

# Brushy Creek Municipal Utility District



**TOWN HALL  
MEETING**



**OCTOBER 5, 2017**

# BOARD OF DIRECTORS



- **Shean Dalton, President**  
Place 5
- **Donna B Parker, Vice-President**  
Place 4
- **Rebecca Tullos, Treasurer**  
Place 1
- **Kim Filiatrault, Secretary**  
Place 3
- **Michael Tucker, Asst. Treasurer, Asst. Secretary**  
Place 2

- Meetings 2nd & 4th Thursday of each month - Community Center
- Open to public
- Agendas, packet materials / minutes posted on website



# PRESENTER

Mike Petter, General Manager

# DISTRICT ADVISORY COMMITTEES



## **Parks & Recreation Committee**

1st Monday of each month at 6:30pm

## **Community Center Committee**

2nd Monday of every odd month at 6:30pm

## **Utilities Infrastructure Committee**

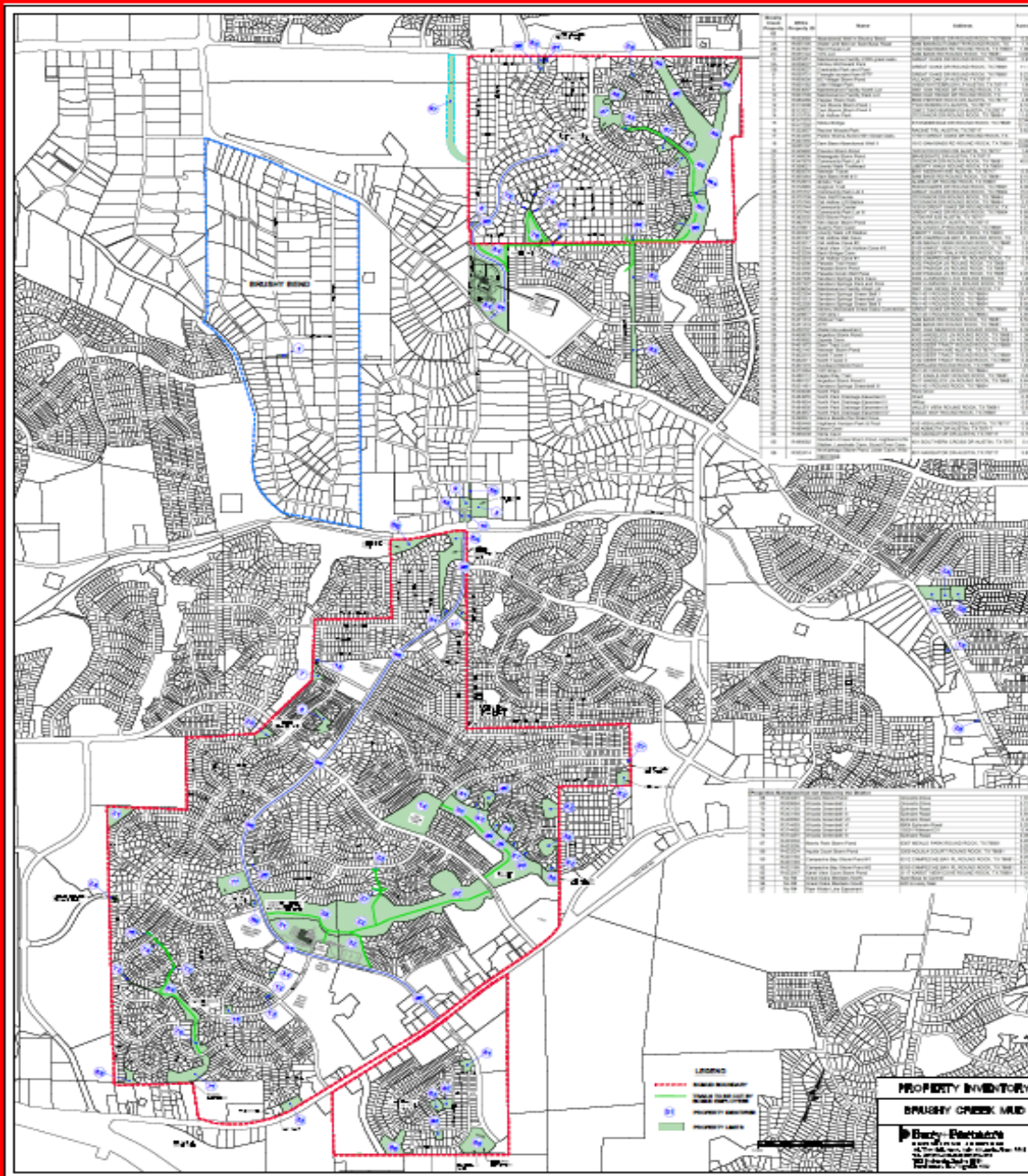
3rd Monday Feb, May, Aug, Nov at 6:30pm

- Provide advice/make recommendations to Board
- Agendas & packet materials posted on website

# MEETING AGENDA

- 40<sup>th</sup> Anniversary
  - Brushy Creek Life
  - Fiscal Year 2018 Budget
  - Financial Planning
  - Utility Rates
- 
- ✓ Budgets/Financial Reports posted to [bcmud.org](http://bcmud.org) – Administration
  - ✓ Drought Contingency located at [bcmud.org](http://bcmud.org) - Utilities

# MAP OF BRUSHY CREEK



# Goals 2018-2020



- 1. Diversified and Expanded Programming**
- 2. Branding and Awareness**
- 3. Service**
- 4. Regulatory and Management**
- 5. Partnerships**

**Brushy Creek Municipal Utility District**  
**Est. October, 27 1977**

***Celebrating 40 Years!***  
***1977 - 2017***





# Brushy Creek Municipal Utility District 1977 - 2017



**1977 - Founded**

**1978 - First bond election**

**Current Population est. 20,000**

**Total Employees - 84 plus 80 seasonal**

# Brushy Creek Municipal Utility District

1977 - 2017



