



Fall
Town Hall
Meeting

Brushy Creek
Municipal Utility
District

October 5, 2023



Meeting Call to Order

Michael Tucker
Vice President and
Assistant Treasurer
Board of Directors



The Pledge of Allegiance

I pledge Allegiance to
the flag

of the United States of
America

and to the Republic for
which it stands,

one nation under God,
indivisible,

with Liberty and Justice
for all.



Texas Pledge of Allegiance

Honor the Texas flag;
I pledge allegiance to thee,
Texas,
one state under God,
one and indivisible.



Meet the BCMUD Board of Directors



Rebecca Tullos
Place 1, Treasurer



Michael Tucker
Place 2, Vice President, Assistant Treasurer



Kim Filiatrault
Place 3, Secretary



Ken Reifschlager
Place 5, Assistant Secretary

Shean Dalton General Manager

BCMUD About Us

FY22 Projects

District Finances

FY23 Projects

Sources of Revenue

Utility Rate Study

BCMUD is a MUD. What is a MUD?

A Municipal Utility District (MUD) is a type of local governmental entity. Other examples of local governmental entities include counties, cities, school districts, junior colleges, and drainage and flood-control districts.

A MUD is governed by a 5-person Board of Directors that is elected by the residents within the MUD. The Board's primary functions are to oversee the MUD's management, affairs, and operations; establish policies and adopt tax rates; and establish water, sewer, solid waste, and recreational fees and charges.

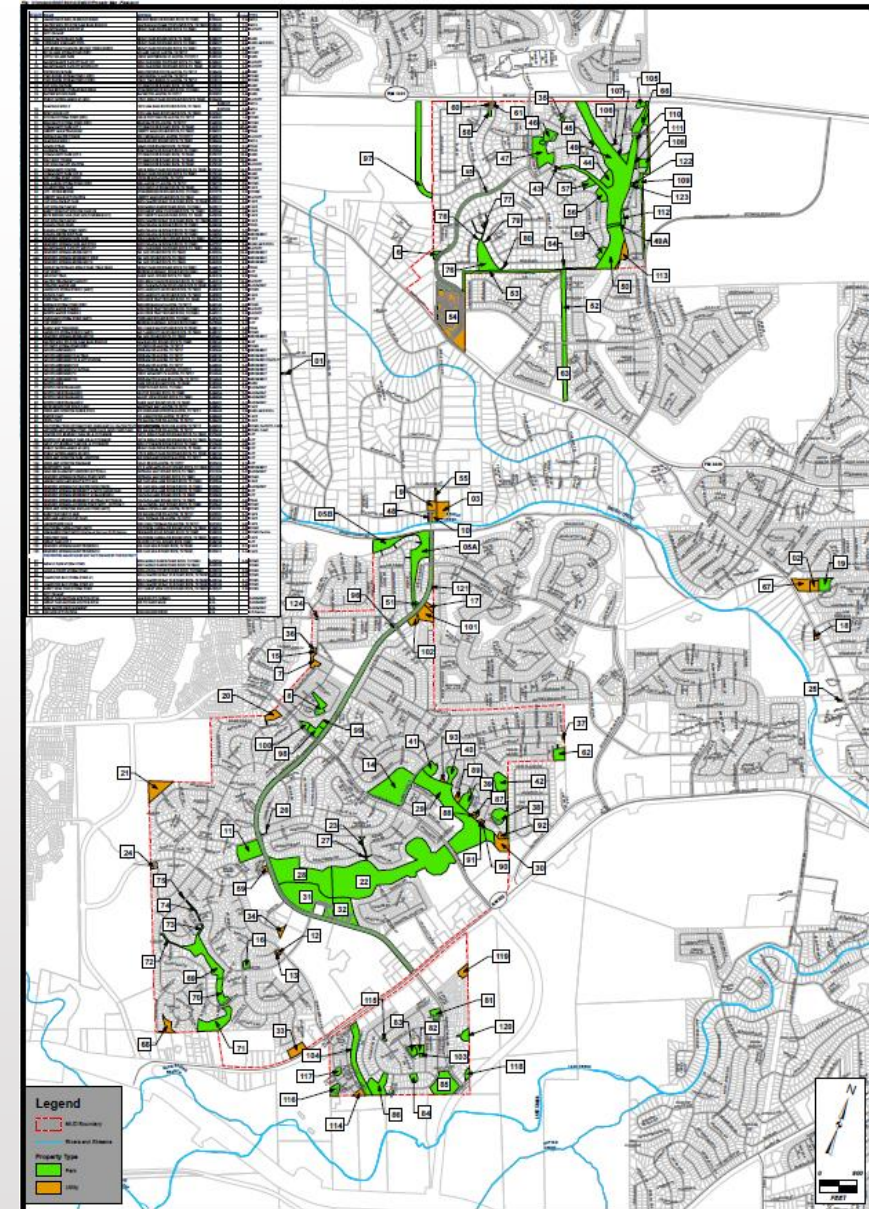
MUD taxes are levied and collected to finance the costs of public infrastructure improvements that serve residents of the District. They also pay for maintenance and operation costs not funded by retail rates and charges.

BCMUD's primary functions:

- Own and operate a Public Water Supply (PWS) system that treats and distributes drinking water to residents
- Own and operate a wastewater collection system to provide sewer service to District residents
- Own and operate a Managed Separate Storm Sewer System (MS4) drainage and stormwater facilities
- Own and operate parks and recreational facilities, including programs for District residents
- Provide street lighting and trash/recycling services

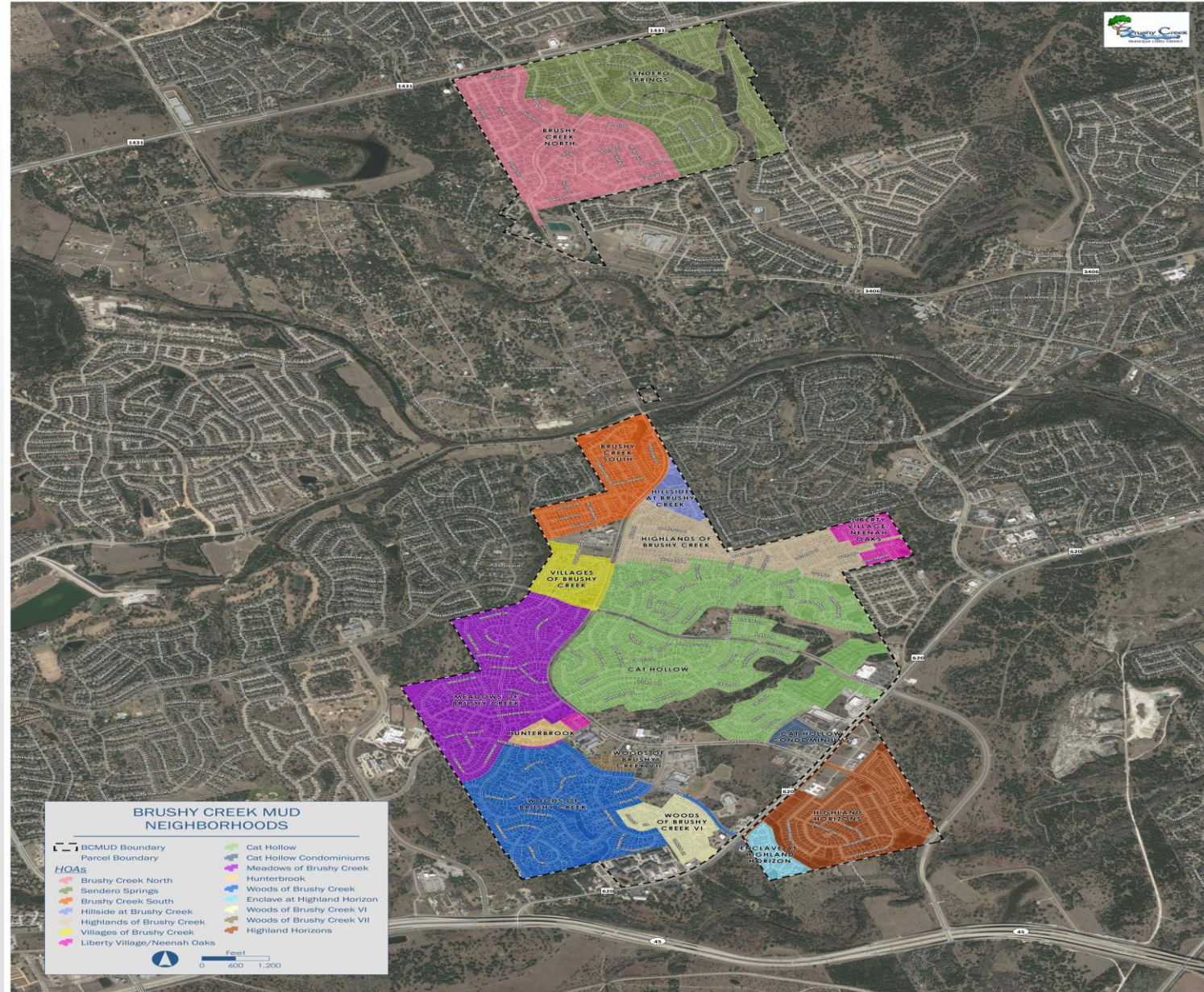
BCMUD, about us

- **Overview:** Established in 1977, the District is 46 years old, spans more than four square miles, and is home to more than 18,314 residents.
- **Utilities:** The District has a water intake facility that supplies an 11-mile raw water line, a Superior-rated water treatment/delivery system (60 miles), wastewater conveyance (60 miles), and a Municipal Separate Storm Sewer System (MS4).
- **Parks and Recreation:** Within the District's more than 300 acres of parkland are 15 parks, 8 playgrounds, 6 miles of trails, 5 pavilions, 4 pools, 3 tennis courts, 3 volleyball courts, a splash pad, a 65,000-square-foot community center, a Community Garden, greenbelts, 32 Karst Caves, and an 18-hole disc golf course. The District also runs leagues, camps, and extensive programming.
- **Customer Service:** The District facilitates street lighting, as well as trash and recycling services.
- **Employees:** The District employs more than 60 full-time, 80 part-time, and 90 seasonal team members.
- **BCMUD does NOT:** The District doesn't manage roads or sidewalks, provide fire protection, law enforcement, or electric power.



BCMUD Neighborhoods

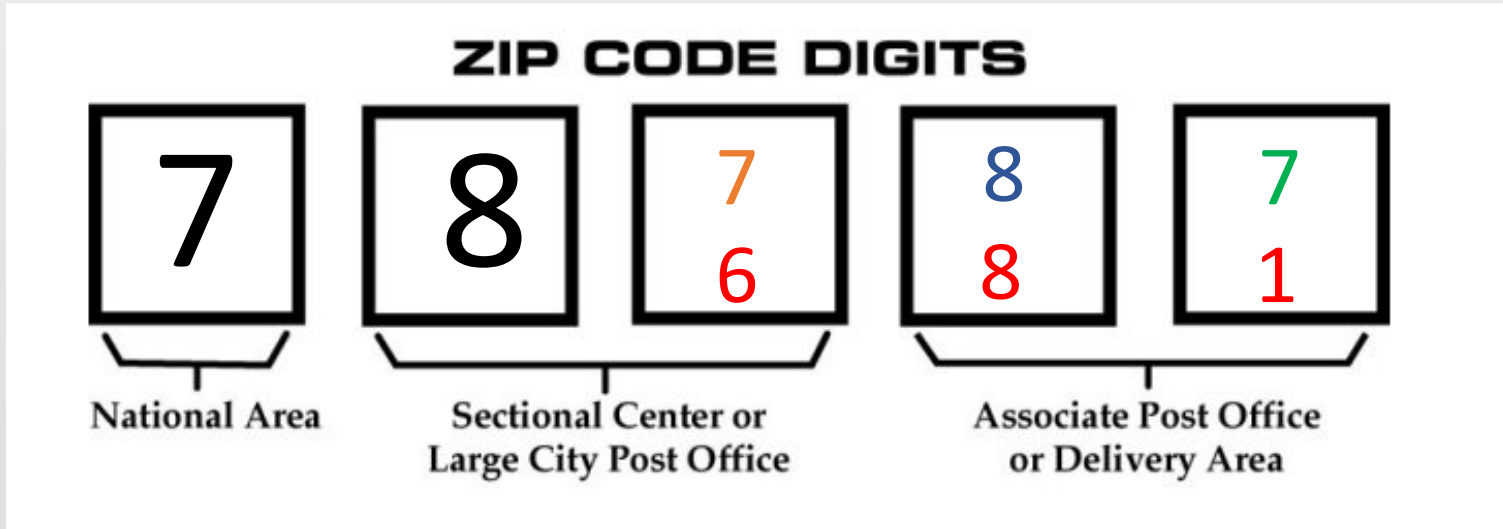
| | | | |
|-------------------------------|-------------------------------|----------------------------------|------------------------------------|
| Brushy Creek North HOA | Brushy Creek South HOA | Cat Hollow HOA | Cat Hollow Condos |
| Highland Horizon Enclave HOA | Highland Horizon HOA | Highlands of Brushy Creek HOA | Hillside at Brushy Creek HOA |
| Hunterbrook HOA | Liberty Village HOA | Meadows of Brushy Creek HOA | Neenah Oak Village HOA |
| Sendero Springs HOA | Village of Brushy Creek HOA | Woods of Brushy Creek HOA | Woods of Brushy Creek VI HOA |
| Woods of Brushy Creek VII HOA | | | |
| Great Oaks Townhomes | Woods of Great Oaks Townhomes | Landing at Round Rock Apartments | Marquis at Brushy Creek Apartments |



