 minute in 2 years.

**Parts per billion (ppb):** The equivalent of micrograms per liter (µg/l) is analogous to 1 second in 32 years.

**Picocuries per liter (pCi/L):** A measure of radioactivity. N/A: Not applicable.

**NTU:** Nephelometric Turbidity Units.

**Level 1 assessment:** Study of the water system to identify potential problems and determine (if possible) why total coliform bacteria were found.

**Level 2 assessment:** Very detailed study of the water system to identify potential problems and determine (if possible) why an Escherichia coli (E. coli) maximum contaminant level (MCL) violation has occurred and/or why total coliform bacteria were found on multiple occasions.



Substance	Unit of Measure	Year	MCL	Average Level Detected	Minimum - Maximum Level Detected	MCLG	In Compliance	Typical Sources
<b><u>Inorganic Contaminants (Regulated at the Water Plant)</u></b>								
Nitrate	ppm	2019	10	0.64	0.64 - 0.64	10	Yes	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits.
Nitrite	ppm	2015	1	0.01	0.01 - 0.01	1	Yes	
<b><u>Disinfectant Byproducts</u></b>								
Halocyclic Acids (HAAS)	ppb	2019	60	23.1	16.8 - 29.1	0	Yes	By-product of drinking water disinfection,
Total Trihalomethanes	ppb	2019	80	50.8	43.6 - 55.4	0	Yes	By-product of drinking water disinfection,
Substance	Unit of Measure	Year	MRDL	Average Level Detected	Minimum - Maximum Level Detected	MRDLG	In Compliance	Typical Sources
<b><u>Maximum Residual Disinfectant Level</u></b>								
Chlorine Residual	ppm	2019	4.0	2.24	0.63 - 3.75	4.0	Yes	Water additive used to control microbes.
Substance	Unit of Measure	Year	90th Percentile Value	EPA Action Level	Number of Results above Action Level	MCLG	In Compliance	Typical Sources
<b><u>Lead and Copper (Regulated at Customers Tap)</u></b>								
Lead	ppb	2019	2.6	15	0	0	Yes	Corrosion of household plumbing systems; erosion of natural deposits.
Copper	ppm	2019	0.22	1.3	0	1.3	Yes	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives.

**Our Water Supply System Received Water From  
West Travis County Public Utility Agency  
Water Quality Results are Listed Below**

Substance	Unit of Measure	Year	MCL	Average Level Detected	Minimum - Maximum Level Detected	MCLG	In Compliance	Typical Sources
<b>Radioactive Contaminants (Regulated at the Water Plant)</b>								
Gross Beta	pCi/L	2017	50	4.6	4.6 - 4.6	0	Yes	Decay of natural and man-made deposits.
<b>Unregulated Contaminants</b>								
Dibromochloromethane	ppb	2019	N/A	8.5	8.5 - 8.5	N/A	Yes	By-product of drinking water disinfection.
Chloroform	ppb	2019	N/A	12	12 - 12	N/A	Yes	By-product of drinking water disinfection.
Bromodichloromethane	ppb	2019	N/A	14	14 - 14	N/A	Yes	By-product of drinking water disinfection.
Unregulated contaminants are those for which EPA has not established drinking water standards. The purpose of unregulated contaminant monitoring is to assist EPA in determining the occurrence of unregulated contaminants in drinking water and whether future regulation is warranted.								
<b>Inorganic Contaminants (Regulated at the Water Plant)</b>								
Nitrate	ppm	2019	10	0.61	0.61 - 0.61	10	Yes	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits.
Fluoride	ppm	2019	4	0.16	0.16 - 0.16	4	Yes	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories.
Cyanide	ppb	2019	200	40	40 - 40	200	Yes	Discharge from plastic and fertilizer factories; discharge from steel/metal factories.
Barium	ppm	2019	2	0.06	0.06 - 0.06	2	Yes	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits.
<b>Turbidity</b>								
Turbidity	NTU	2019	1	0.48	0.09 - 0.82	N/A	Yes	Soil runoff.

Turbidity has no health effects. However, turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include bacteria, viruses, and parasites that can cause symptoms such as nausea, cramps, diarrhea and associated headaches.