## Milestones

- 2002 Raw Water Agreement with BRA
- 2006 Water Facility Opened
- 2014-2018 Ground Water Wells on line
- Superior Water System
- Reached Substantial Build Out in 2017



# Over 260 acres of Parks



## NEWEST

**2004 Sendero Springs Pool & Park**  
**2018 Sendero Springs Section 7**



**2011 Highland Horizon Pool & Park**



# PARK RENOVATIONS



Shirley McDonald Park 2012



Cat Hollow Pavilion 2016

Cat Hollow Pool 2012



Creekside Pool 2017



Little Village Park 2011



Brushy Creek  
Community Center



Pepper Rock Park 2018

# *The Brushy Creek Life*

## Top 10 Best Place to Raise a Family in Texas



## **JAN**

Trout Fishing Derby  
Snow Ball Dance

## **FEB**

Mother Son Dance

## **MAR**

Community Campout  
Doggy 4K  
Garden Day  
BC's Got Talent

## **APR**

Egg Hunt  
April Pools Day  
Teen MUD Race  
Hawaiian Luau

## **MAY**

BBQ Cook-Off  
Summer Kick Off  
Music in the Park

## **JUN**

Daddy Daughter Dance  
Sendero 5K  
Movie in the Pool  
4<sup>th</sup> & 5<sup>th</sup> Lock In  
Night Out at the Rec

## **JUL**

4<sup>th</sup> of July Parade  
Music in the Park

## **AUG**

Back 2 School Bash  
Music in the Park  
End of Summer Pool Party

## **SEP**

Bat Fest  
Music in the Park

## **OCT**

Hairy Man Festival  
Hairy Man 5K  
Freaky Friday  
Monster Mash  
Teen Dodgeball

## **NOV**

Senior Celebration  
Recycling Day

## **DEC**

Polar Bear Plunge  
Arbor Day  
Parents Shopping Day  
Jingle 5K  
Holiday in the Park



