



3812 Eck Lane • Austin, Texas 78734
Phone (512) 266-1111 • Fax (512) 266-2790

A Regular Meeting of the Board of Directors of Travis County Water Control & District No. 17 was held at the District office located at 3812 Eck Lane, Austin, TX 78734, Thursday, December 18, 2025, at 6:00 pm. This meeting was scheduled and conducted in compliance with the Texas Open Meetings Act.

I. CALL TO ORDER

President Smith called the meeting to order at 6:00 p.m.

II. ESTABLISH A QUORUM

President Smith announced a quorum of four Directors present. Director Roberts arrived at 6:06 p.m. Also present, Green Civil Design Engineer Will Pena; General Counsel Kathryn Bibby; and WCID No. 17 employees:

Jason Homan, CEO & General Manager	Joseph Kunz, Chief Operating Officer
Veronica Ellis, Chief Finance Officer	Paula Neeley, Executive Assistant
Michelle Segovia, Public Relations Specialist	Ethan Stashek, Stormwater Program Manager

III. MANAGER AND COMMITTEE REPORTS

A. CHIEF EXECUTIVE OFFICER/MANAGER'S REPORT

GM Homan provided several updates to the Board. He first expressed his appreciation for District staff and acknowledged the successful end-of-year employee recognition event. He thanked the Board for supporting the celebration and noted it was an important opportunity to recognize staff for their dedication and accomplishments throughout the year. Mr. Homan highlighted the following employee recognitions: Daniel Cervantes was named Rookie of the Year, noted for his extensive experience and immediate positive impact within the Water Department. Michael Smith of the Accounting Department was also recognized as a Rookie of the Year, having earned a promotion within his first year of service. Francisco Munoz received Customer Service Employee of the Year recognition for his exceptional interactions with customers, including multiple commendations received by the District. Daniel Mojica was also recognized for his outstanding customer service and his assistance to customers from Apache Shores and River Ridge related to ongoing petition efforts. Chris Charbula was recognized as Supervisor of the Year for his leadership and improvements within the preventive maintenance program. Heather Filla was also recognized as a Supervisor of the Year for her outstanding work in customer service, particularly for assuming additional responsibilities during a prolonged staffing vacancy. Paul Sills was named Safety All-Star of the Year for his continued commitment to workplace safety. Employee of the Year was awarded to Kyria Arshad, who received multiple nominations from both supervisors and peers. Mr. Homan noted that Ms. Arshad joined the District during a particularly challenging period and demonstrated exceptional professionalism and dedication from the outset. Linda Fulkerson was also recognized for her 28 years of service to the District and her upcoming retirement. Mr. Homan additionally recognized Director Ken Smith, noting that this meeting marked his final meeting on the Board. He expressed appreciation for Director Smith's years of service and commitment to the District, emphasizing the importance of engaged and dedicated board leadership.

Mr. Homan reported that the District received a \$100,000 grant from the Lower Colorado River Authority. The funds will support the construction of a pumping and control system for the effluent reclaimed water system in the Flintrock area, which will serve commercial and retail irrigation needs, including the future City Park. He noted this project aligns with the District's long-term conservation goals.

B. CHIEF OPERATING OFFICER REPORT

Mr. Kunz provided an update regarding the Lead Service Line Inventory. He reported that the District previously identified 1,190 service lines with unknown material composition as required by state regulations. Over the past year, staff conducted field verifications and successfully identified all service lines. Eleven lines were determined to be galvanized and therefore subject to mandatory replacement. Notifications were sent to the affected homeowners, and the District has reported the findings to the Texas Commission on Environmental Quality. Mr. Kunz explained that all identified lines requiring replacement are located on the customer side of the service line. The District will coordinate with legal counsel to obtain necessary access permissions and ensure compliance with replacement requirements. Director Roberts inquired about responsibility for the cost of replacement, and Mr. Kunz confirmed the District is required by law to cover those costs. General Manager Homan noted that replacement costs are estimated at approximately \$2,000–\$3,000 per property and expressed appreciation that the number of affected properties is limited.