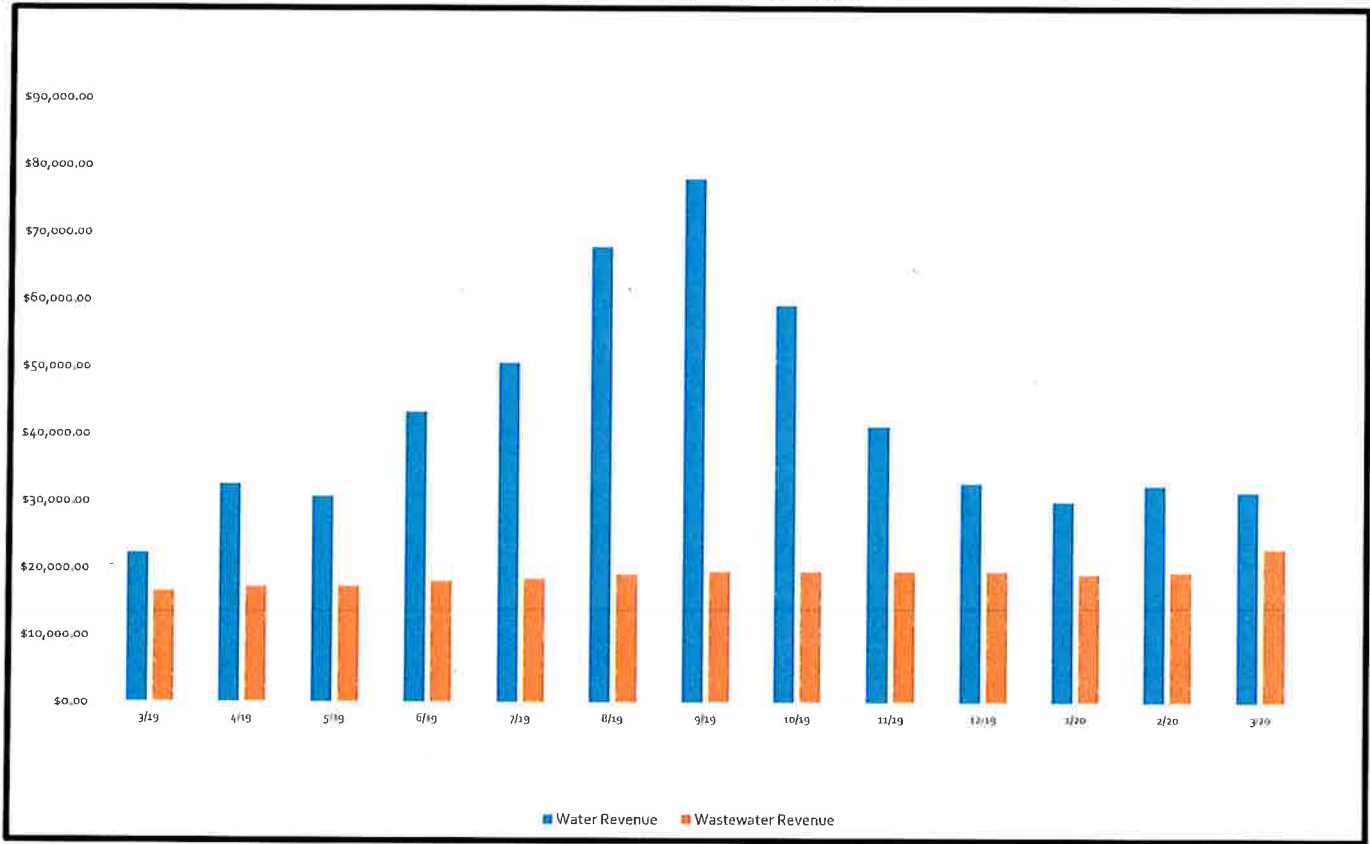
\* All levels detected were below the MCLs.



