



[Bastropcountymud1.com](http://Bastropcountymud1.com)

**WELCOME**  
**LUNCH AND LEARN**

November 20, 2021

Bastrop  
County MUD  
No.1

Steve Adamcik  
President



BEFCO  
Engineering, Inc.

Opening  
Prayer

Bradley C. Loehr  
Professional Engineer



## Current Board of Directors

Steven Adamcik

President

Jerry B. Patterson

Assistant Vice President

Linda F. Roberts

Vice President

William Tullis

Secretary

Jane T. Sevier

Assistant Secretary



## Past Board of Directors

Mike Helmick

Richard Brown

Nick Textor



# Opening Statement

AWR  
Services, Inc.

Hal Lanham  
President





## Bastrop County MUD No. 1 Creation and Purpose

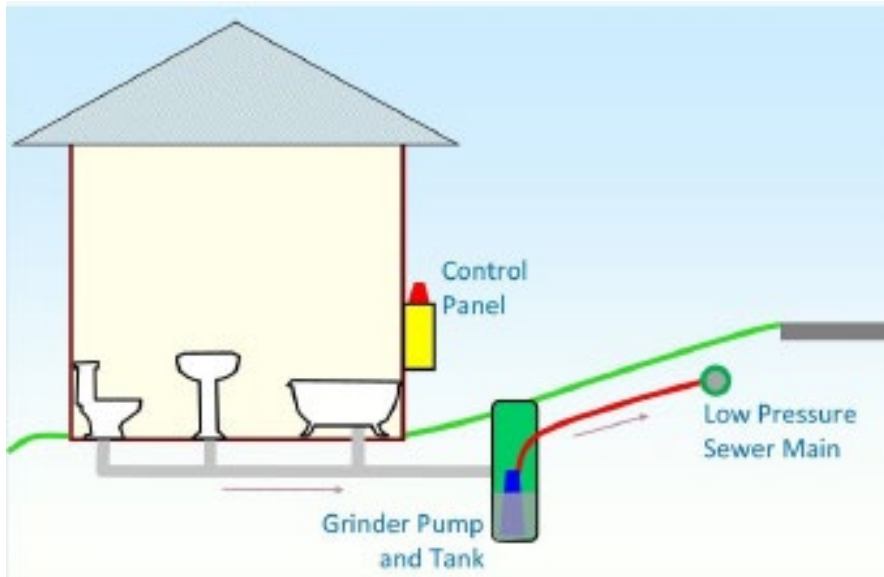
- Bastrop County MUD No.1 was formed July 25, 1999.
- The purpose of the District, and all Utility Districts, is to provide water and sewer services for homes to be built where no service exists.
- The source of our drinking water is through a wholesale water contract with Aqua Water Supply Corporation. The District does not treat any of the drinking water.



The District also has a wastewater treatment plant which treats our wastewater and discharges treated wastewater into the Colorado via a permit with Texas Commission on Environmental Quality.

## Water and Wastewater System Capacities

- The water plant consists of two storage tanks with the capacity of 85,000 gallons, one 5,000 gallon pressure tank and three pressure booster pumps.
- The water plant currently has the capacity to serve 250 connections, of which we currently service 113.



- The wastewater plant currently serves 113 connections and has the capacity to serve 365 connections based on current wastewater usage rates of existing customers. Currently flow is approximately 14,000 gallons per day, which is 29% capacity.

Each home in ColoVista has a grinder pump connected to pressure lines which transport the wastewater to the plant.





## Water System Growth

- To accommodate current growth, the District has a pending request to Aqua WSC to increase the District's water contract from 75 Gallons per minute (GPM), to 120 GPM to serve up to 60 additional homes. These 60 new homes include the 49 DR Horton homes.
- The District's utility service boundary also has 81 single-family and 3 townhome vacant platted lots.