Mr. Kunz also provided an update on the emergency diesel generator for the Mansfield facility. Delivery had been delayed by the manufacturer but is now scheduled in January 2026. Installation is expected to take one day, with additional time required for wiring, testing, and commissioning.

C. CHIEF FINANCIAL OFFICER REPORT

Mrs. Veronica Ellis reported that the annual audit materials have been submitted to the auditors and staff are currently responding to follow-up requests. She also reported on upcoming investment activity, noting that a certificate of deposit is maturing on December 23, 2025. In anticipation, the District solicited rates and elected to move forward with two new certificates of deposit: one for 18 months at 3.6% APY and another for 24 months at 3.56% APY. Ms. Ellis stated that this strategy supports the District's laddered investment approach while positioning funds in anticipation of potential future rate changes.

D. COMMITTEE REPORTS

1. COMMUNICATION/PARKS & CONSERVATION COMMITTEE
2. LEGAL COMMITTEE
3. PLANNING COMMITTEE – December 11, 2025
4. BUDGET AND FINANCE COMMITTEE
5. POLICY COMMITTEE
6. IMPACT FEE ADVISORY COMMITTEE
7. STORMWATER COMMITTEE

IV. 6:15 PM, PUBLIC COMMENT

Director Smith opened public comment at 6:15 p.m.

An Apache Shores resident addressed the Board regarding concerns over the proposed infrastructure improvements and associated costs within the community. The resident expressed confusion and frustration among residents regarding the potential \$77 million project, noting that many homeowners are struggling to understand why the costs have escalated and how the proposed funding mechanisms would affect them. Concerns were raised about affordability, particularly for residents on fixed or limited incomes, and about the impact of increased fees or taxes on property owners with varying home values. The resident acknowledged the need for infrastructure improvements but questioned whether alternatives to a large bond issuance had been fully explored. He suggested that targeted or phased improvements, such as addressing the most problematic sections of the system first, might be a more manageable approach. He also emphasized the perception among residents that the issue has developed rapidly and without sufficient clarity, contributing to confusion and concern within the community.

GM Homan responded by explaining that the District's analysis shows significant and widespread infrastructure deficiencies in Apache Shores, including aging water lines, limited fire flow, and a high frequency of line breaks compared to the rest of the system. He stated that 51 of the District's 102 water main breaks in the past year occurred in Apache Shores, despite the area representing only a small portion of the overall system. He explained that while incremental repairs could be made, the scale and condition of the infrastructure make long-term, piecemeal solutions inefficient and ultimately more costly. GM Homan further explained that the District's current funding structure limits the ability to spread costs across the broader system, as Apache Shores is not within the District's tax base. As a result, large-scale improvements would require either long-term financing through fees or annexation into the District. He emphasized that the goal is not to pressure residents into a particular option, but to present realistic solutions that address safety, fire protection, and long-term reliability.

He also discussed efforts to reduce costs, including pursuing grant funding and evaluating socioeconomic eligibility criteria that could significantly offset expenses. GM. Homan noted that the District recently received approval to move forward with a socioeconomic survey that could potentially qualify the area for grant funding, thereby reducing the financial burden on residents. In closing, GM. Homan emphasized that the District recognizes the difficulty of the situation and is committed to continued communication, transparency, and collaboration with the Apache Shores community. He stated that while no solution will be without challenges, the District's objective is to identify the most responsible and sustainable path forward to ensure safe, reliable water service for residents now and in the future.

Motion: Director Roberts to close public the public comment.

Second: Director Harlan

Ayes: 5 **Abstain:** 0

Noes: 0 **Carries:** 5/0

Director Smith closed public comment at 6:52 p.m.

V. CONSENT AGENDA

- A. REVIEW THE PAY ESTIMATES FROM DECEMBER 2025 FOR VARIOUS**

CONSTRUCTION PROJECTS IN THE DISTRICT.