Billing Summary

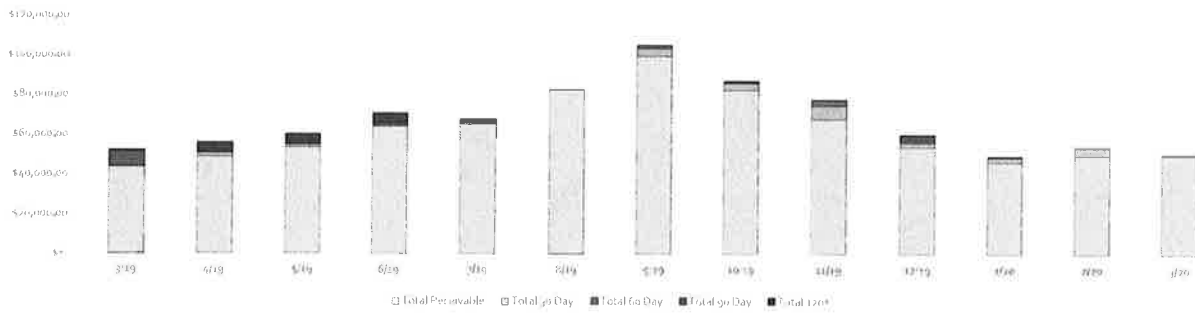
Description	Connections		Variance
	Mar-19	Mar-20	
Residential	341	431	90
Commercial - HOA	7	9	
Hydrant	4	2	(2)
Tracking	1	1	-
Reclaimed	-	-	-
<b>Total Number of Accounts Billed</b>	<b>353</b>	<b>443</b>	<b>90</b>
	<b>Consumption</b>		
Residential	1,991,000	3,281,000	1,290,000
Commercial - HOA	1,732,000	95,000	(1,637,000)
Hydrant	40,000	-	(40,000)
Tracking	48,800	310,000	261,200
Reclaimed	-	-	-
<b>Total Gallons Consumed</b>	<b>3,811,800</b>	<b>3,686,000</b>	<b>(125,800)</b>
	<b>Average Consumption</b>		
Residential	5,839	7,613	1,774
Commercial - HOA	-	10,556	-
Hydrant	10,000	-	(10,000)
Tracking	48,800	310,000	261,200
Reclaimed	-	-	-
<b>Avg Water Use for Accounts Billed</b>	<b>10,798.30</b>	<b>8,320.54</b>	<b>(2,478)</b>
<b>Total Billed</b>	<b>42,986</b>	<b>56,044</b>	<b>13,058</b>
<b>Total Aged Receivables</b>	<b>553</b>	<b>479</b>	<b>(74)</b>
<b>Total Receivables</b>	<b>43,539</b>	<b>50,085</b>	<b>6,546</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+
3/19	\$ 43,538.52	\$ (780.31)	\$ 301.61	\$ 7,494.50	\$ 471.56
4/19	\$ 48,814.55	\$ 1,958.94	\$ 242.15	\$ 40.20	\$ 4,790.04
5/19	\$ 53,637.76	\$ 1,288.74	\$ 193.84	\$ 136.98	\$ 4,830.24
6/19	\$ 64,032.34	\$ 748.74	\$ 847.98	\$ 135.93	\$ 4,967.22
7/19	\$ 65,240.65	\$ 910.97	\$ 705.59	\$ 418.53	\$ 150.00
8/19	\$ 82,713.26	\$ (24.29)	\$ -	\$ -	\$ 150.00
9/19	\$ 99,930.07	\$ 3,933.55	\$ 1,342.93	\$ -	\$ 150.00
10/19	\$ 82,810.89	\$ 3,526.42	\$ 823.19	\$ 15.35	\$ 150.00
11/19	\$ 68,325.58	\$ 6,629.29	\$ 2,699.80	\$ 185.86	\$ 165.35
12/19	\$ 54,042.78	\$ 2,465.24	\$ 1,099.85	\$ 2,125.32	\$ 351.21
1/20	\$ 46,465.03	\$ 2,405.58	\$ 183.29	\$ -	\$ 150.00
2/20	\$ 49,860.11	\$ 3,764.41	\$ 231.61	\$ -	\$ 150.00
3/20	\$ 50,085.39	\$ 11.77	\$ 479.25	\$ -	\$ 150.00

Board Consideration to Write Off	\$0.00
Board Consideration Collections	\$0.00
Delinquent Letter Mailed	8
Delinquent Tags Hung	N/A
Disconnects for Non Payment	N/A