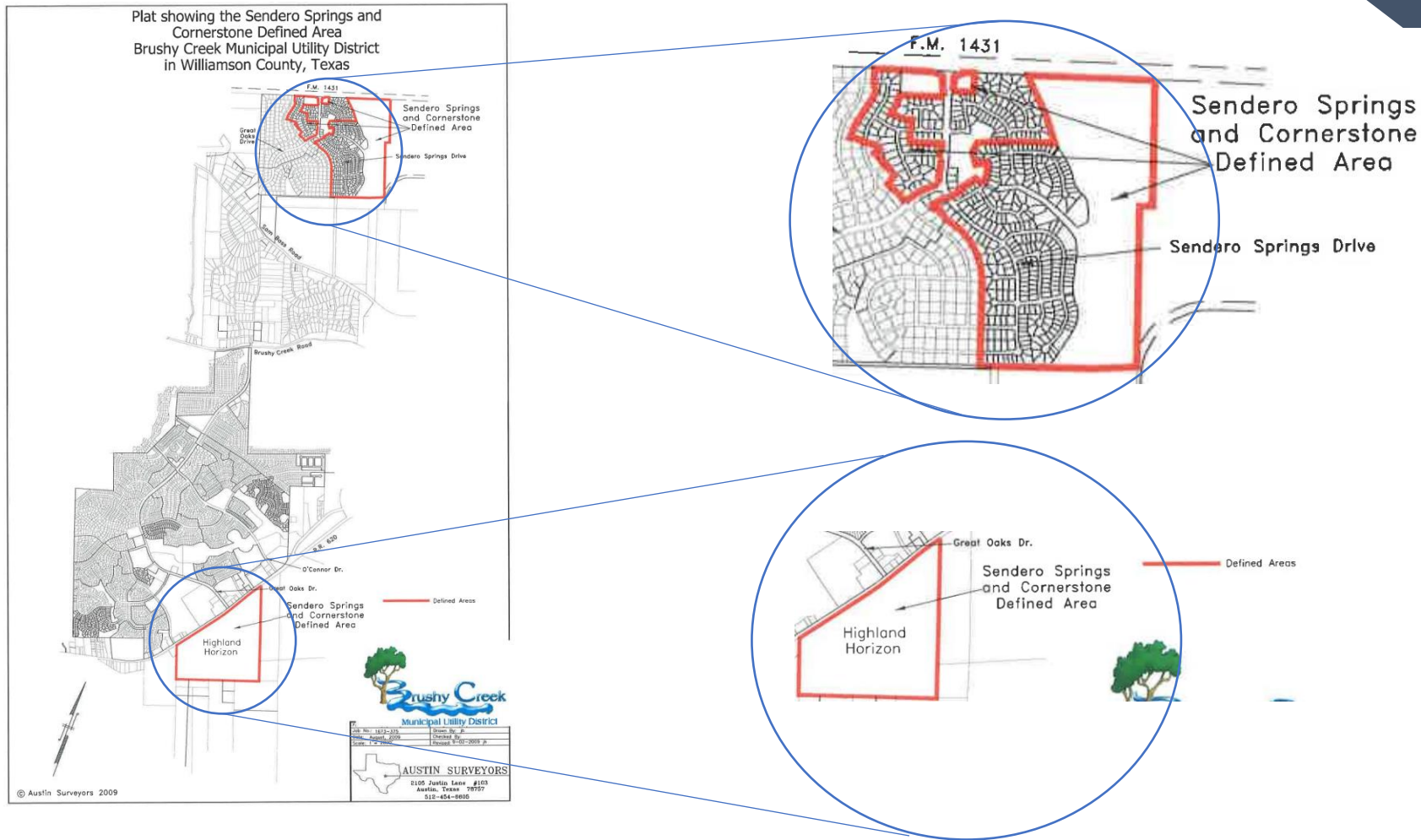
BCMUD, wait, I live in the city of _____.



Great Oaks Dr



BCMUD: Districtwide and Defined Area



General obligation bond ratings

A strong financial profile and strong capacity to meet debt obligations

Districtwide: high grade



Defined Area: upper medium grade



Reserves fund balance (August 2023)



| | |
|--|--------------------|
| Restricted | \$6,361,086 |
| Committed (repair and replacement) | \$6,013,855 |
| Assigned | \$4,632,028 |
| Unassigned | |
| Operating expense reserve (6 months) | \$8,882,813 |
| Revenue protection reserve (3 months) | \$3,638,731 |
| (Un)allocated | \$1,353,142 |

Total
\$30.9M

2023 & 2024 PROJECTS

Amy Giannini, P.E., CFM
District Engineer





FY 2023 PROJECTS

Utility Projects

Completed

- ✓ Water Treatment Plant clear well piping
- ✓ Well installation at Water Treatment Plant feasibility study

Under Construction

- Sam Bass water line relocations (Wilco)
- Georgetown Southlake water treatment infrastructure (Georgetown)

FY23 Design



FY24 Construction

- Water Treatment Plant winterization (ARPA)
- Ground wells winterization (ARPA)
- Emergency power generator at wells (ARPA)
- Emergency power generator at raw water intake on Lake Georgetown (ARPA)
- Electrical controls rehabilitation at intake on Lake Georgetown
- Repairs to automatic transfer switch at the Water Treatment Plant
- Hillside Lift Station abandonment (ARPA)
- Cat Hollow Lift Station rehabilitation (ARPA)
- Wyoming Springs raw water line relocation (Round Rock)



Completed

- ✓ Community Center parking lot resurface
- ✓ Sendero Springs Pool replaster and coping replacement
- ✓ Sendero Springs Pool diving shade structure replacement
- ✓ Creekside Pool baby shade replacement
- ✓ Highland Horizon parking lot resurface
- ✓ Sendero Springs parking lot resurface
- ✓ Shirley McDonald Park shade replacement

Under Construction

- Cat Hollow Pool renovation and shade replacement
- Cat Hollow playground replacement
- Great Oaks Bridge Project/Shirley McDonald Park (Wilco)

FY23 Design



FY24 Construction

- Cat Hollow Park electrical upgrades
- Community Center Garden irrigation improvements
- Sendero Springs Park playground replacement
- Pepper Rock Park Phase 2 improvements
- Shirley McDonald Park trail repairs
- Community Park trail repairs
- Cat Hollow Park and disc golf course trail repairs
- Shirley McDonald Park landscape improvements

FY 2023 PROJECTS Parks & Recreation Projects

FY2024 PROJECTS

2023 Design

- Water Treatment Plant winterization (ARPA)
- Ground wells winterization (ARPA)
- Emergency power generator installation at wells (ARPA)
- Emergency power generator installation at Lake Georgetown raw water intake (ARPA)
- Electrical controls rehabilitation at Lake Georgetown intake
- Automatic transfer switch repairs at Water Treatment Plant
- Hillside Lift Station abandonment (ARPA)
- Cat Hollow Lift Station rehabilitation (ARPA)
- Sam Bass water line relocations (Wilco)
- Wyoming Springs raw water line relocation (Round Rock)
- Georgetown Southlake Water Treatment Plant impacts (Georgetown)
- Sendero Springs Park playground replacement
- Shirley McDonald Park trail repairs
- Community Park trail repairs
- Cat Hollow Park and disc golf course trail repairs

2024 Construction

Other 2024 Projects

- Water and Wastewater Master Plan
- Emergency interconnect evaluation
- Maintenance teams space study
- Cat Hollow Park tennis courts fence replacement
- Cat Hollow Park basketball court resurface
- Community Garden Phase 2 design



February 2023

February -
March 2023

April 2023

Brushy Creek Life®

Construction
contract
approved

Pool
construction

Pool
reopened

2023 Project Highlight:
Sendero Springs Pool replaster
and coping replacement



Playscape

2023 Project Highlight.

Cat Hollow Playground Replacement

4-bay swings

"Woodland Fort"

5-12 nature play theme
playscape with integrated
shade

Poured in place
surface

Fall 2022

March 2023

May 2023

October –
December 2023

December 2023

Concept
drawings
approved

Construction
drawings
approved

Construction
contract
approved

Playground
replacement
construction

Playground
open!

Brushy Creek Life®



2023 Project Highlight: Angelico Pond repair



August 2023

September 2023

Assessment
of Issue

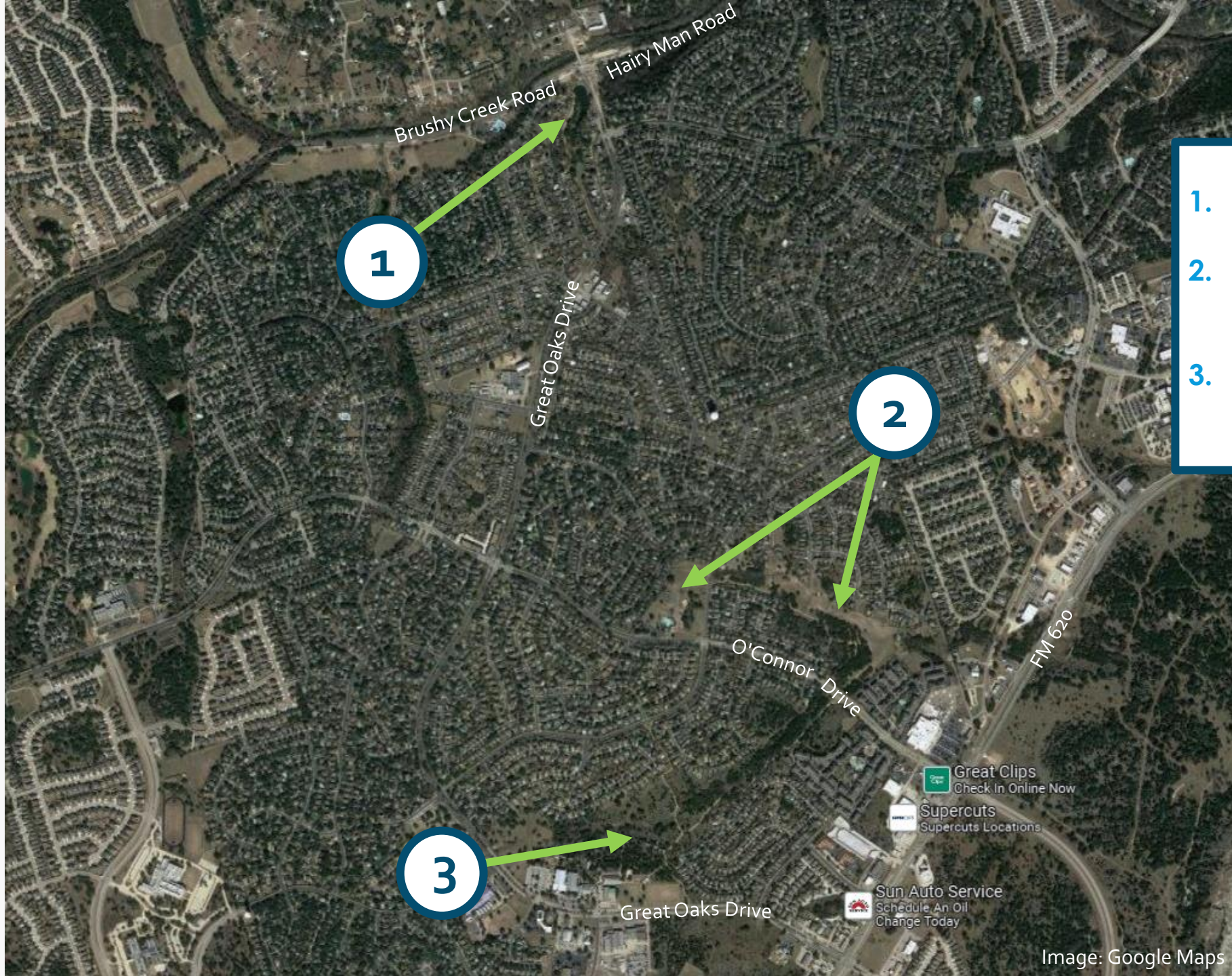
Repair
Complete

Brushy Creek Life®



2023-24 Project Highlight:

Sidewalk and trail repair projects



- 1. Shirley McDonald Park trail repairs
- 2. Cat Hollow Park and disc golf course trail repairs
- 3. Community Park trail repairs

FR



Image: Google Maps

2023-25 Project Highlight: American Rescue Plan Act (ARPA) utility projects

1. Water Treatment Plant winterization (ARPA)
2. Ground wells winterization (ARPA)
3. Emergency power generator installation at wells (ARPA)
4. Emergency power generator installation at Lake Georgetown raw water Intake (ARPA)
5. Hillside Lift Station abandonment (ARPA)
6. Cat Hollow Lift Station rehabilitation (ARPA)