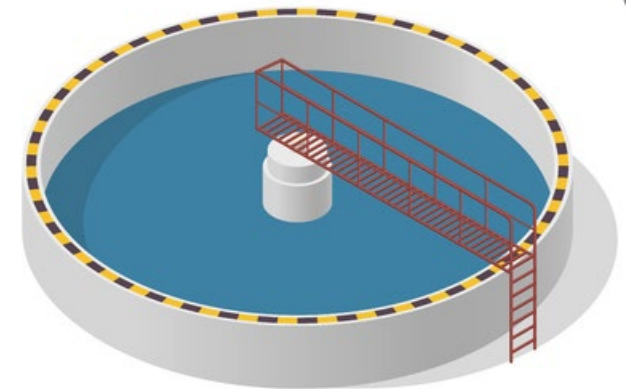
## District Plant Capacities

Reservations and Available Capacity	Homes/Homesites
Existing Water Plant Capacity	250
+ Water Plant Expansion	115
<b>Total Water Plant Capacity</b>	<b>365</b>

<b>Existing/Total Wastewater Plant Capacity</b>	<b>365</b>
---	------------

- Existing Platted Homesites (Reserved Capacity)	265
<b>Net Unreserved Capacity Available</b>	<b>100</b>




Larger Tracts of Land Suitable for Subdividing	Acreage
Parliament and Bullet	
Valley Section	110
Along 14th Fairway Above Fountain	35
Between 9th Fairway and Bluff	9
Along Riverwalk and 18th Fairway	8
<b>Total Parliament and Bullet</b>	<b>162</b>
Appelts	
North of Water Plant and West of ColoVista Dr	100
<b>Total Land Acreage Available for Subdividing</b>	<b>262</b>