# *Snapshot of Brushy Creek Events*

# 40<sup>th</sup> Anniversary T-Shirt



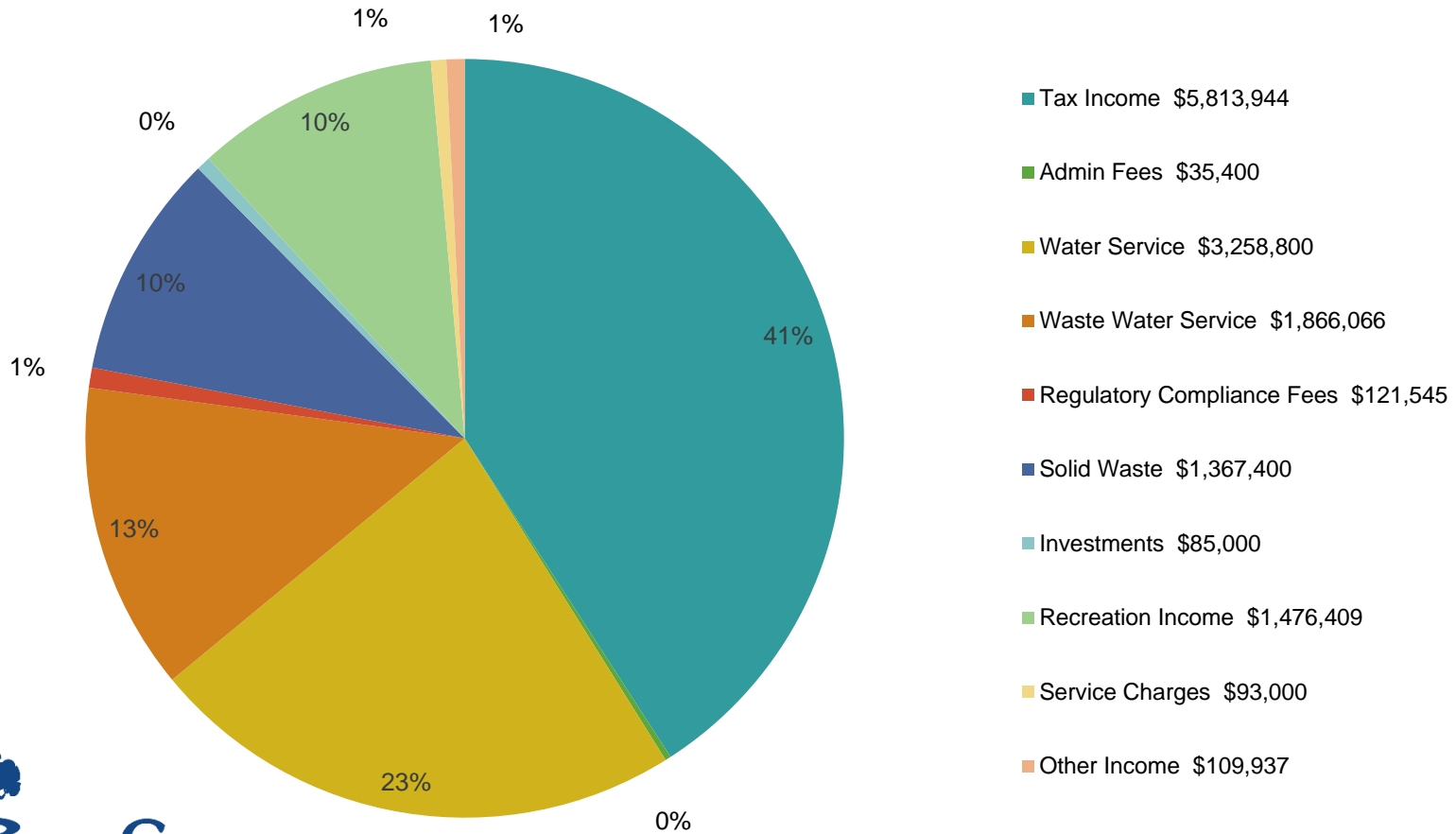


# *Fiscal Year 2018 Budget*



# Fiscal