1. **FR & SH Effluent Improvements Phase 2, DN Tanks, Pay Estimate No. 30/ Final Release of Retainage**
2. **MWTP Emergency Diesel Generator (EDG) Austin Engineering Co. Inc, Pay Estimate No. 6**
3. **FR & SH Effluent Improvements Phase 2, DN Tanks, Change Order No. 6**

B. REVIEW INVOICES FROM DECEMBER 2025.

C. EASEMENTS OR UTILITY CONVEYANCE AGREEMENTS

1. **Temporary Construction Easement: Lot 3, Block A, of Tuscan Village Cottages from WHV1, LLC.**

D. APPROVE MINUTES – Regular Meeting held November 20, 2025

Motion: Director Michaud to approve the Consent Agenda.

Second: Director Roberts

Ayes: 5

Abstain: 0

Noes: 0

Carries: 5/0

VI. NEW BUSINESS

A. DISCUSS/CONSIDER/TAKE ACTION REGARDING THE MUNICIPAL SEPARATE STORM SEWER SYSTEM ANNUAL REPORT.

Mr. Ethan Stashek, Stormwater Program Manager, presented an overview of the District's Stormwater Program and provided an update on activities and compliance efforts for the current year. He reviewed the program's purpose under the Texas Commission on Environmental Quality (TCEQ) Municipal Separate Storm Sewer System (MS4) permit, which requires the District to reduce pollutant discharges and protect local water quality through education, inspection, and enforcement.

Mr. Stashek outlined the structure of the Stormwater Management Program, including public education and outreach, illicit discharge detection and response, construction site inspections, post-construction runoff control, and pollution prevention practices. He noted that the District is operating under a new five-year MS4 permit cycle (2025–2029), which includes enhanced documentation requirements, increased emphasis on public engagement, and continued compliance tracking. He reported that significant progress was made during the past year, including conducting numerous construction site inspections, responding to illicit discharge reports, expanding public outreach efforts, updating internal procedures, and strengthening staff training. Improvements were also noted in public awareness, internal coordination, and overall program organization.

Mr. Stashek discussed ongoing challenges such as recurring construction-related violations, limited enforcement authority, and the need for continued public education. He outlined priorities for the coming years, including continued monitoring, annual reporting to TCEQ, expanded outreach efforts, and ongoing implementation of pollution prevention practices. He concluded by inviting Board input on community concerns, areas needing additional outreach, and topics for future discussion, and thanked the Board for its continued support of the Stormwater Program.

B. DISCUSS/CONSIDER/TAKE ACTION REGARDING THE APACHE SHORES AND RIVER RIDGE SERVICE PETITION EFFORTS AND AUTHORIZE THE GENERAL MANAGER TO ENGAGE TRAVIS COUNTY FOR THE PERFORMANCE OF A SOCIOECONOMIC SURVEY.

GM Homan provided an update regarding ongoing coordination with Travis County related to potential socioeconomic surveys for the Apache Shores and River Ridge service areas. He reported that Travis County Commissioners Court approved staff to proceed with coordinating a socioeconomic survey for Apache Shores. Due to an administrative oversight, River Ridge was not included in the initial motion; however, County staff have indicated their intent to include River Ridge when the formal agreement is finalized in January. The proposed survey would be conducted by Travis County staff and is expected to cost approximately \$35,000, funded through Apache Shores out-of-district revenues rather than District tax funds. The effort would include a combination of field and phone surveys conducted by County staff and is intended to determine eligibility for potential grant funding through the Texas Water Development Board. The General Manager noted that this process could make the District eligible for grants covering up to 70% of project costs, depending on survey results.

GM Homan emphasized that the District would not conduct the survey itself and that all data collection and certification would be handled by the County to ensure compliance with state requirements. He noted that while the goal is to complete the process in time for the upcoming grant cycle, there is no guarantee, and it may extend into the following year. Regarding concerns about potential impacts to property values, staff explained that the socioeconomic designation applies only to eligibility for water infrastructure funding and does not affect property values or assessments. The designation is based on income data, not property value, and is subject to change year to year.