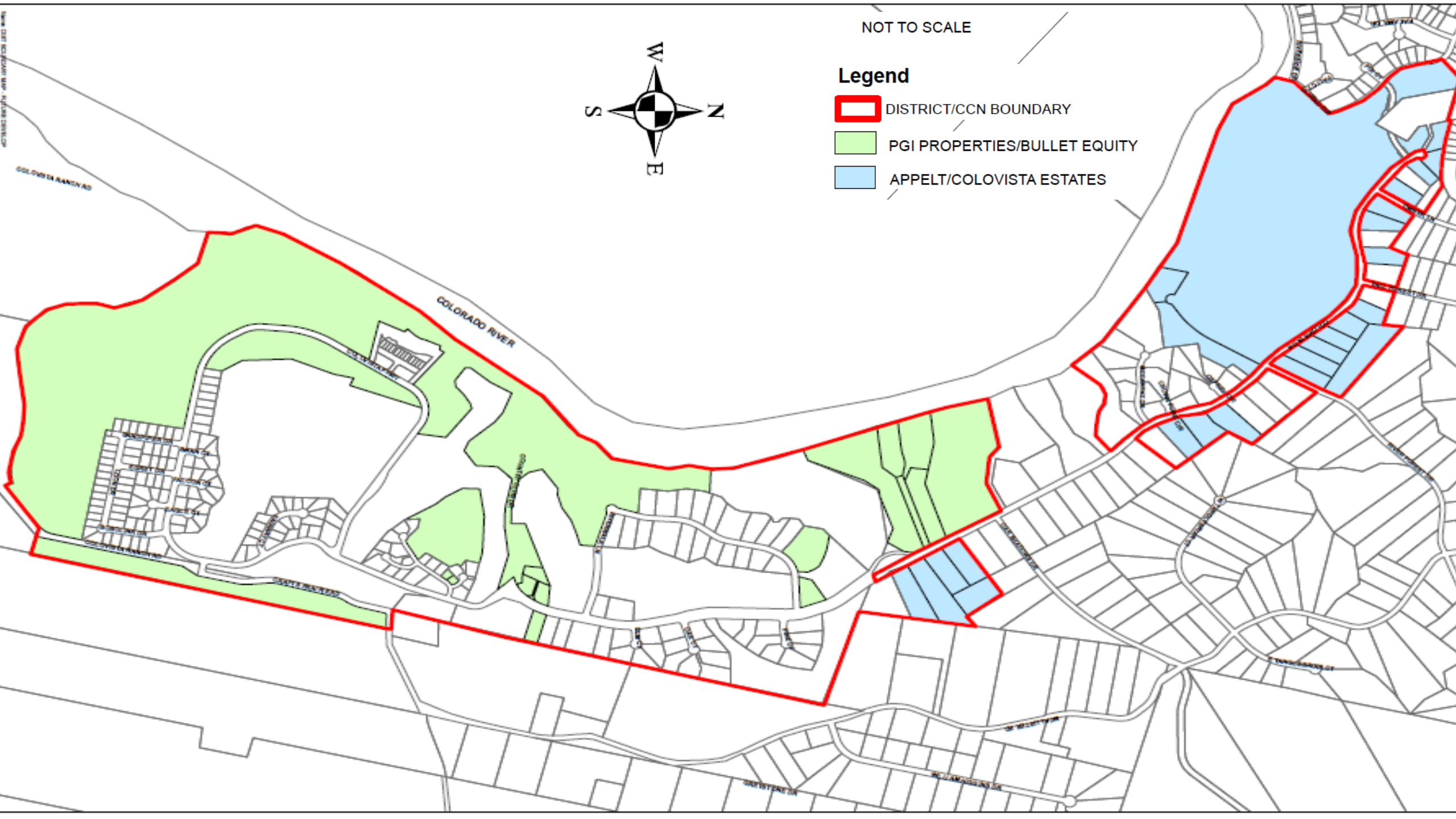


NOT TO SCALE



**Legend**

-  DISTRICT/CCN BOUNDARY
-  PGI PROPERTIES/BULLET EQUITY
-  APPELT/COLOVISTA ESTATES





## Storm Damages and FEMA Funds

- Between 2017 Hurricane Harvey and the 2016 Memorial Day floods, estimated damages of District facilities were \$345,000.
- Thanks to the Board of Directors, and past President, Nick Textor, FEMA has provided the District with \$161,000 to date for all projects and up to another \$114,000 is committed toward the 3” water line repairs adjacent to the townhomes.
- The District is currently planning with Bastrop County to be a part of their next County-wide Hazardous Mitigation Plan.



## Emergency Communications

- First, let's hope we do not have a weather event like last year!
- In the event of an emergency, or a severe weather event occurs, the District has an emergency communications system called Immediate Response Information System (IRIS).
- The District has the option to communicate to residents via e-mail only (non-urgent), or it can also use phone and text (urgent), such as a boil water notice.
- If anyone has not signed up for IRIS alerts, or if they have changed their contact information, I recommend you go to the District's website and complete the [emergency form](#) online. You can also contact the District office at (512) 402-1990 for assistance.
- Your information will not be shared with anyone and could provide you with life saving notifications.