Year 2018 Budget

## *FY 2018 General Fund – Sources of Funding*

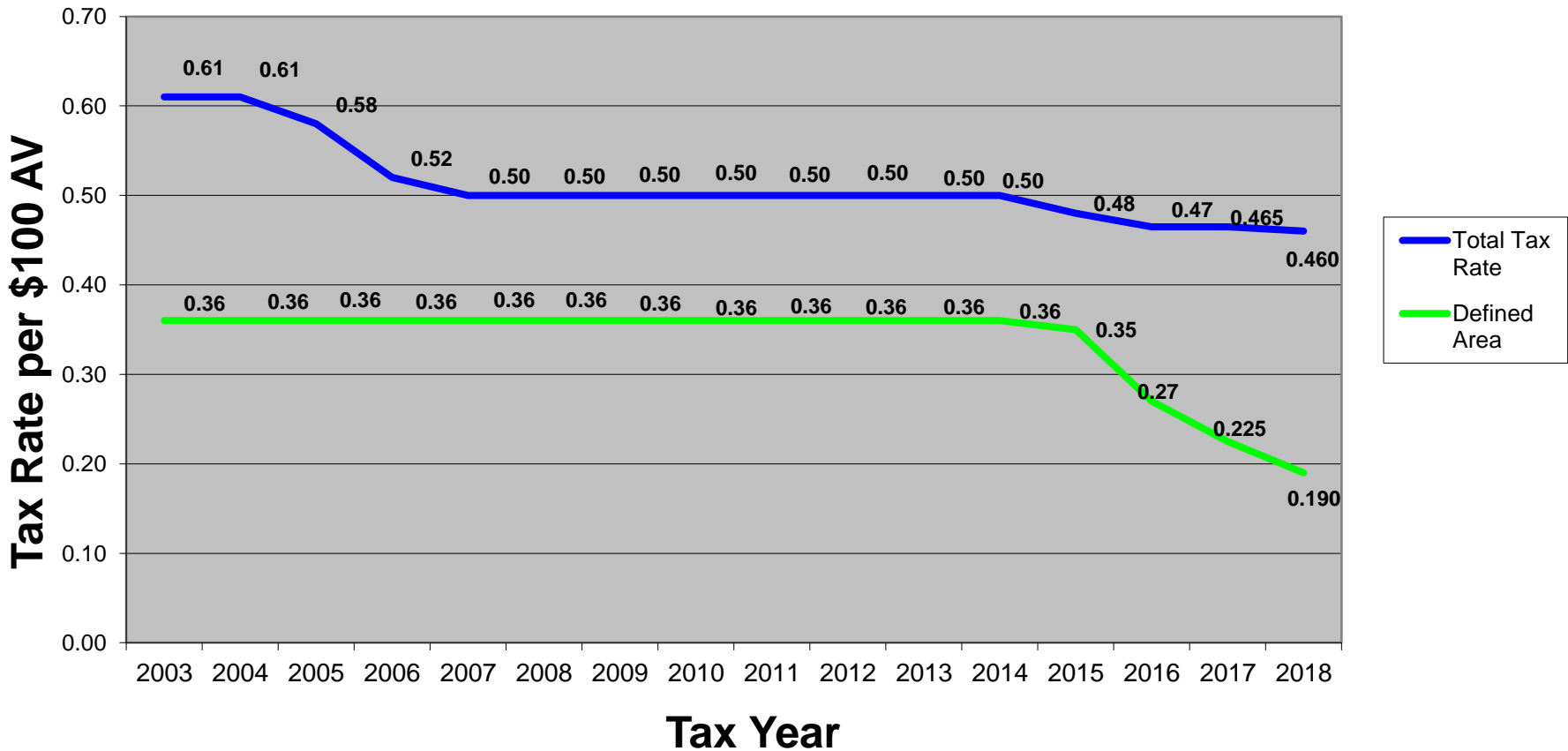


# Fiscal Year 2018 Budget

## *Revenues – Tax Rates*