**Water Production and Quality**

**Water Quality Monitoring**

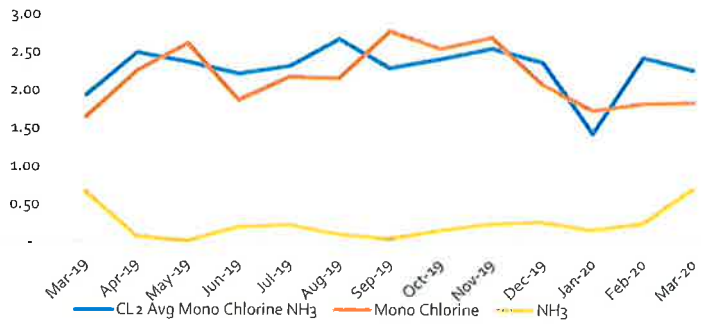
**Current Annual Avg**

**2.30**

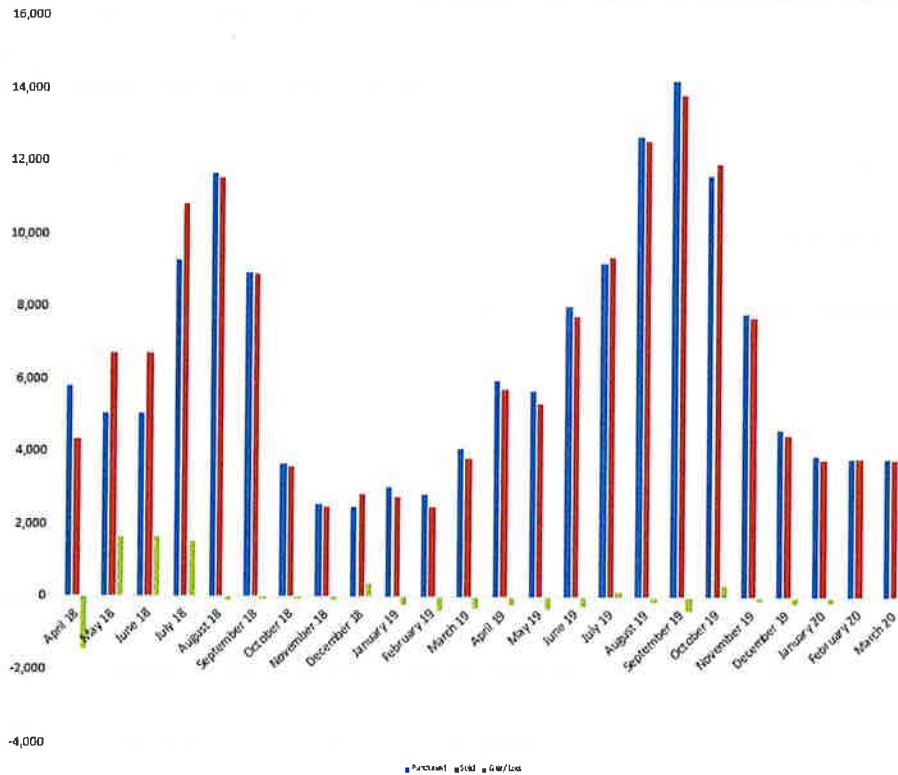
State Requirements Must Be Above .50

Date	CL2 Avg	Mono Chlorine	NH3
Mar-19	1.94	1.65	0.66
Apr-19	2.50	2.26	0.08
May-19	2.38	2.62	0.02
Jun-19	2.22	1.87	0.20
Jul-19	2.32	2.18	0.23
Aug-19	2.68	2.16	0.11
Sep-19	2.30	2.78	0.05
Oct-19	2.42	2.55	0.16
Nov-19	2.56	2.70	0.25
Dec-19	2.38	2.08	0.27
Jan-20	1.44	1.74	0.17
Feb-20	2.44	1.83	0.26
Mar-20	2.28	1.85	0.71