**In Closing**





# **PFM Financial Advisors LLC**

Dennis Waley

Thomas Lastrapes

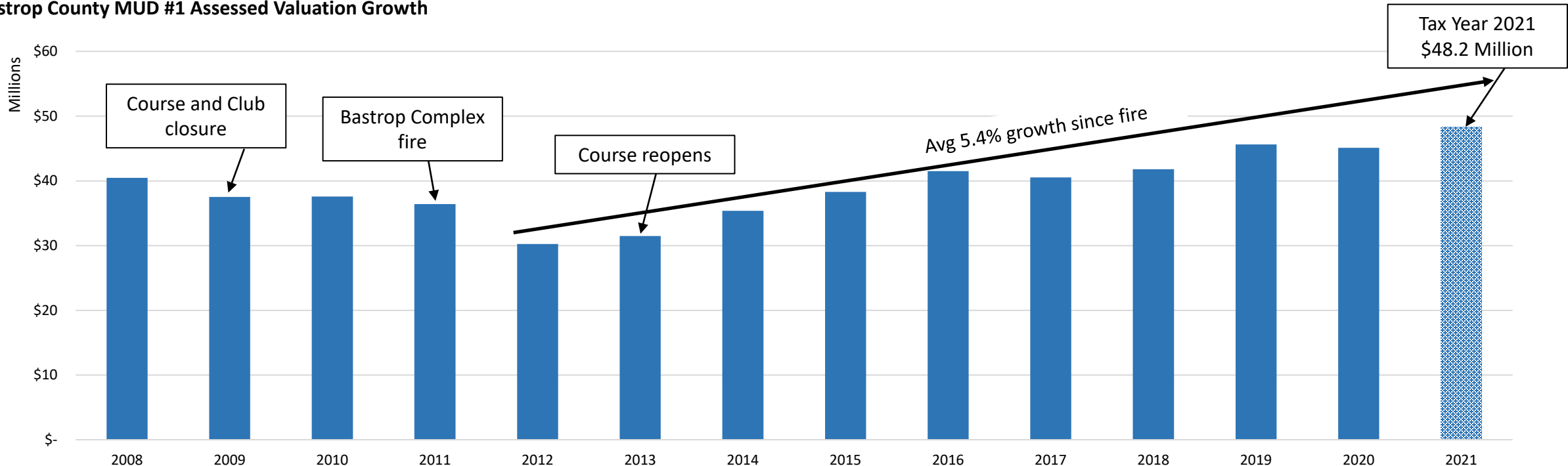
111 Congress Avenue  
Suite 2150  
Austin, TX 78701



## Historical Tax Base Growth

- The District has experienced steady tax base growth due to the appreciation of property values in Bastrop County and recovery from various adverse events
- Following the reopening of the golf course, the District has averaged 2 to 4 new homes per year
- With the addition of the 49 DR Horton homes under construction, the District will experience rapid tax base growth
- As the District's tax base increases, the tax burden on existing homeowners will decrease

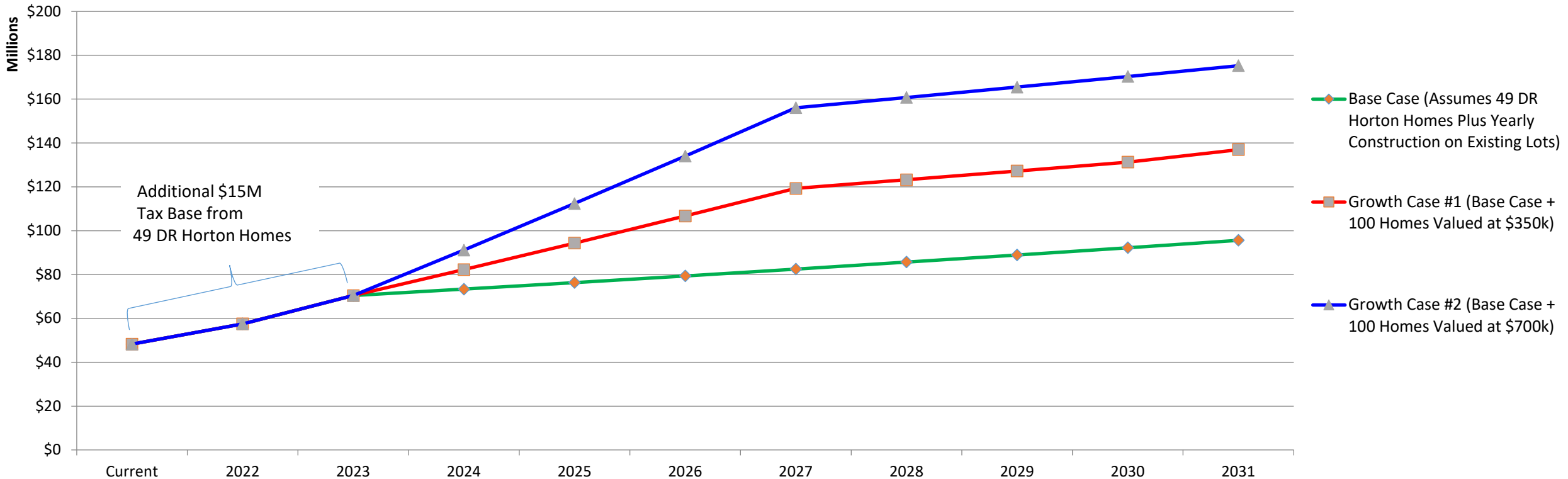
Bastrop County MUD #1 Assessed Valuation Growth