### Brushy Creek MUD Tax History

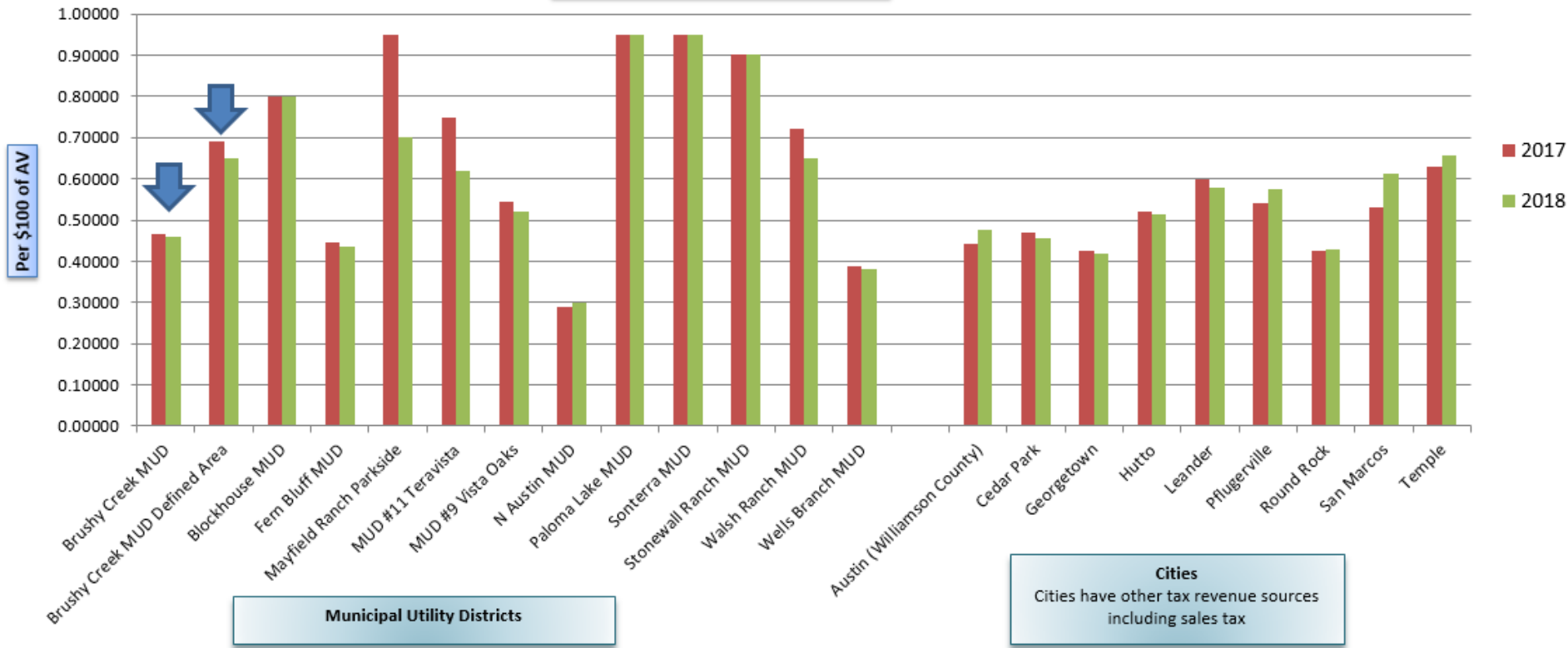


# Fiscal Year 2018 Budget

## Revenues – Tax Rates



Comparison of Local Tax Rates