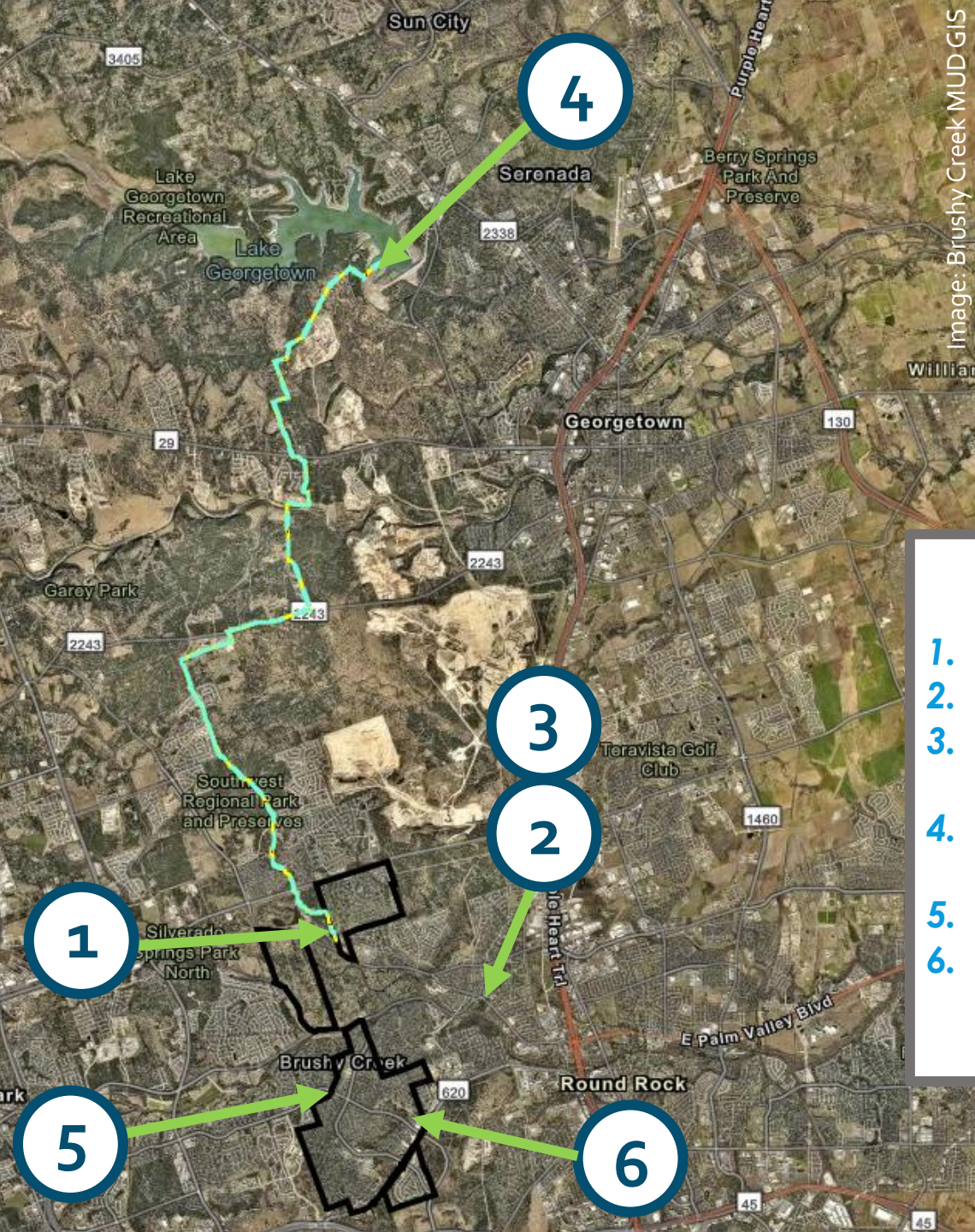


Image: Brushy Creek MUD GIS



Image: Brushy Creek MUD GIS

2023-25

Project Highlight: Neighboring jurisdiction project impacts



- 1 Georgetown Southlake Water Treatment Plant Impacts (Georgetown)
- 2 Parkside Water Line improvements (Georgetown)
- 3 Wyoming Springs Raw Water Line Relocation (Round Rock)
- 4 Sam Bass Water Line Relocations (Wilco)
- 5 Great Oaks Bridge improvements (Wilco)



Brushy Creek
Municipal Utility District

District Finances

Fund Balance

Debt Service

General Fund (GF)

Capital Outlay

Expenses

Utility Rate Study

Sources of Revenue

BCMUD goals



EXPAND AWARD-
WINNING STANDARDS
OF EXCELLENCE



MANAGE RESPONSIBLY



ELEVATE COMMUNITY
ENGAGEMENT



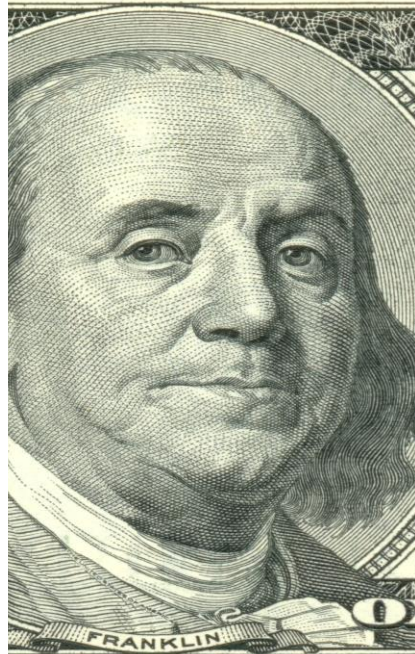
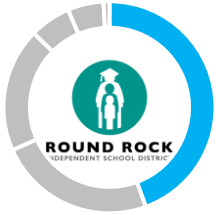
LEVERAGE
TECHNOLOGY



PRESERVE AND
CONSERVE

The Board remains focused on key strategic goals while meeting the challenge of limited funding with the innovative service delivery that our residents have come to expect.

BCMUD Districtwide property taxing units.



Tax Rate \$0.919
Levy on Avg. \$3,328

\$0.41953
\$1,796

\$0.379282
\$1,420

\$0.0986
\$410

\$0.094296
\$470

\$0.017
\$68

FY 2024 property taxes for tax year 2023

DISTRICT - WIDE

\$0.419543
Adopted Tax Rate
0% change

\$433,502
Average Taxable Value of
Residence Homestead
2.75% Increase

\$1,819
Average Taxable Value of
Residence Homestead

\$48.59
Average Resident
Homestead Tax Bill
Change from 2022

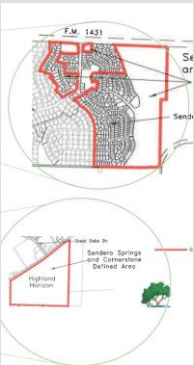
DEFINED - AREA

\$0.115000
Adopted Tax Rate
9.80% Decrease

\$609,585
Average Taxable Value of
Residence Homestead
8.59% Increase

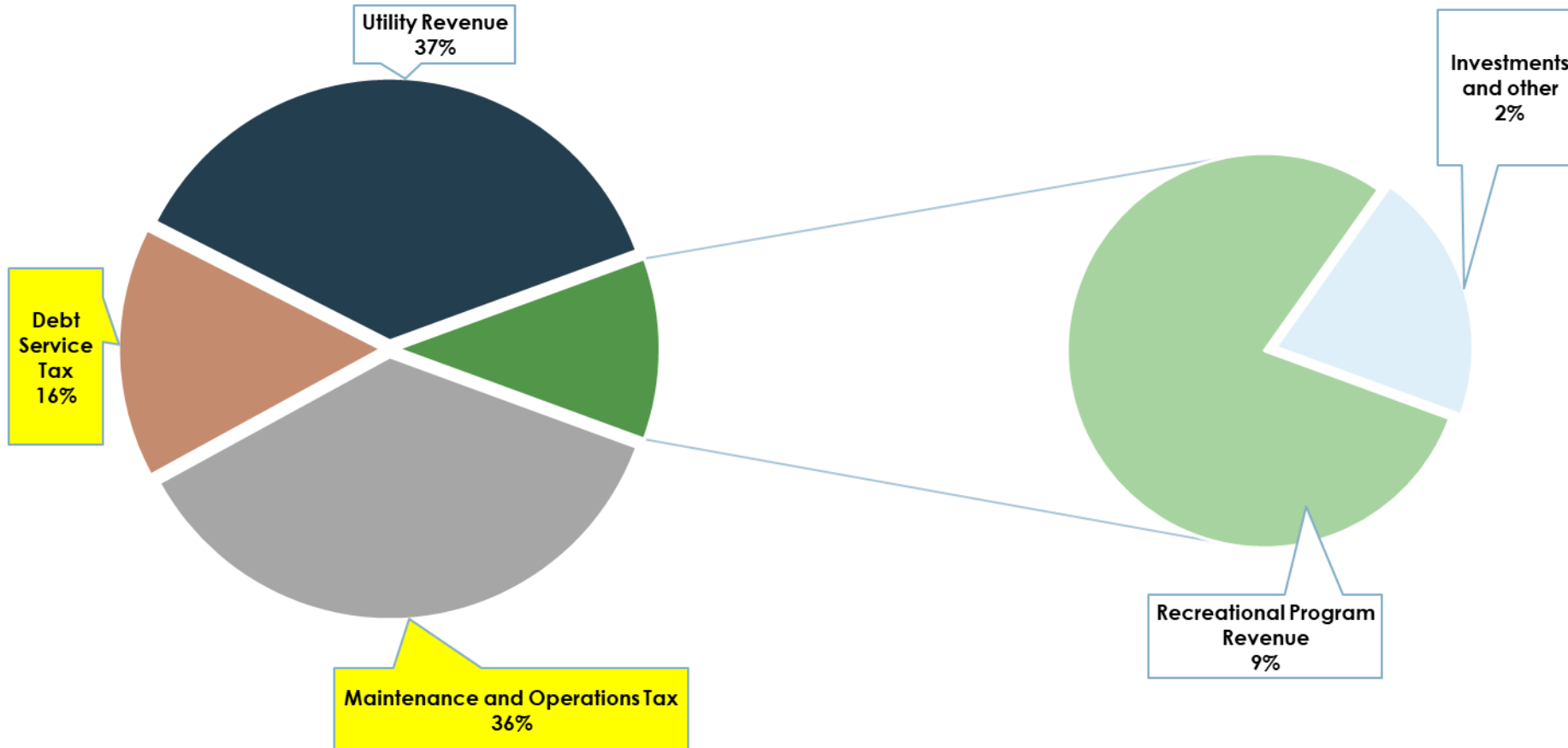
\$701
Average Taxable Value of
Residence Homestead

(\$14.71)
Average Resident
Homestead Tax Bill
Change from 2022



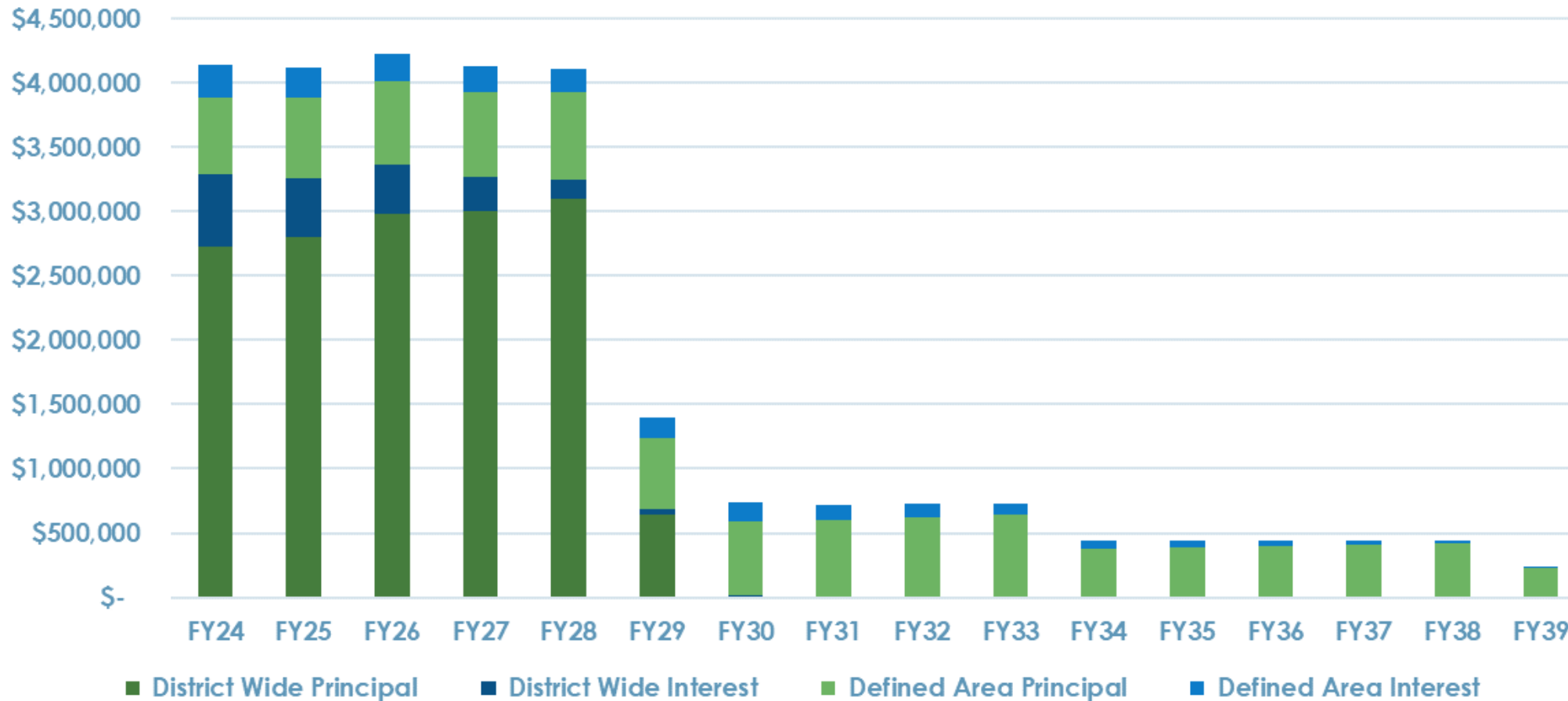
Property Tax Revenue Decreased by ~\$25k