CL2 Avg-Mono Chlorine - NH3



## Water Accountability Report

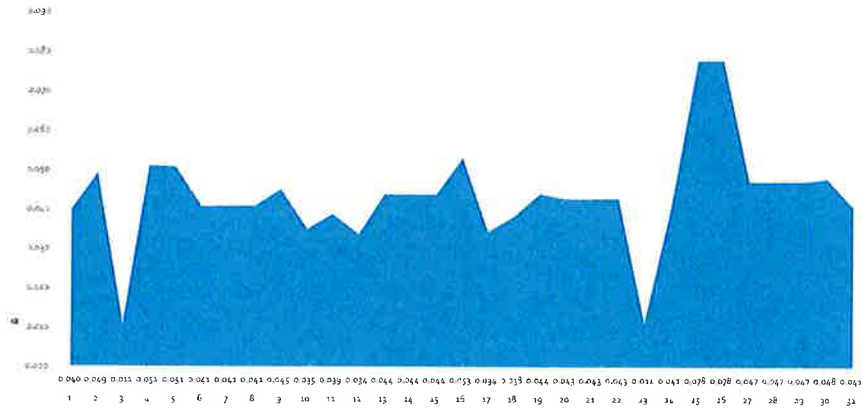


Month	Read Date	Number of Connections	Master Meters	Billed Use	Flushing /Other	Gal.s Loss (-)	% Loss	Accounted For
March 18	3/20/18	283	2,567	2,352	20	(195)	-7.60%	92.40%
April 18	4/19/18	288	4,781	4,337	20	(424)	-8.87%	91.13%
May 18	5/17/18	289	7,022	6,700	20	(302)	-4.30%	95.70%
June 18	6/15/18	289	7,031	6,700	20	(311)	-4.42%	95.58%
July 18	7/17/18	302	9,301	10,833	20	1,552	16.69%	116.69%
August 18	8/17/18	308	11,672	8,844	20	(101)	-0.87%	99.13%
September 18	9/18/18	308	8,933	8,891	20	(22)	-0.24%	99.76%
October 18	10/18/18	312	3,603	3,663	20	80	2.21%	102.21%
November 18	11/18/18	317	2,567	2,469	30	(68)	-2.65%	97.35%
December 18	12/14/18	331	2,474	2,828	18	372	15.04%	115.04%
January 19	1/15/19	338	3,048	2,757	82	(209)	-3.85%	93.15%
February 19	2/14/19	348	2,852	2,474	18	(360)	-12.62%	87.38%
March 19	3/15/19	354	4,102	3,822	12	(268)	-6.53%	99.73%
April 19	4/16/19	358	5,970	5,734	12	(224)	-3.75%	115.28%
May 19	5/17/19	363	5,703	5,351	15	(337)	-5.91%	94.09%
June 19	6/17/19	371	8,009	7,756	13	(240)	-2.99%	97.01%
July 19	7/17/19	381	9,201	9,350	9	158	1.72%	101.72%
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	3,832	3,793	8	(31)	-0.81%	99.19%



Wastewater Production and Quality

Wastewater Flows for the Month of March



For the Month of March
------------------------

	PERMIT	ACTUAL	COMPLIANT	PERCENT
Flow WWTP (Avg.)	0.05 MGD	0.043 MGD	Yes	<b>86.0%</b>
BOD (Avg)	20 mg/L	9.5 mg/L	Yes	
TSS (Avg)	20 mg/L	28.7 mg/L	No	
Chlorine Residual (Min)	1.0 mg/L	3.2 mg/L	Yes	
PH (Min)	6.0 Std Units	7.70 Std Units	Yes	
PH (Max)	9.0 Std Units	7.70 Std Units	Yes	

**Reunion Ranch WCID Wastewater Flow Historical**

\* Water Leak at Rec Center

	Connections	Total Flows	Average	Avg Flow Per Connection	WWTP Capacity %
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>3,629,000</b>	<b>39,666.67</b>	<b>91</b>	<b>79%</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	78%
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	68%
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>36,000.00</b>	<b>95</b>	<b>72%</b>
Dec-18	320	953,000	31,000	97	62%
Nov-18	317	856,000	29,000	91	58%
Oct-18	312	907,000	29,000	93	58%
Sep-18	308	1,015,000	34,000	110	68%
Aug-18	305	1,141,000	37,000	121	74%
Jul-18	302	1,184,000	38,000	126	76%
Jun-18	289	1,122,000	37,000	128	74%
May-18	289	664,000	31,000	107	62%
Apr-18	288	781,000	26,000	90	52%
Mar-18	283	753,000	24,000	85	48%
Feb-18	283	631,000	23,000	81	46%
Jan-18	275	791,000	28,000	95	52%
<b>TOTALS</b>		<b>11,088,000</b>	<b>33,181.82</b>	<b>102</b>	<b>61%</b>
Dec-17	274	732,000	24,000	88	48%
Nov-17	263	770,000	26,000	99	52%
Oct-17	246	774,000	25,000	102	50%
Sep-17	243	700,000	23,000	95	46%
Aug-17	243	787,000	25,000	103	50%
Jul-17	234	678,000	22,000	94	44%
Jun-17	233	631,000	21,000	90	42%
May-17	233	661,000	21,000	90	42%
Apr-17	229	627,000	21,000	92	42%
Mar-17	225	544,000	18,000	80	36%
Feb-17	216	582,000	21,000	97	42%
Jan-17	214	592,000	19,000	89	38%
<b>TOTALS</b>		<b>8,078,000</b>	<b>22,167</b>	<b>93</b>	<b>44%</b>

# **Reunion Ranch W.C.I.D.**

## **Accounting Report**

**April 21, 2020**

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- Review Cash Activity Report, including Receipts and Expenditures.
  - ☑ Action Items:
    - Approve director and vendor payments.
    - Approve fund transfers.
- Review February 29, 2020 Financial Statements.