Per \$100 of AV

Municipal Utility Districts

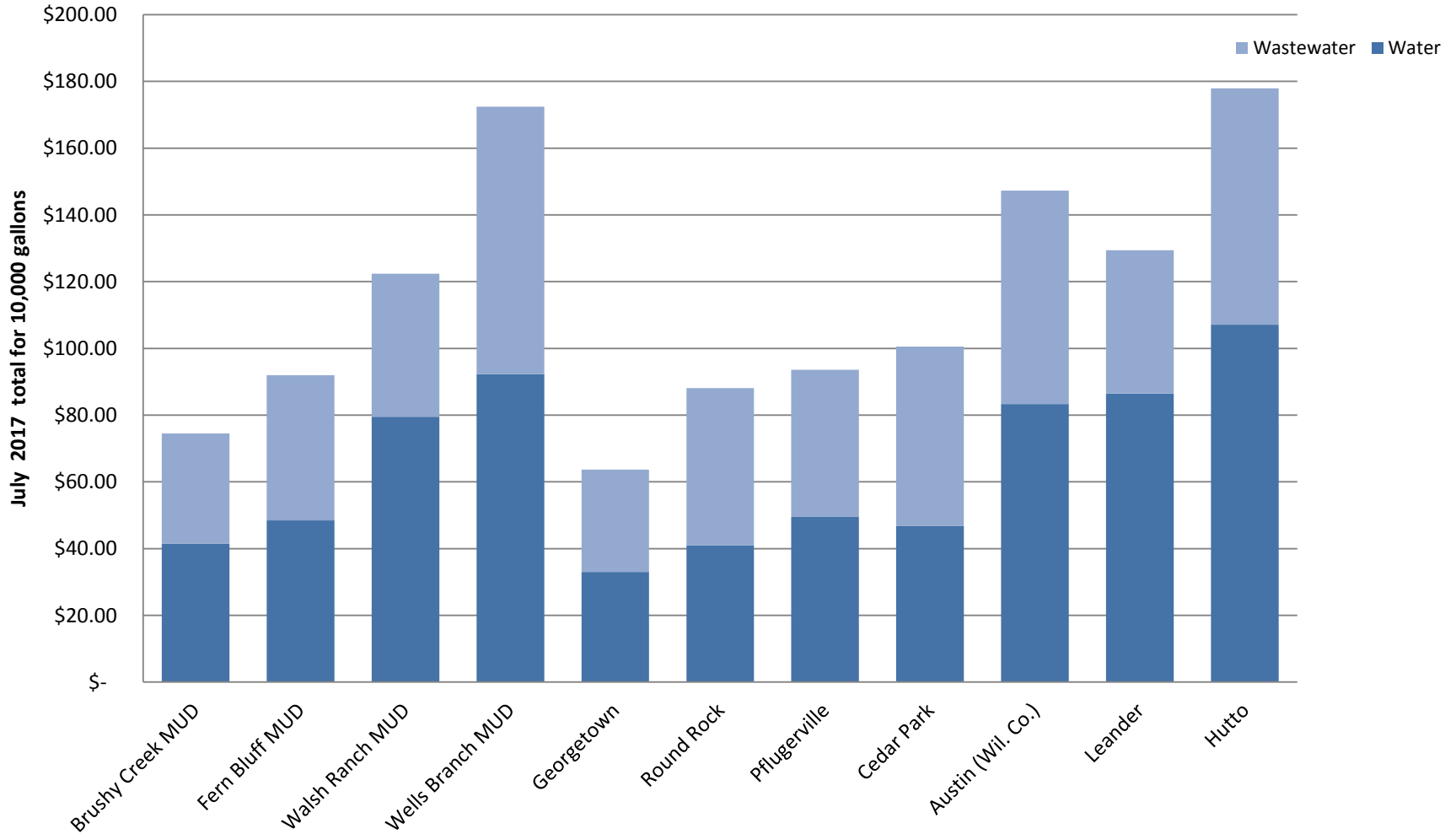
Cities  
Cities have other tax revenue sources including sales tax