## Tax Base Projections

- The addition of the 49 DR Horton homes will add approximately \$15 million in assessed valuation to the District
- As new home construction continues on the existing acreage in the District, the District’s tax base should grow significantly
- Depending on the valuation of the new homes, the District could see rapid tax base growth over the next ten years
- Combined with the retirement of the District’s debt, this will work to drive down the tax rates for existing homeowners



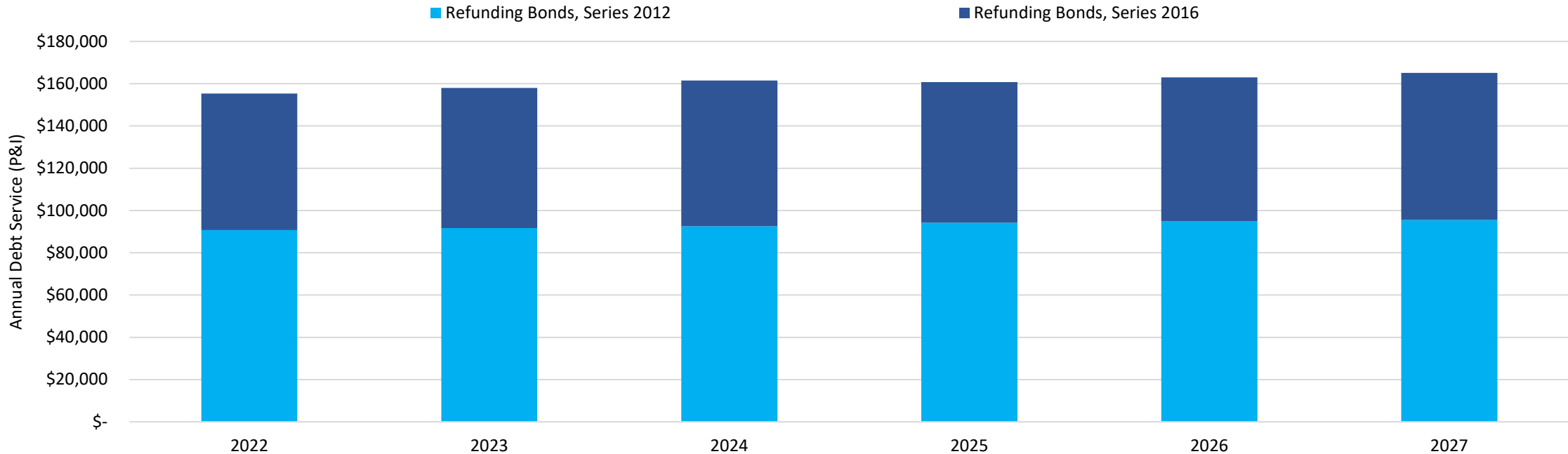


## Outstanding Debt

- The District has two series of bonds outstanding, both of which will be retired in September of 2027
- Both series were issued to refund previously issued bonds for interest rate savings
  - Series 2012 saved the District approximately \$116k in debt service payments
  - Series 2016 saved the District approximately \$44k in debt service payments