Property tax revenues | Other revenues



Fund
52% of
District

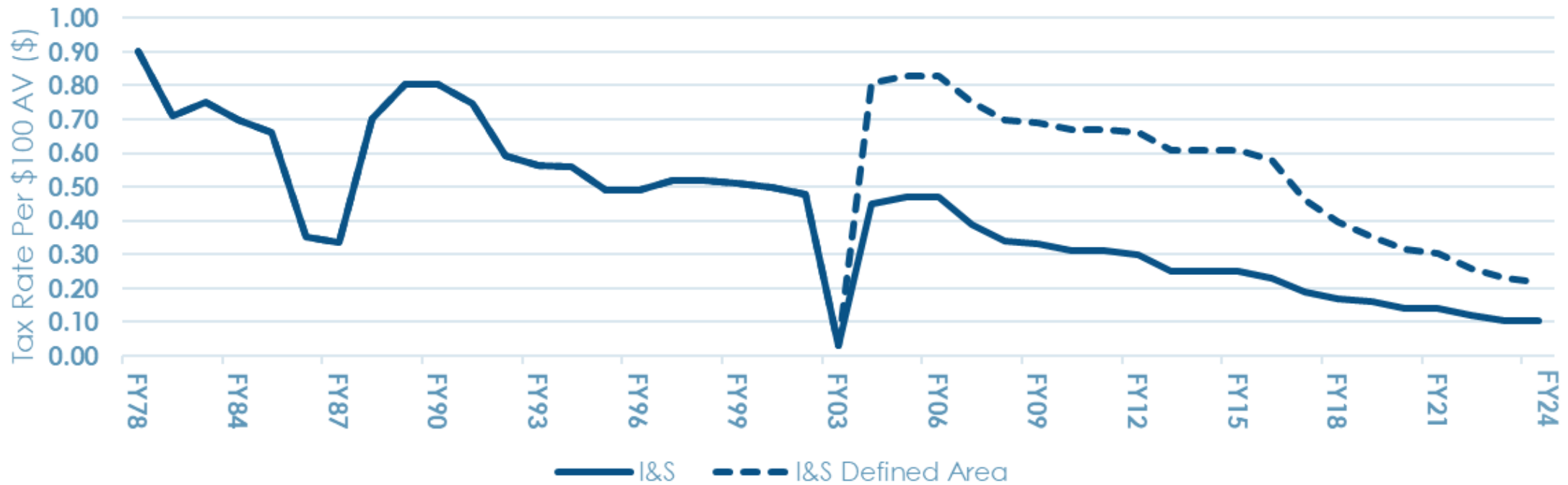
Property tax debt service funds general obligation debt



**Total
\$24.5M**

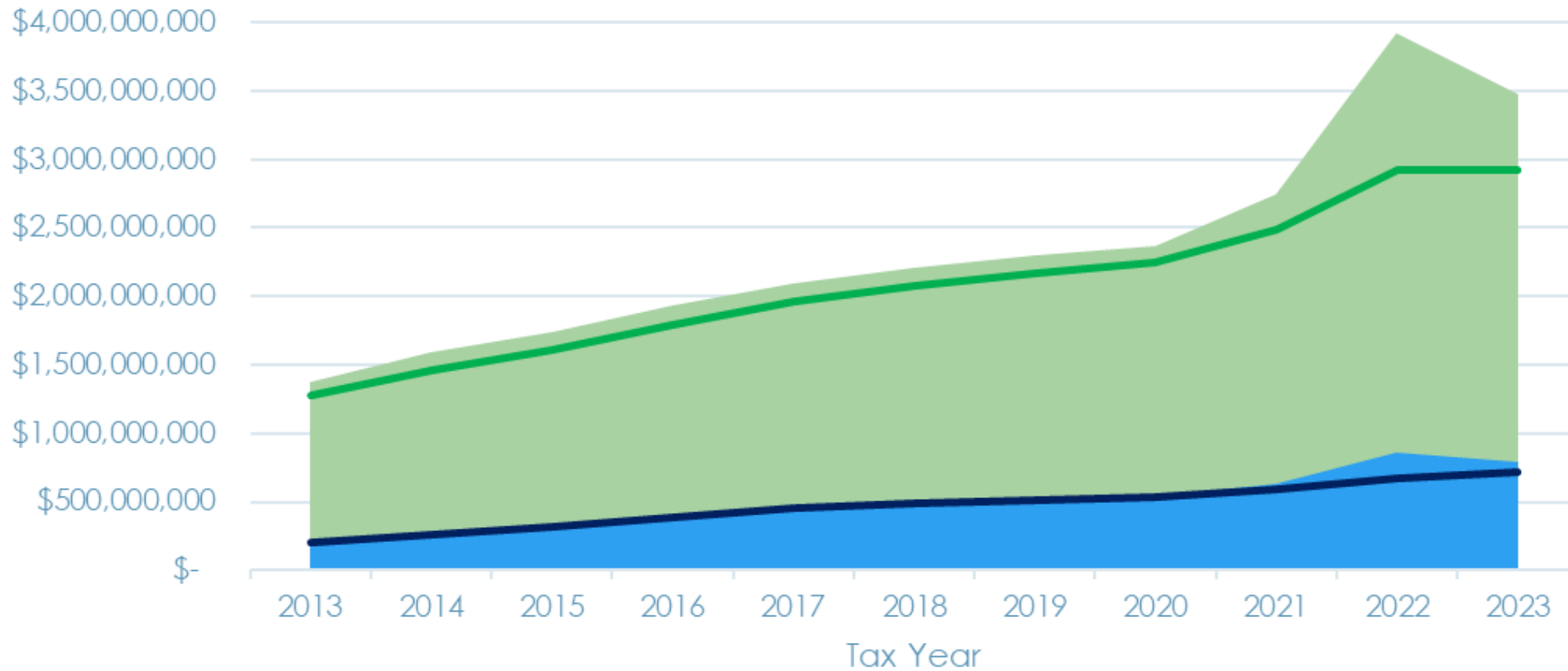
Property tax debt service tax rate history

Debt Service Tax Rate
Interest and Sinking (I&S)



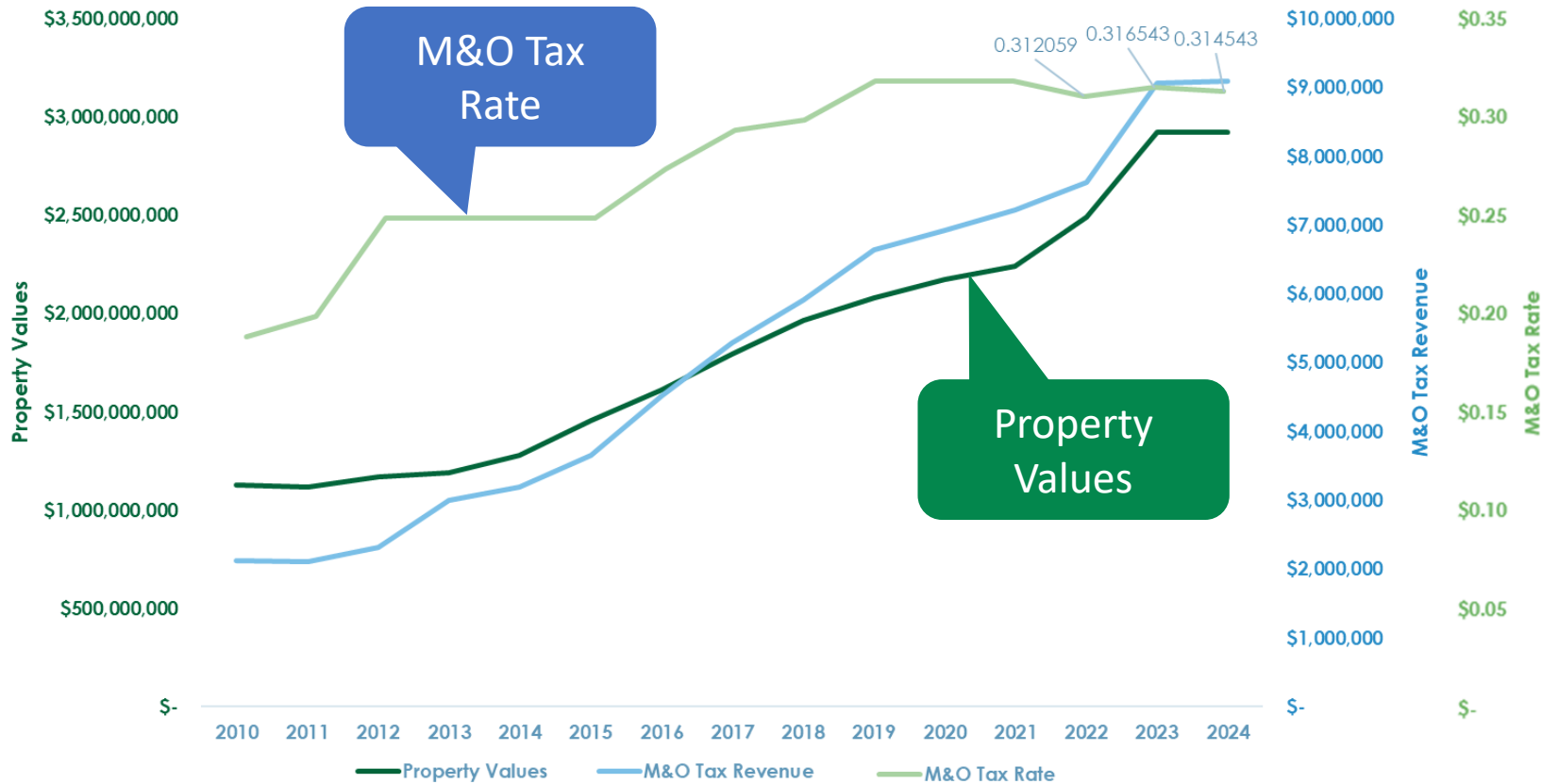
Property tax appraised values

BCMUD Certified Appraisal Rolls
Total Market Value and Net Taxable

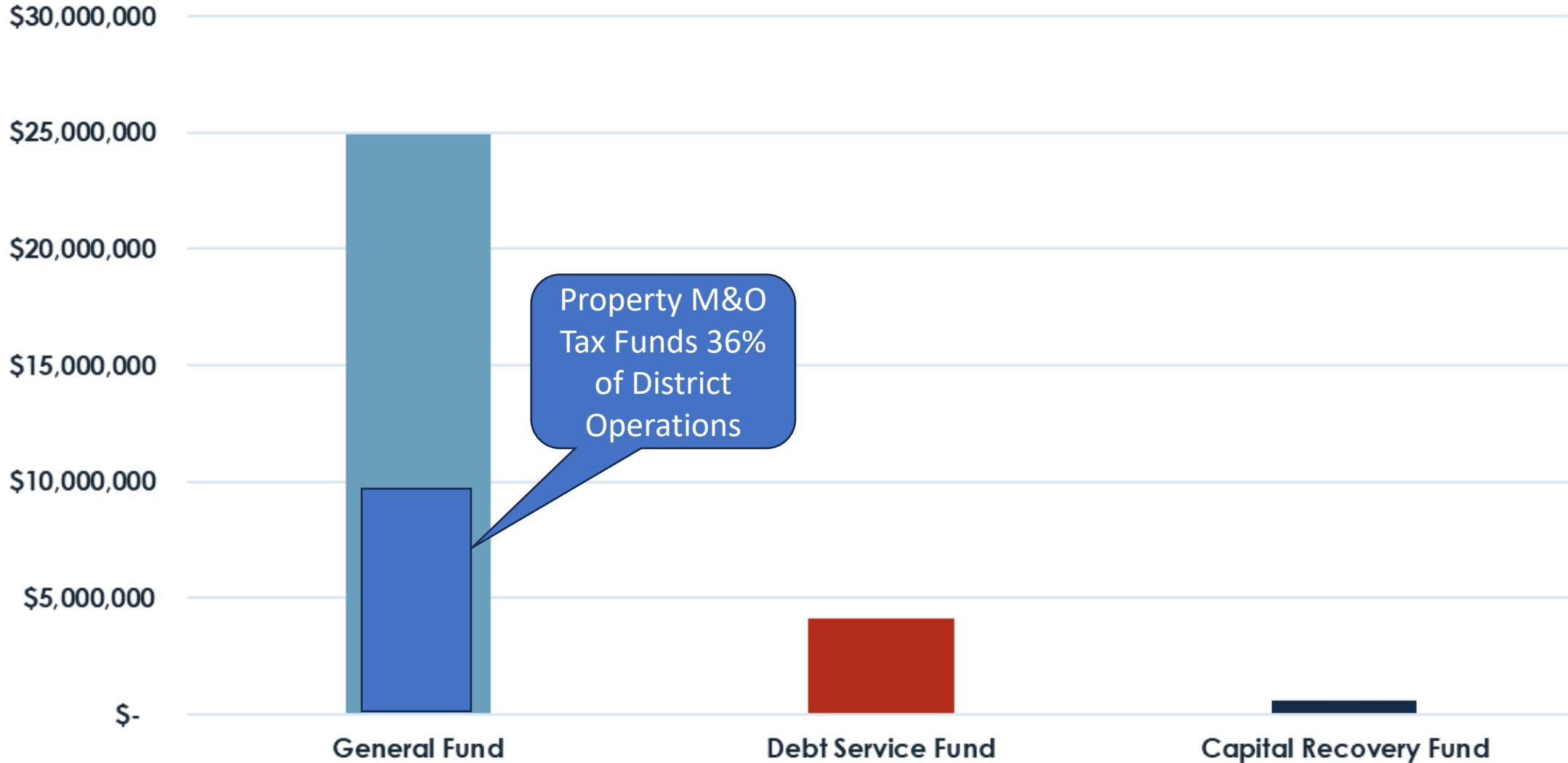


■ District-Wide Market Value
 ■ Defined Area Market Value
 — District-Wide Net Taxable
 — Defined Area Net Taxable