GM Homan also discussed ongoing outreach efforts with River Ridge residents. He reported productive meetings with the community and outlined plans for continued engagement, including town halls and informational sessions, to increase understanding of the issues and improve participation. He noted that increased engagement has proven effective in similar outreach efforts in Apache Shores. The discussion also included an update on exploring alternative fee structures for River Ridge. Staff are evaluating whether a capacity-based fee structure—particularly for a large commercial water user in the area—could more equitably distribute costs. This approach would assess charges based on water demand rather than a flat rate, potentially reducing the financial burden on residential customers. Legal counsel has indicated that this approach is permissible under current statutes. Mr. Homan emphasized that no final decisions have been made and that staff will continue refining options before bringing formal recommendations to the Board. The intent is to present a comprehensive proposal in early 2026, prior to any decisions related to petitions or long-term funding structures. No action was taken.

C. DISCUSS/CONSIDER/TAKE ACTION REGARDING THE FLINTROCK AND SERENE HILLS EFFLUENT IMPROVEMENTS PHASE 2 PROJECT, CHANGE ORDER NO. 6.

Mr. Kunz explained that a previously approved change order had been issued to account for extended erosion and sediment control measures while vegetation was reestablished. Since the project was completed ahead of the revised schedule, those additional controls were no longer necessary. As a result, the change order reflects a cost reduction in the amount of \$16,785.61.

Motion: Director Michaud to approve Change Order No. 6 for the Flintrock and Serene Hills Effluent Improvements Phase 2 Project.

Second: Director Martinez

Ayes: 5 **Abstain:** 0
Noes: 0 **Carries:** 5/0

D. DISCUSS/CONSIDER/TAKE ACTION REGARDING THE LOHMANS DEFINED AREA UDCA, SPECIFICALLY THE ASSIGNMENT OF DEVELOPER RIGHTS.

GM Homan reported on the Lohmans Area Development Agreement, explaining that WCID No. 17 previously entered into a development agreement with HSD Limited, which includes certain capacity rights in exchange for consideration provided to the District. HSD Limited is currently in the process of finalizing its financing, and the lending institution has requested assurance that, in the event of a transfer, the associated development rights would carry forward.

To accommodate this, an Assignment of Developer Rights is required, allowing the lender to assume those rights if necessary. GM Homan noted that the District's legal counsel has reviewed the document and confirmed it is a standard assignment, consistent with similar agreements previously executed by the District. He further stated that HSD Limited is seeking to close before the next Board meeting and therefore requested authorization for the General Manager to execute the assignment on behalf of the District.

Motion: Director Michaud to Authorize the General Manager to execute an assignment of developer rights regarding the Lohmans Defined Area."

Second: Director Martinez

Ayes: 5 **Abstain:** 0
Noes: 0 **Carries:** 5/0

E. DISCUSS/CONSIDER/TAKE ACTION REGARDING AN UPDATE ON THE 2026 REGULAR BOARD MEETING SCHEDULE.

GM Homan presented the proposed 2026 Board of Directors meeting schedule, noting it was included in the Board's backup materials. He highlighted two non-standard meeting dates, explaining that meetings are typically held on the third Thursday of each month. To accommodate audit timing and avoid the need for an additional January meeting, staff recommended holding the January meeting on January 22. He also reminded the Board that, consistent with recent practice, no meetings were proposed for March or July, with two meetings instead scheduled in August to support the annual budget process.

Director Roberts asked when the practice of not holding a July meeting became standard. GM Homan responded that this approach began approximately two years ago, at the Board's request, due to staff availability challenges during summer vacation periods and the need to hold two meetings in August. He explained that July meetings had historically been light and that eliminating the July meeting helped balance the overall workload for both staff and directors. GM Homan emphasized that the intent was to support staff while maintaining Board effectiveness, and that special meetings could always be called if necessary. No action was taken.