### Bastrop MUD #1 Outstanding Debt by Series

09/30 Fiscal Year End



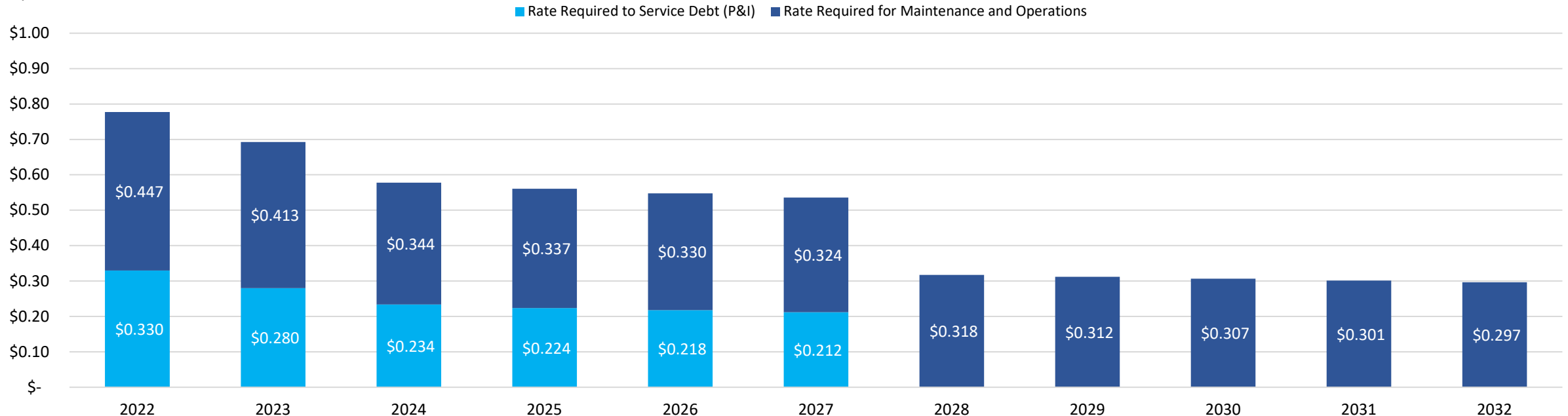


## Tax Rate Projection

- The District’s significant cash reserves, rapidly growing tax base and the retirement of outstanding bonds all point to a healthy, well managed utility district
- The combination of new home construction and the retirement of outstanding bonds will help to drive the District’s tax rate down significantly over the next 6 years
- Following the retirement of the District’s bonds, and assuming no new bonds are issued, the District will no longer be required to levy the I&S portion of the tax rate

### Bastrop County MUD #1 Projected Tax Rate

09/30 Fiscal Year





pfm

Allen Boone  
Humphries  
Robinson LLP

Kathryn Garner  
Attorney



## **What is a Municipal Utility District (MUD)?**

- A political subdivision of the State of Texas governed by laws of Texas
- Regulated by the TCEQ and other State and Fed agencies
- MUDs can provide water, sewer, drainage, parks & recreational facilities and roads

## **Is a MUD the same thing as a Property Owners Association (POA)?**

A MUD is a governmental entity, and a POA is a Corporation separate non-profit organization that operates independently from a MUD and is not regulated in the same manner or to the same degree as a MUD.





## What are a MUD's powers?

The following is a list of some of the primary powers of a MUD:

- The Texas Water Code authorizes MUDs to finance, construct, and operate utility systems within its boundaries.
- A MUD's ability to develop and operate parks and recreational facilities is limited by TCEQ rules. For example:
  - A MUD cannot construct, operate, or maintain pools or golf courses
  - A MUD can operate and maintain green spaces, walking trails, environmentally sensitive areas and provide for irrigation
- MUDs have the power to acquire land by gift, grant, purchase or eminent domain.



## **What is the Role of the Developer in the MUD?**

- Drives the need for water, sewer, and drainage facilities based on its land plan and development schedule.
- “Partners” with the Board to facilitate development of the property in the District.
- The Developer and the District can enter into an agreement which sets out the amounts and requirements for reimbursement of the Developer.



## **In summary,**

- This MUD would benefit significantly from new development and the resulting increase in taxable values and tax revenues.
- The Board of Directors established a development committee to work with developers on how this development proceeds.
- Retaining the current aesthetics of ColoVista and decreasing MUD taxes over time while protecting residents' investment in their homes can be achieved with the right approach to development.



**Lunch**

**Q & A**



**Thank you**