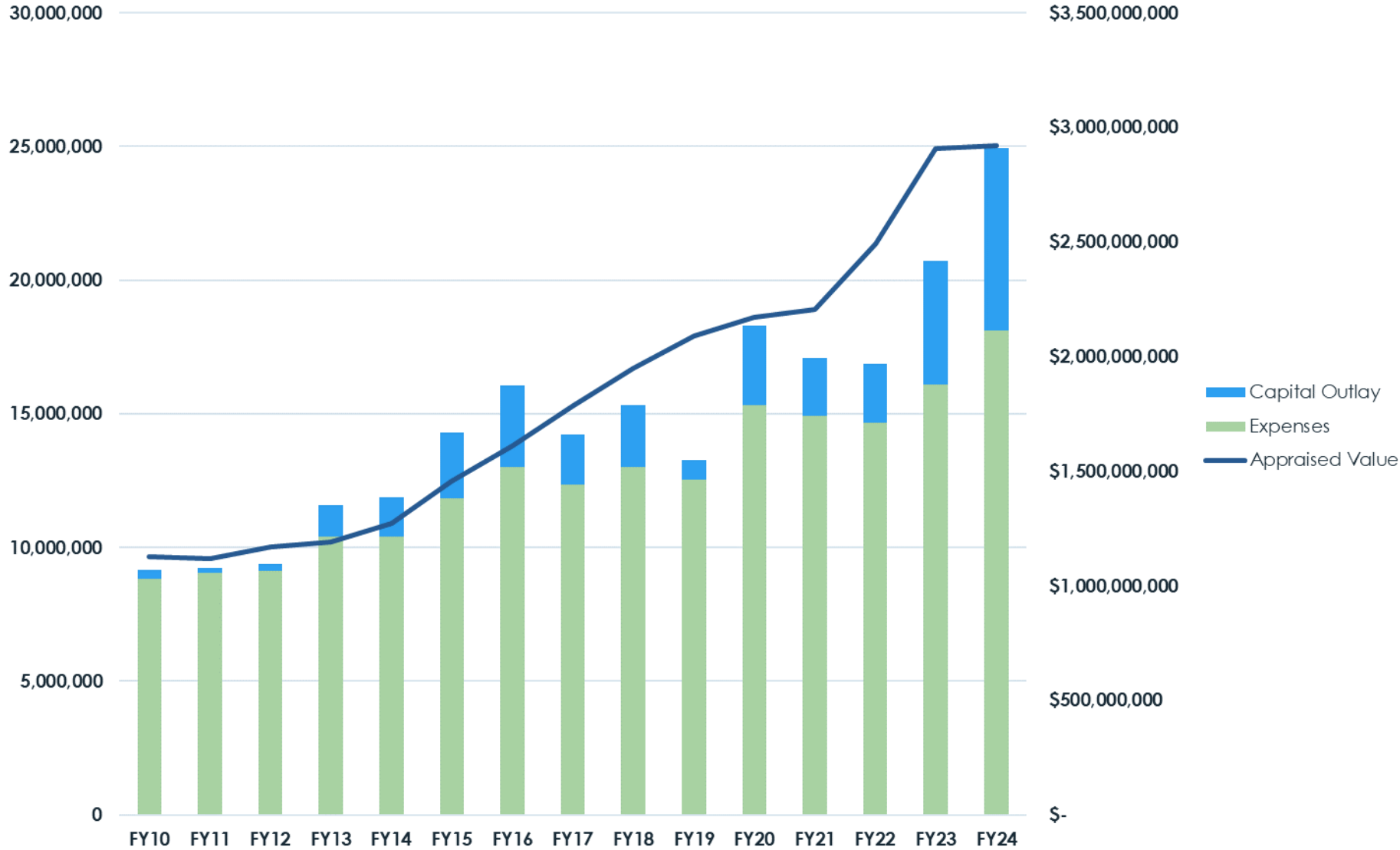
M&O revenue flattens with build-out, and tax rate flattens with the 2019 Texas Property Tax Reform Act