# Fiscal Year 2018 Budget

## *Revenues – Utility Rates*



### Comparison of Local Utility Rates

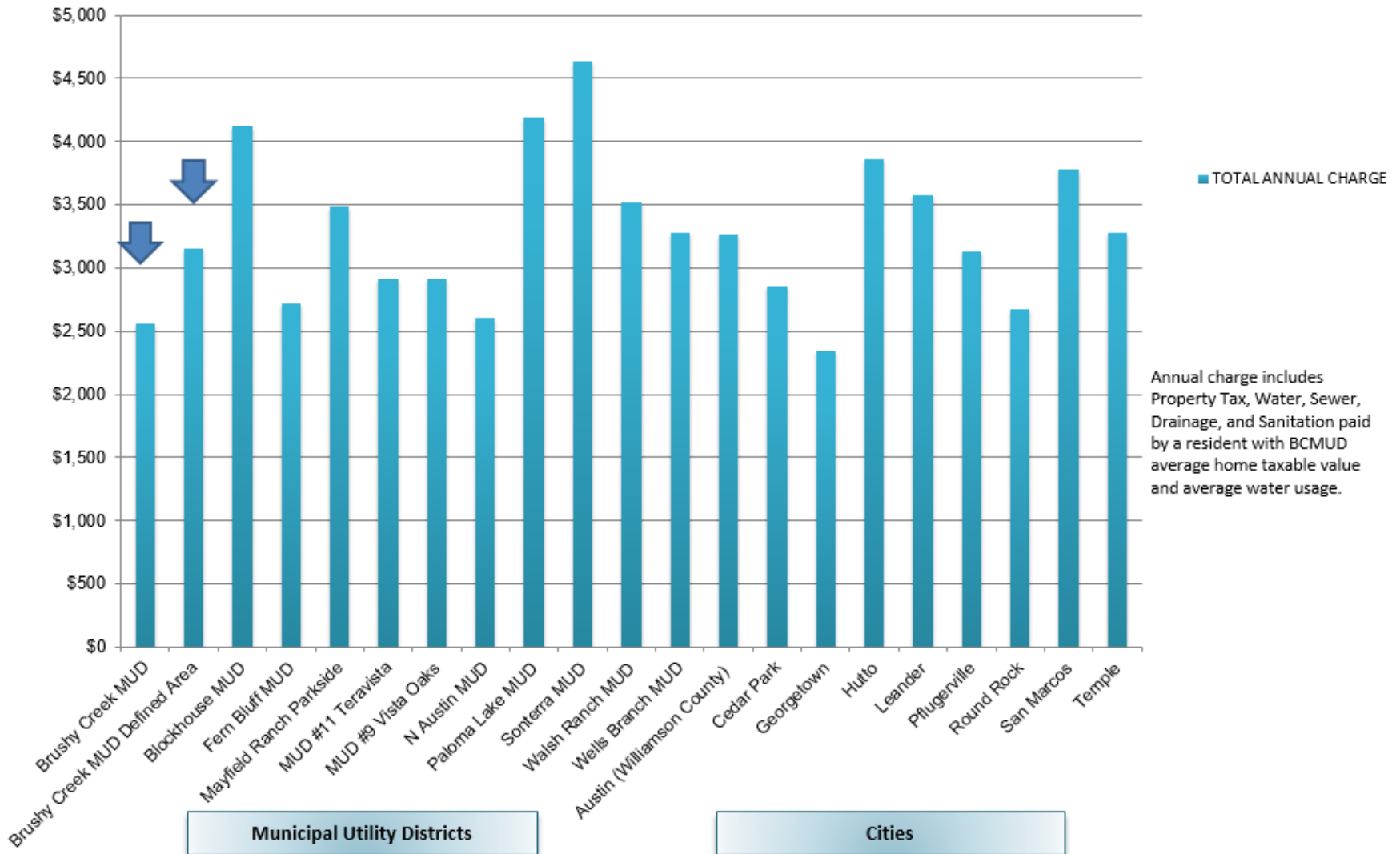