F. DISCUSS/CONSIDER/TAKE ACTION REGARDING THE VACANT DIRECTOR POSITION BEGINNING JANUARY 1, 2026.

GM Homan briefed the Board on the anticipated process for filling the upcoming vacant Board position, noting that the District has not had to undertake this process in several years and that he wanted to confirm the approach aligned with the Board's expectations. He explained that staff would advertise the vacancy through the District's website and social media platforms, reach out to individuals the District has interacted with during the year, and consider any candidate suggestions from Board members. Interested applicants would complete a short questionnaire as part of the application process outlining their interest in serving and the skills they would bring to the Board. GM Homan stated that staff would compile and distribute the applications to the Board by February 1, allowing Director's time to review them and identify candidates they wished to interview. Interviews could then be conducted at the February meeting, with the goal of appointing and swearing in a new Director. He added that this process had been used successfully for the last several vacancies.

During discussion, clarification was provided that candidates must be residents or landowners within the District and meet all State of Texas eligibility requirements to hold public office. GM Homan emphasized that joining the District does not guarantee Board representation and cautioned against any implication to the contrary. He also noted that Board elections in recent years have been uncontested, though increased community interest in serving would be beneficial. A question was raised regarding statutory timelines for filling vacancies. Mrs. Bibby advised the Texas Water Code Section 409.105 governs vacancies.

TWC 409.105 (b) If the board has not filled a vacancy by appointment before the 61st day after the date the vacancy occurs, a petition, signed by more than 10 percent of the registered voters of the district, requesting the board to fill the vacancy by appointment may be presented to the board. (c) If the number of directors is reduced to fewer than a majority or if a vacancy continues beyond the 90th day after the date the vacancy occurs, the vacancy or vacancies may be filled by appointment by the commission if the district is required by Section 49.181 to obtain commission approval of its bonds or by the county commissioners court if the district was created by the county commissioners court, regardless of whether a petition has been presented to the board under Subsection (b). An appointed director shall serve for the unexpired term of the director he or she is replacing.

He concluded by noting that, absent changes from the Board, staff would proceed with advertising the vacancy in early January. No action was taken.

G. DISCUSS/CONSIDER/TAKE ACTION REGARDING AN UPDATE ON THE EASEMENT ACQUISITION SERVICES FROM CLEARPATH LAND SERVICES.

This item was discussed in Executive Session.

Motion: Director Michaud to accept the easement acquisition proposals from ClearPath Land Services and authorize the General Manager authority to decline counter offers that are deemed excessively high and reported to the Board.

Second: Director Martinez

Ayes: 5 **Abstain:** 0

Noes: 0 **Carries:** 5/0

H. DISCUSS/CONSIDER/TAKE ACTION REGARDING AN UPDATE ON THE KIW LAKEWAY VENTURE, LLC VS. TRAVIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 17 ET AL. – CAUSE NO. D-1-GN-25-005168, 353RD DISTRICT COURT, TRAVIS COUNTY.

This item was discussed in Executive Session. No action was taken.

VII. EXECUTIVE SESSION

THE BOARD WILL MEET IN EXECUTIVE SESSION TO RECEIVE ADVICE FROM ITS ATTORNEY IN ACCORDANCE WITH TEXAS GOVERNMENT CODE SECTION 551.071 CONSULTATION WITH ATTORNEY REGARDING AGENDA ITEMS F, G, AND H.

The Board of Directors entered Executive Session at 7:38 p.m. The Board exited Executive Session at 8:03 p.m. and resumed regular session.

VIII. ADJOURNMENT

Motion: Director Harlan to adjourn.

Second: Director Michaud

Ayes: 5 **Abstain:** 0

Noes: 0 **Carries:** 5/0

Director Smith adjourned the meeting at 8:23 p.m.

Approved this 20th day of January 2026, with a motion
by Director Harlan and a Second by Director Martinez
Ayes 4 Noes 0 Abstained 0
Michaud Presiding Officer Larry J. Harlan Secretary