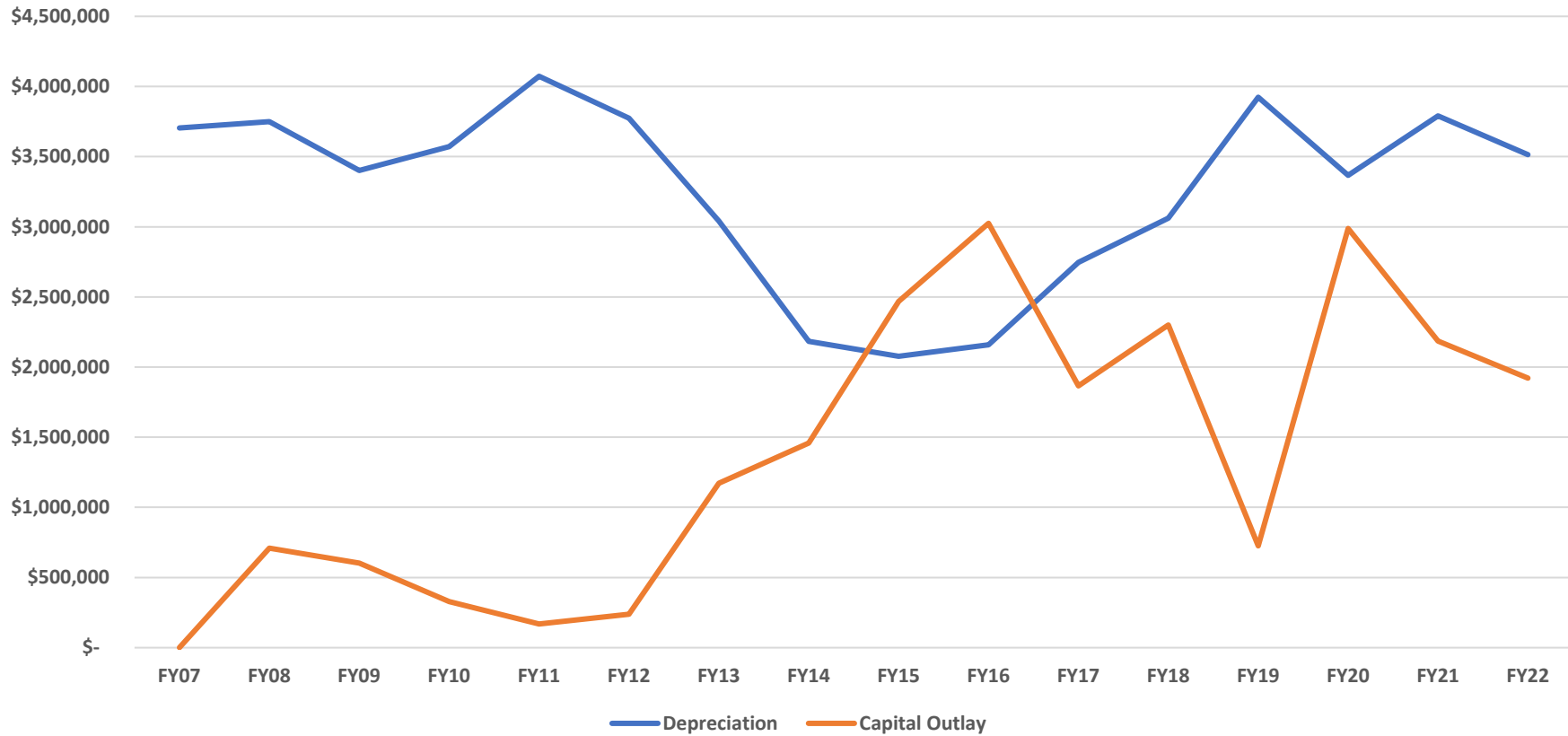
FY 2024 adopted budget totals \$29.7M



General fund budget history

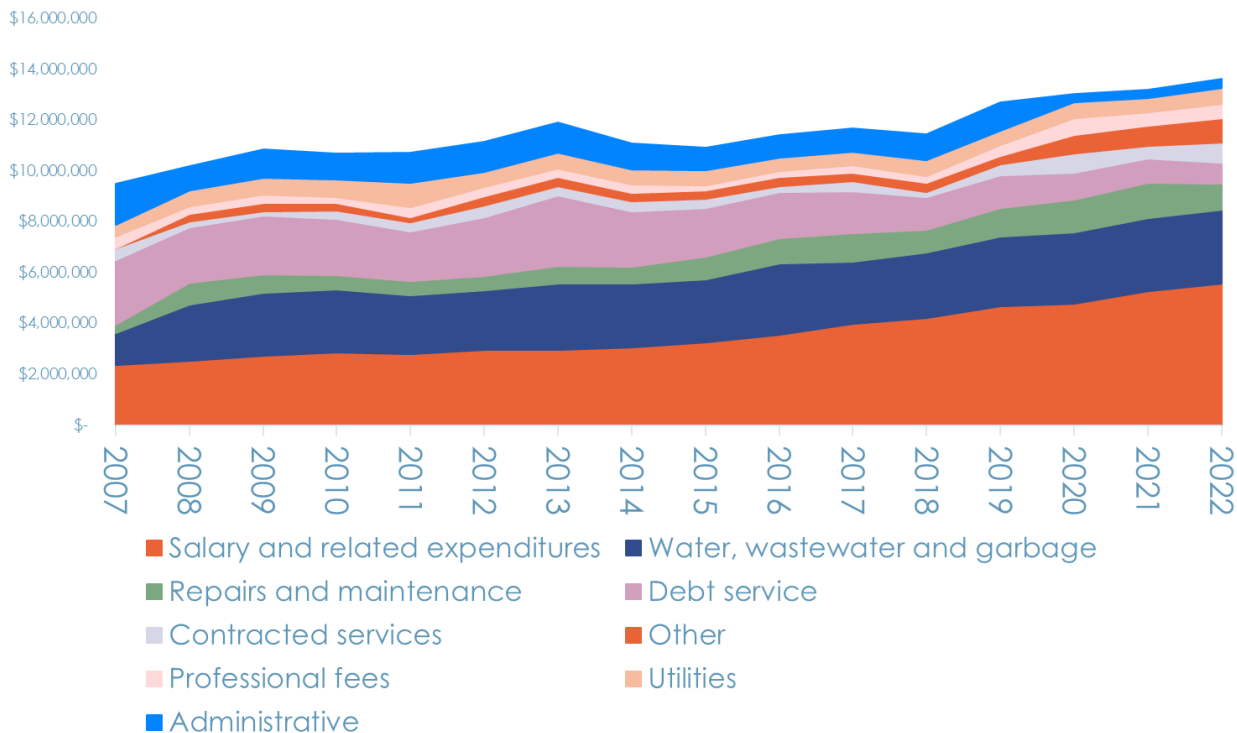


General fund budget history



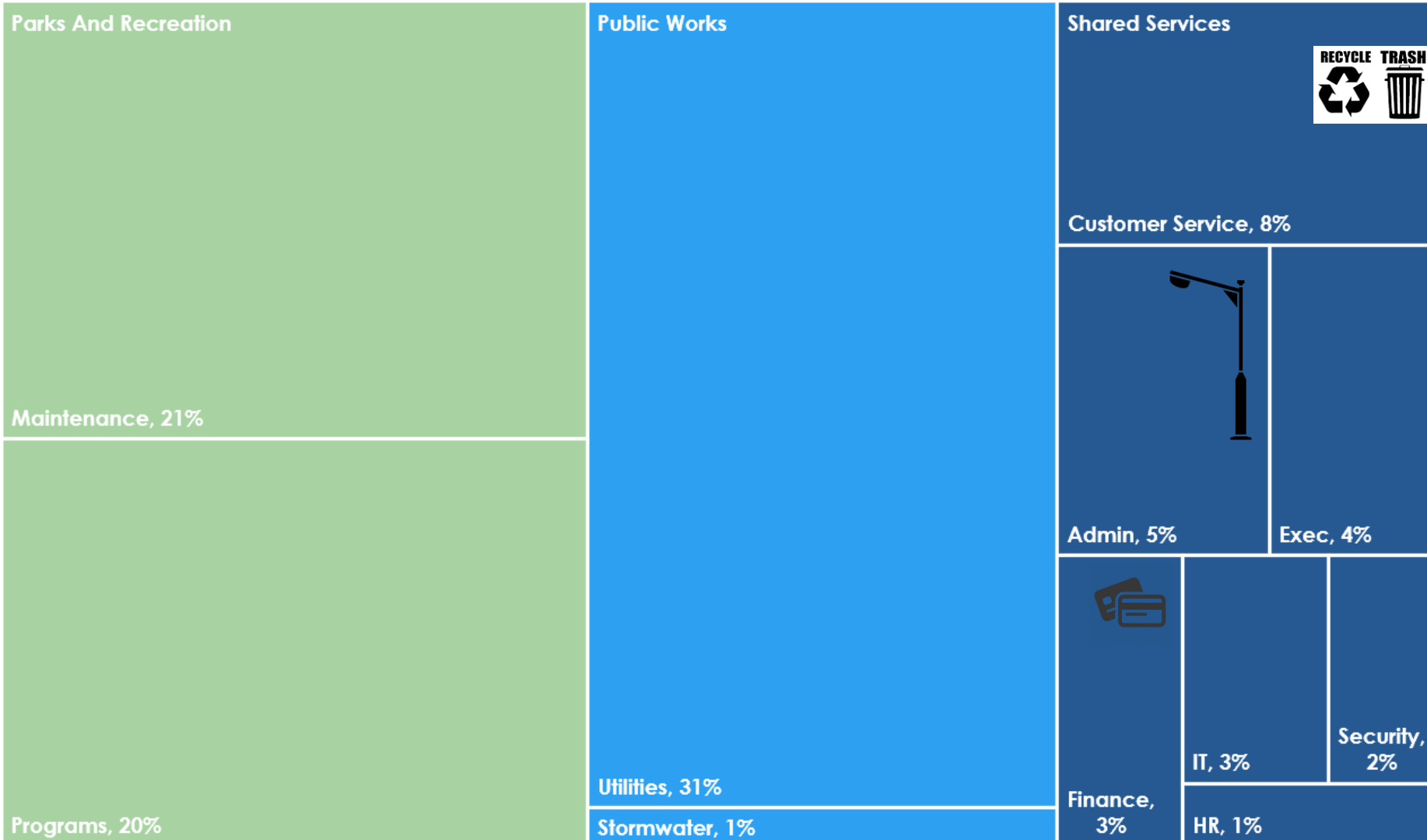
**Purchase of new
assets
or
Extending the
usefulness of
existing assets**

General fund expenditures



| | FY21 Actual | FY22 Actual | FY23 Budget | FY24 Budget |
|------------------------|-------------|-------------|-------------|-------------|
| Salaries and Benefits | 12% | 15% | 15% | 14% |
| Garbage and Recycling | -18% | 4% | 5% | 0% |
| Street Lights | -2% | 0% | 5% | 8% |
| Sheriff Patrols | 17% | 4% | -9% | 9% |
| Contracted Services | 0% | 16% | 2% | 14% |
| Maintenance and Repair | 19% | -9% | -5% | 24% |
| Equipment & Supplies | 13% | 51% | 0% | 64% |
| Utilities | -2% | 0% | 5% | 7% |
| Other Expenses | -11% | 64% | -60% | 10% |
| Bond Payments | 2% | 2% | 3% | 2% |
| Interest Payments | -8% | -9% | -10% | -11% |
| Contingency | -3% | -18% | 115% | 36% |

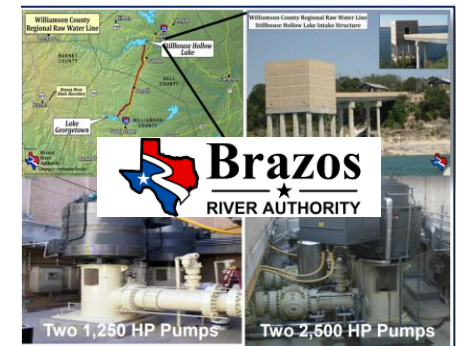
General fund expenditures by department



Utilities: new services and investments

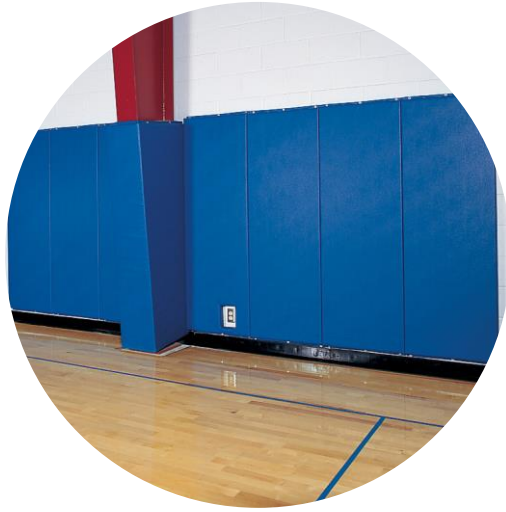


COVID-19 RECOVERY
ARPA American Rescue Plan Act



 Risk and Resilience Assessment Checklist

Parks and Recreation: new services and investments



- **Community Center floor tiles**
- **Park event remote sound system**

Shared Services: new services and investments

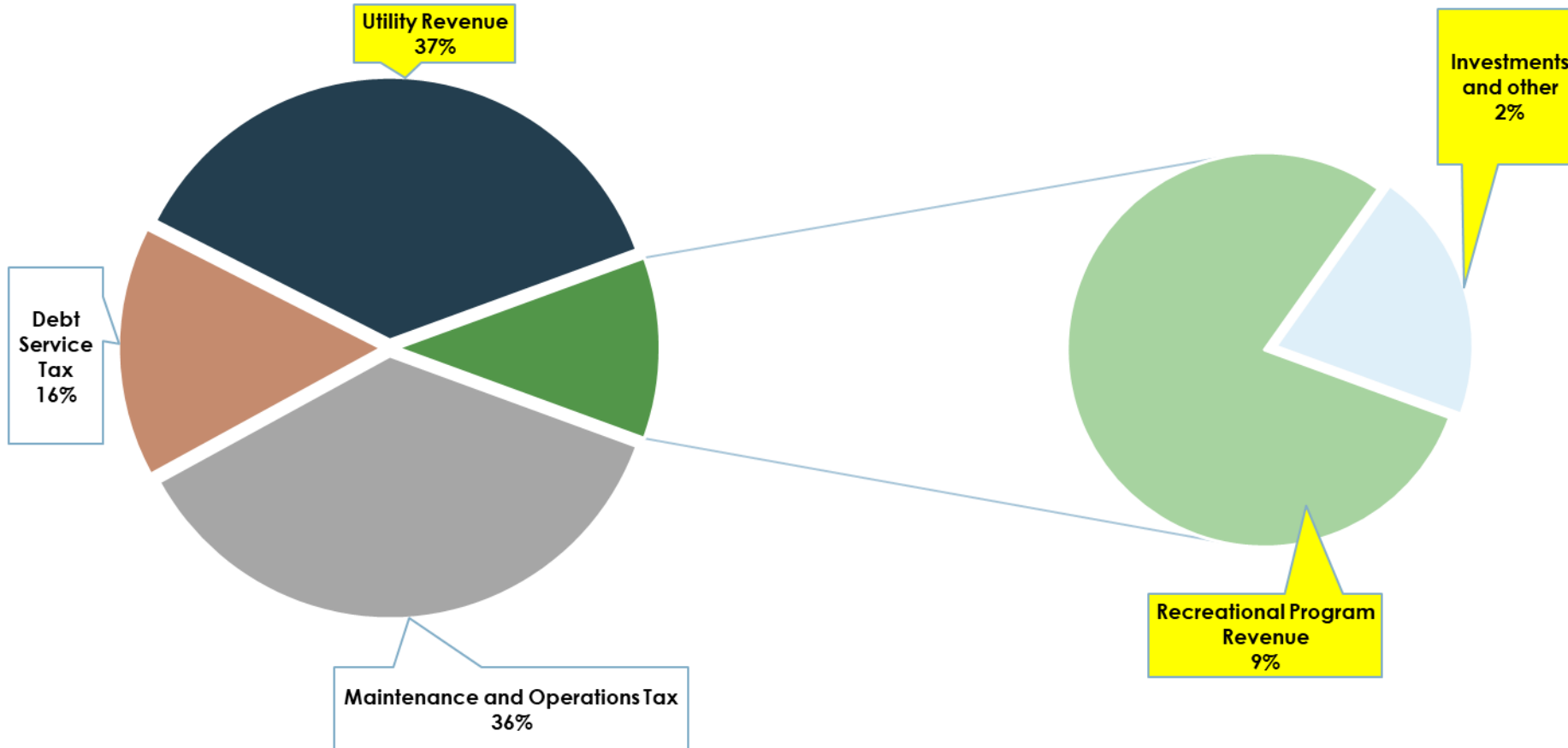
- New resident packets
- New human resource learning management system
- New safety audit
- Creation of GIS Analyst position
- New document control system
- Upgraded billing statement
- New network switches



Vulnerability Scan



Property tax revenues | Other revenues



Fund
48% of
District

Utility revenue rate studies

2022

2023

| | Water | | Wastewater | | Storm Water | |
|--------------------------------|--------------|--------------|--------------|--------------|-------------|--------------|
| | FY22 | FY23 | FY22 | FY23 | FY22 | FY23 |
| Revenue | \$ 3,230,500 | \$ 3,230,500 | \$ 1,780,000 | \$ 1,780,000 | \$ 122,000 | \$ 155,000 |
| Expenses (Less Capital Outlay) | \$ 1,691,853 | \$ 814,774 | \$ 1,419,285 | \$ 1,192,743 | \$ 220,895 | \$ 285,836 |
| Capital Outlay | \$ 909,645 | \$ 1,681,523 | \$ 15,000 | \$ 240,000 | \$ - | \$ - |
| Cost Center Net | \$ 629,002 | \$ 734,203 | \$ 345,715 | \$ 347,257 | \$ (98,895) | \$ (130,836) |

Water

- Treated
 - Residential
 - Commercial
 - Irrigation
 - Wholesale
- Raw wholesale

Wastewater

- In District
- Out of District

Stormwater

- Regulatory compliance fee

Water and wastewater revenue rate study

Test Year: an adjusted fiscal year budget that is used as a basis for setting rates, representative of recurring conditions. This test year considers FY20, FY21, FY22, and FY23 conditions.

| | Water | | Wastewater | |
|---------------------------------------|-------|--------------|------------|--------------|
| | FY23 | Test Year | FY23 | Test Year |
| Expenses (Less Capital Outlay) | | \$ 2,511,856 | | \$ 1,424,213 |
| Shared Services | | \$ 317,505 | | \$ 154,973 |
| Debt Service | | \$ 396,291 | | \$ 172,455 |
| Capital Outlay | | \$ 1,430,048 | | \$ 273,536 |
| Shared Services | | \$ 13,251 | | \$ 6,468 |
| Total Expenses | | \$ 4,668,951 | | \$ 2,031,645 |

| | | | | |
|------------------------------------|--------------|--------------|--------------|--------------|
| Cost Center Revenue | \$ 3,230,500 | \$ 4,668,951 | \$ 1,780,000 | \$ 2,031,645 |
| Additional Revenue Required | | \$ 1,438,451 | | \$ 251,645 |

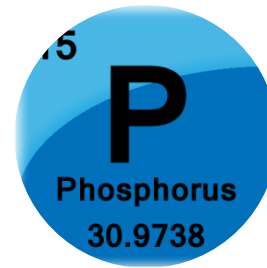
Water and wastewater revenue rate study

District has limited control over inflation factors

| | FY24 | FY25 | FY26 | FY27 |
|-------------|------|------|------|------|
| Salaries | 10% | 3% | 3% | 3% |
| Benefits | 10% | 3% | 3% | 3% |
| Electricity | 4% | 3% | 3% | 3% |
| Capital | 5% | 3% | 3% | 3% |
| General | 3% | 3% | 3% | 3% |
| BRA Rates | 5% | 5% | 6% | 5% |

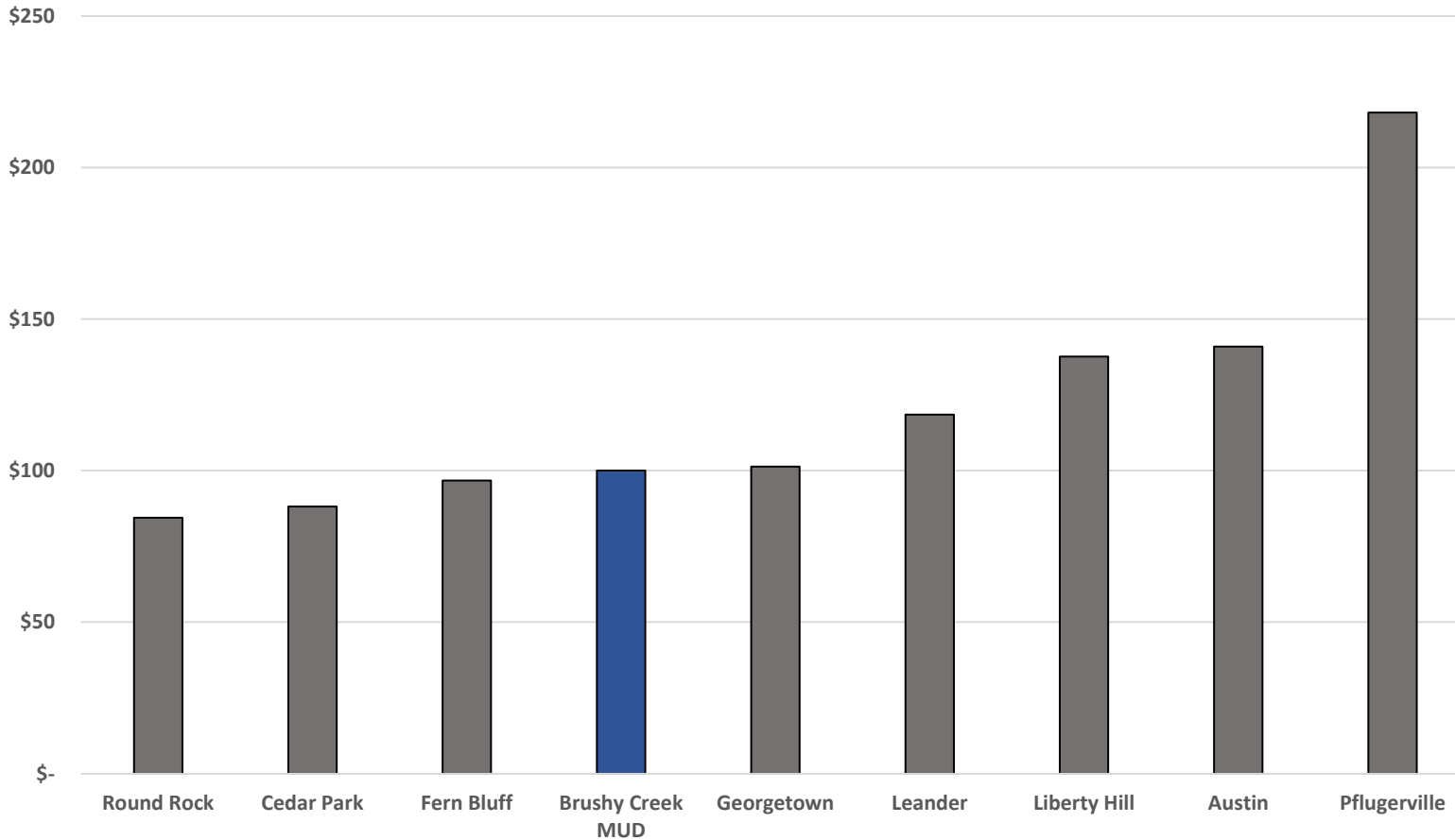
District has no control over contractual obligations with regional partnerships

| BRA (WCRRWL) | FY24 | FY25 | FY26 | FY27 |
|----------------------------------|------------|------------|------------|------------|
| Series Debt | \$ 198,721 | \$ 198,721 | \$ 198,721 | \$ 198,721 |
| Phase 3 pumps (6.54%) | \$ 287,103 | \$ 679,112 | \$ 149,409 | \$ - |
| O&M Expenses | \$ 214,916 | \$ 221,364 | \$ 228,055 | \$ 2,348 |
| BCRWWS | | | | |
| Series Debt | \$ 371,650 | \$ 396,900 | \$ 400,400 | \$ 398,150 |
| TCEQ mandated treatment upgrades | \$ 116,273 | \$ 115,558 | \$ 114,843 | \$ 119,111 |
| Required improvements | \$ 125,840 | \$ 770,540 | \$ 100,000 | \$ 100,000 |



Water and wastewater revenue rate study

Residential water/wastewater regional bill comparison at 10,000 gallons per month



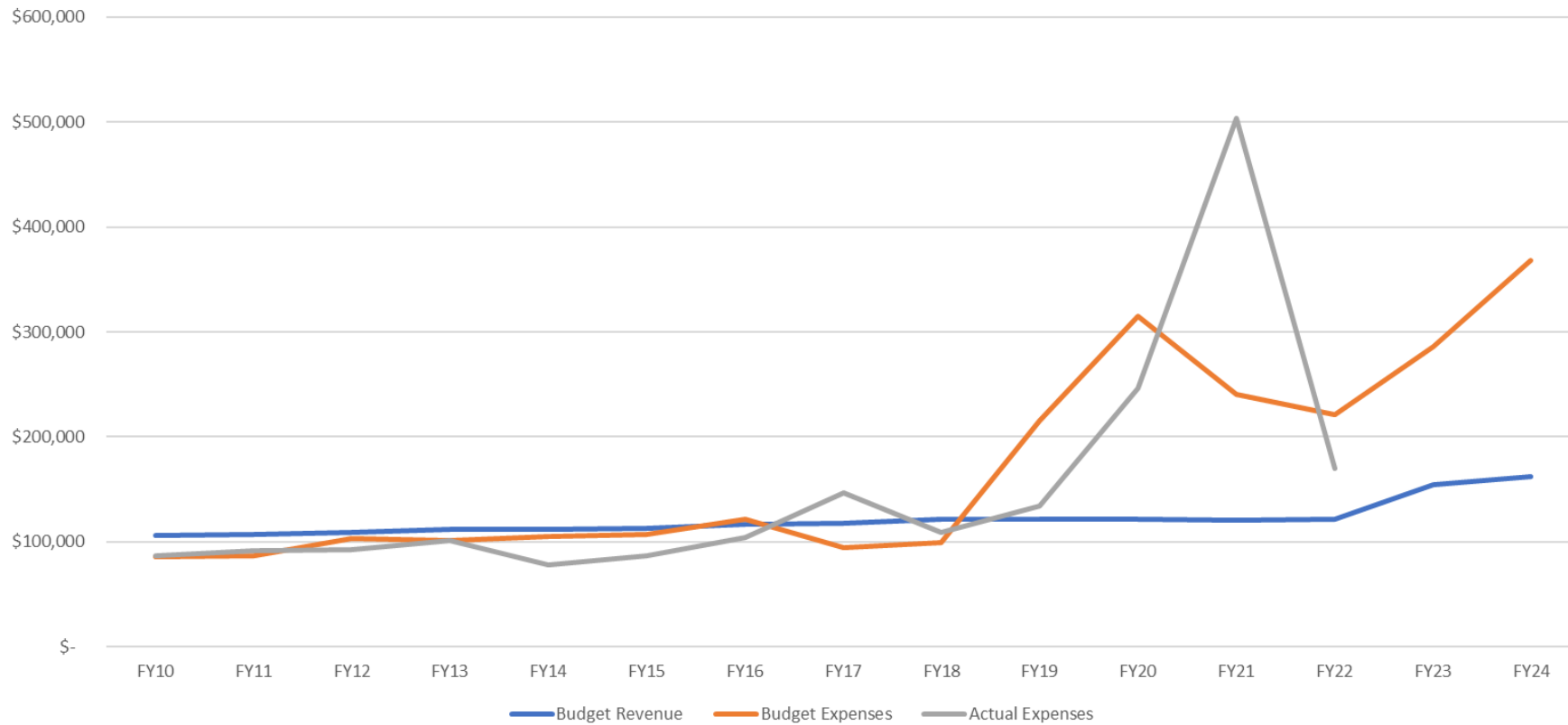
**SUPERIOR
PUBLIC WATER
SYSTEM**
THE STATE OF TEXAS

| | Brushy Creek MUD | |
|---------------------------|-------------------------------|--------------------------|
| | Water | Wastewater |
| Base Fee | \$ 20.00 | \$ 9.00 |
| Off-Peak (Oct-May) | \$3.50 per 1,000 gallons used | \$3.20 per 1,000 gallons |
| Peak (June-Sept) | \$4.70 per 1,000 gallons used | |



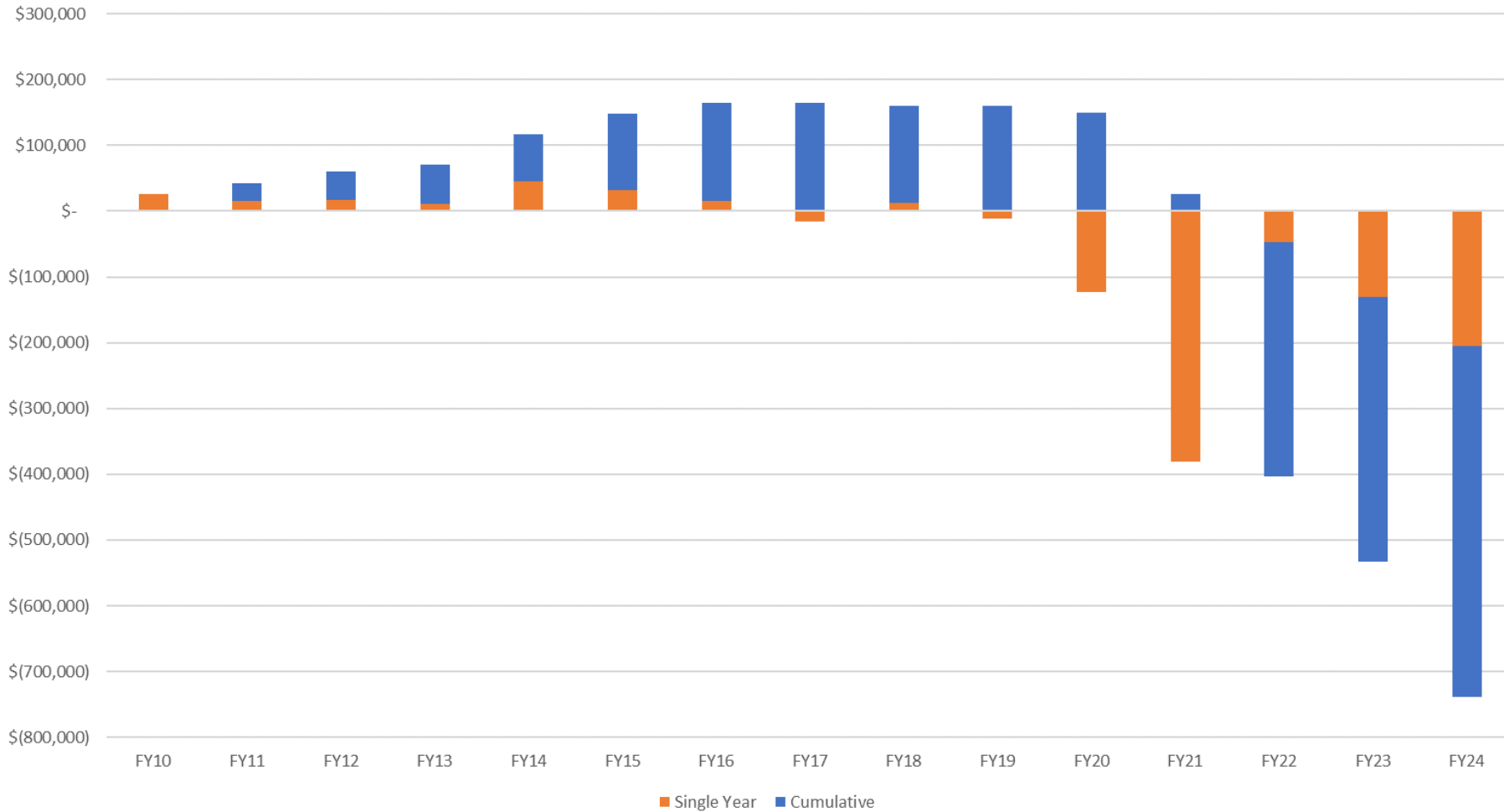
Stormwater revenue rate study

Stormwater Cost Center (540)
Budget Revenues to Expenses (budget and actual)

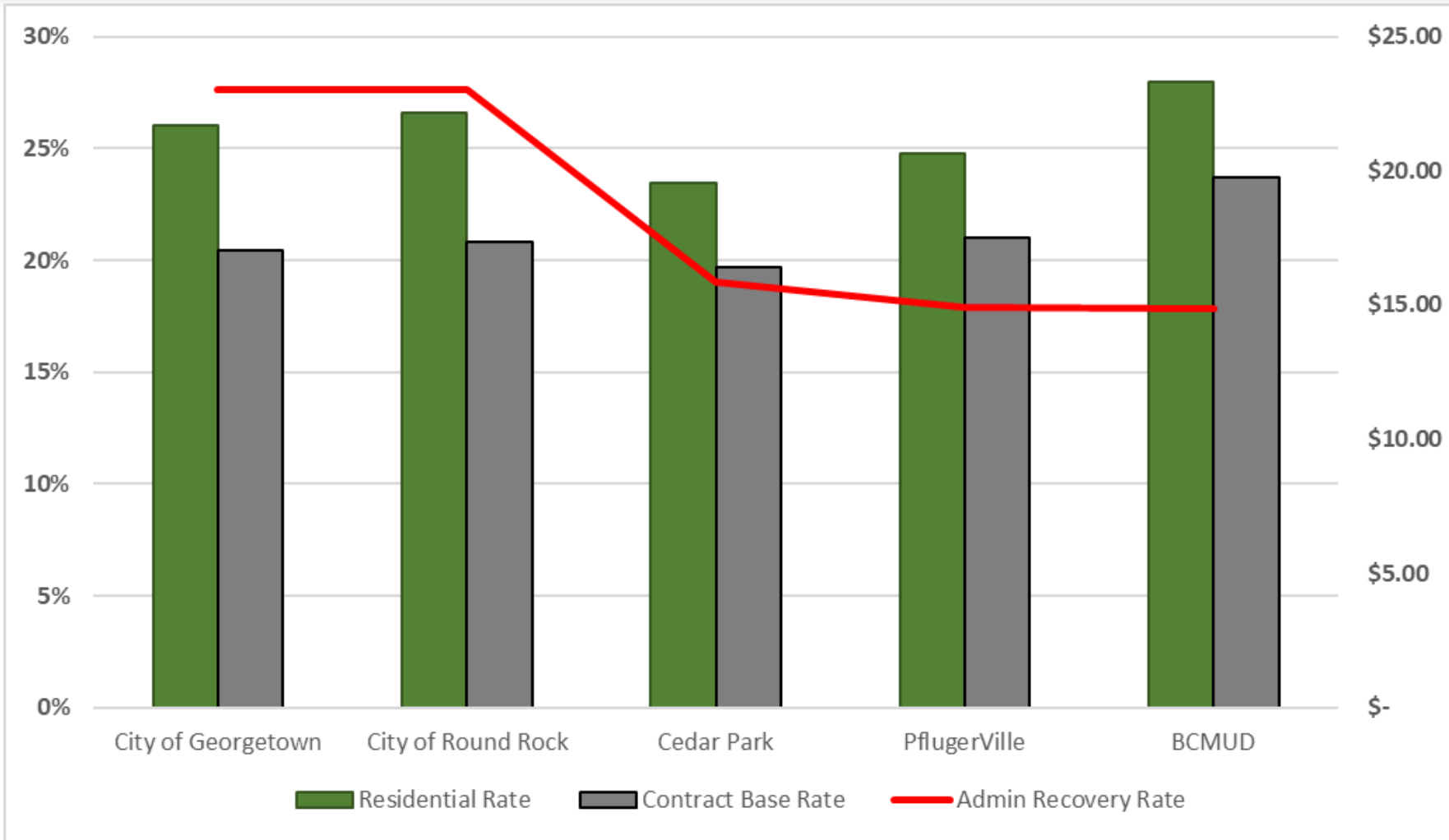


Stormwater revenue rate study

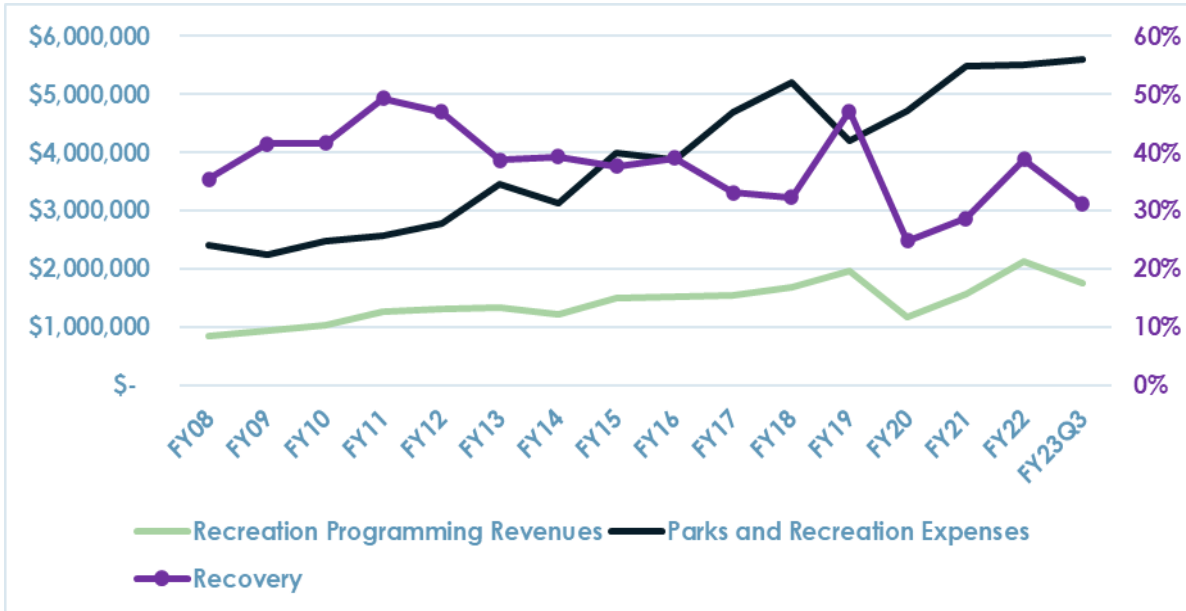
Stormwater Cost Center (540)
Reserve Contribution Potential



Trash and Recycling rates



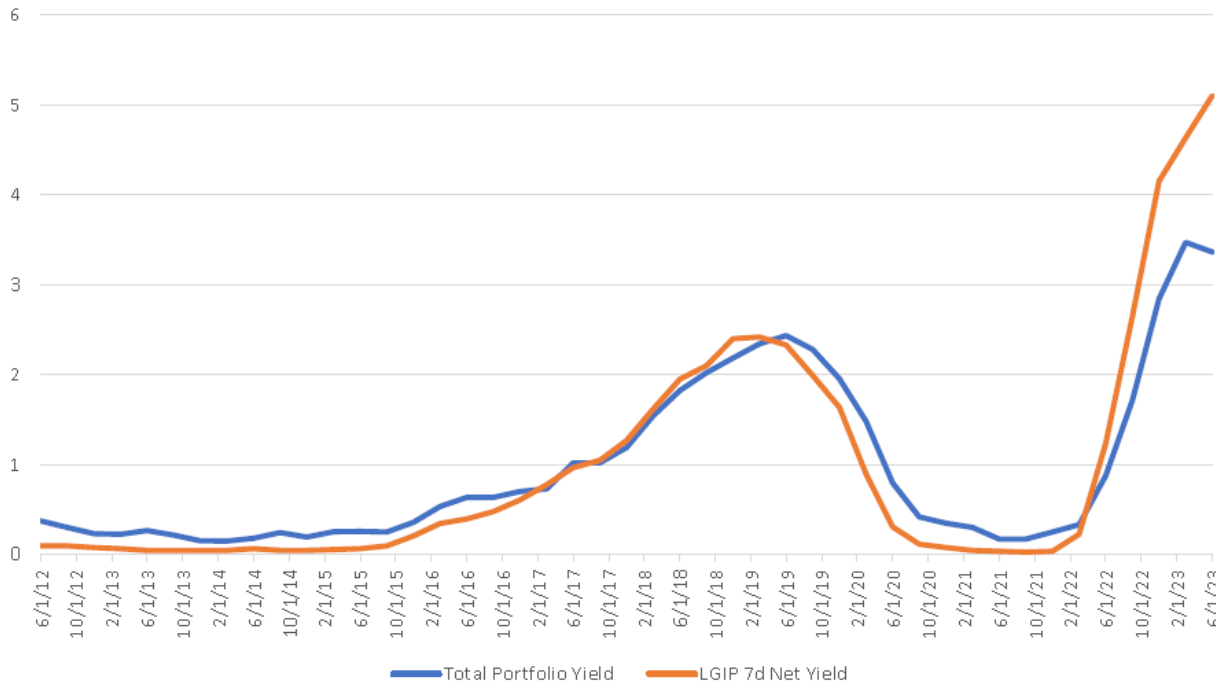
Recreational program revenue



| National Recreation and Parks Association (2023 Survey Report) | Average Municipality | BCMUD |
|---|------------------------|-------|
| Recreation Program Cost Recovery | 11% - 25% - 50% | 31% |
| Operate and maintain parks | 96% | Yes |
| Provide recreational programming | 93% | Yes |
| Operate indoor facilities | 88% | Yes |
| Conduct jurisdiction-wide special events | 77% | Yes |
| Maintain trails and greenbelts | 77% | Yes |
| Operate and maintain special purpose parks and open spaces | 72% | Yes |
| Operate and maintain outdoor swim facilities | 65% | Yes |
| Operate and maintain non-park sites (medians, building lawns, etc.) | 65% | Yes |
| Administer tournament quality outdoor sport complexes | 56% | No |
| Operate and maintain tennis facilities | 52% | Yes |
| Administer community gardens | 41% | Yes |
| Manage outdoor amphitheaters | 33% | No |
| Farmers markets | 19% | No |

Investment revenue

Total Portfolio Yield vs. LGIP 7d Net Yield



The District outperformed the Local Government Investment Pool (LGIP) almost 80% of the time compared to the LGIP 7-day average for each quarter up to FY22Q2.

A rapid rise in short-term interest rates over the past 18 months, 11 in total, benefit overnight pool rates.

When the FED cuts rates, the investments currently being made will be propped up toward the longer end of the curve.



Questions
& Answers
on the
Agenda

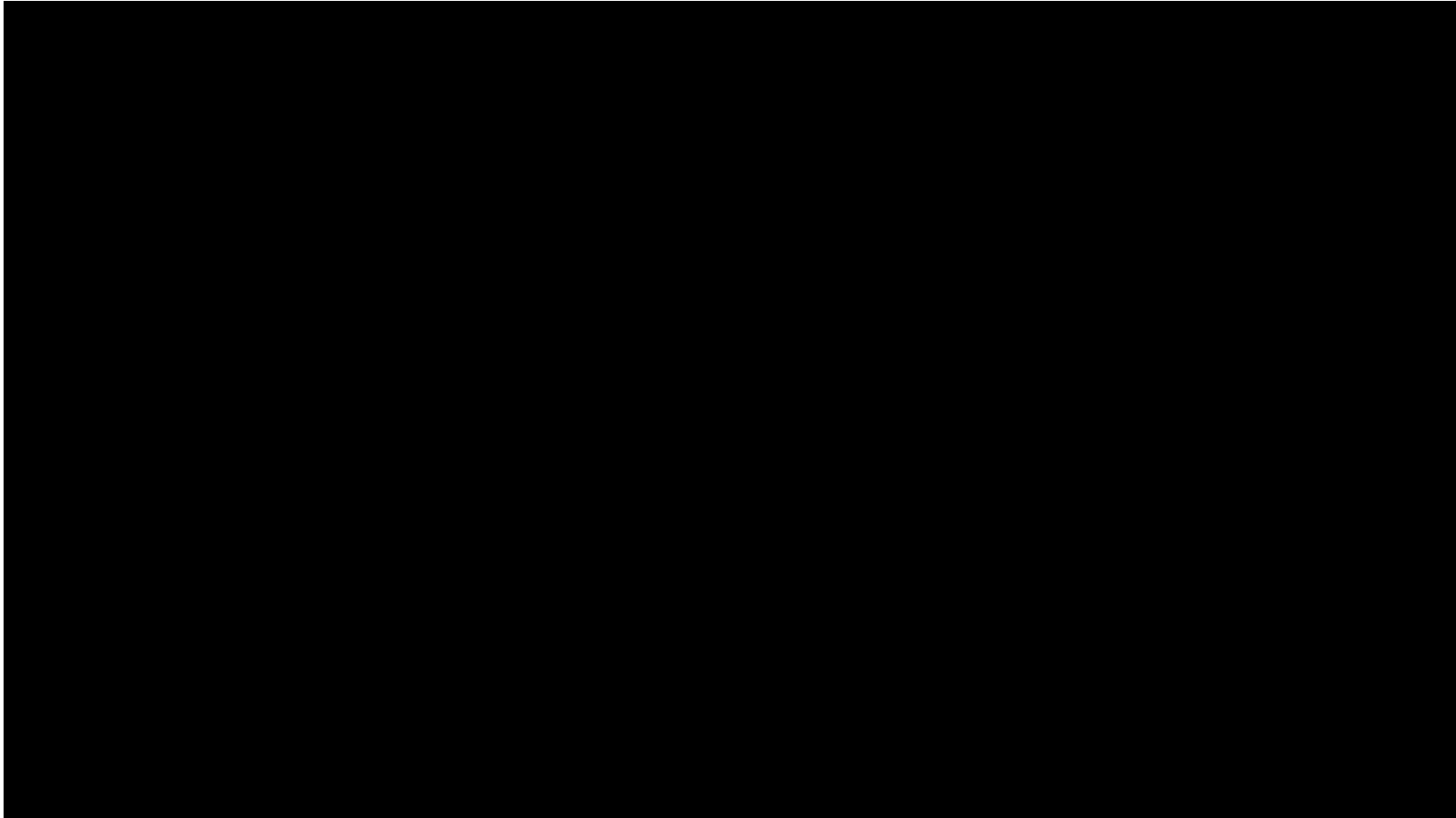
FY23 and FY24 Projects District Finances

The Brushy Creek Life

Camp Foxtail 2022



CAMP FOXTAIL



Fall
Town Hall
Meeting

RECREATION



FY 2024 Adopted Tax Rate



| | District Wide | Defined-Area Debt Service | Defined-Area (Total) |
|---|---------------|---------------------------|----------------------|
| Total Tax Rate | \$ 0.419543 | \$0.115000 | \$0.534543 |
| M&O Tax Rate | \$0.314543 | \$0.000000 | |
| I&S Tax Rate | \$0.105000 | \$0.115000 | |
| Total Tax Rate Change | \$0 | (\$0.0125000) | |
| Average Resident Homestead Tax Bill for Tax Year 2023 | \$1,819 | \$701 | \$2,519.75 |
| Average Resident Homestead Tax Bill Change from 2022 | \$48.59 | (\$14.71) | \$33.88 |
| Average Homestead Assessed Values Change from 2022 | 2.75% | 8.6% | |