# Fiscal Year 2018 Budget

## *Revenues – All Charges*



### TOTAL ANNUAL FEES and CHARGES

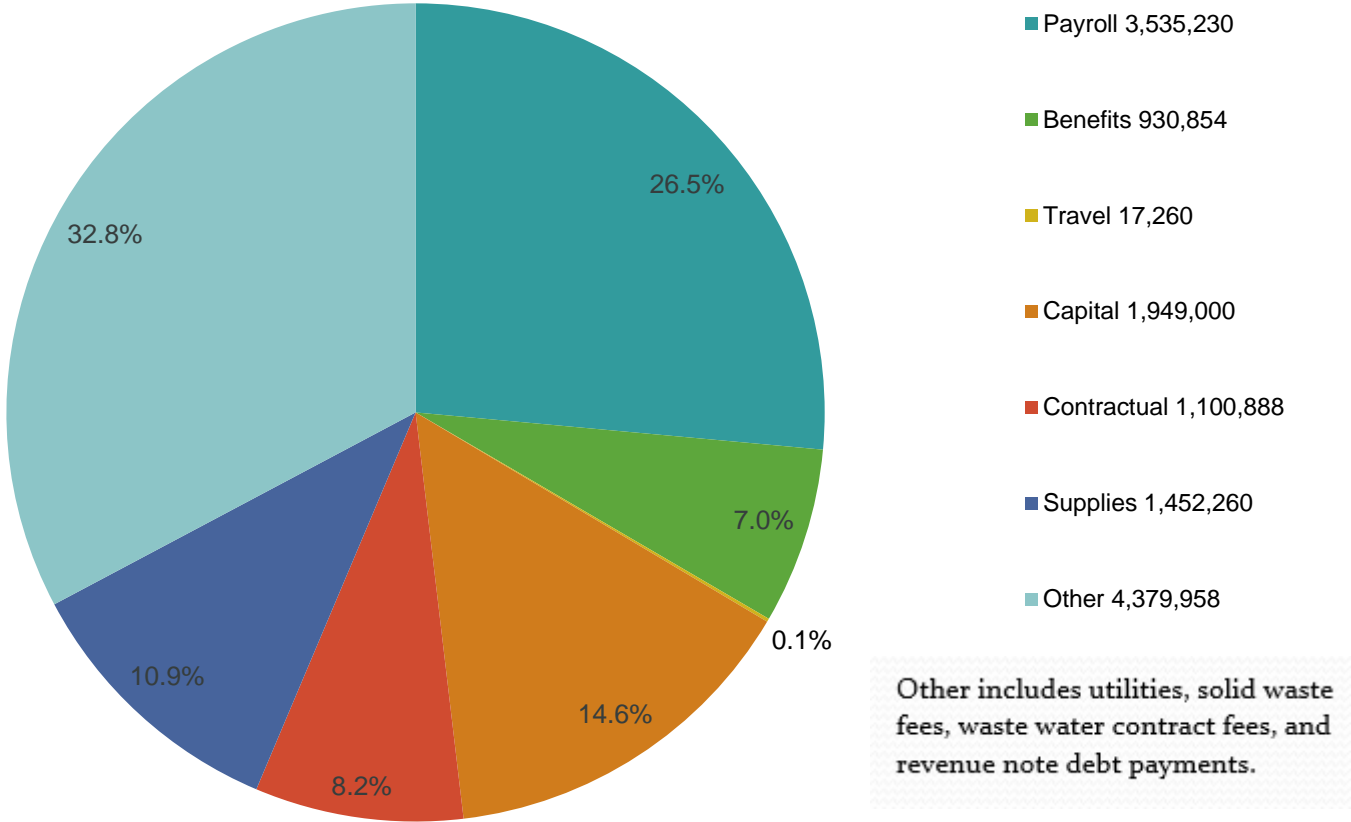


# Fiscal Year 2018 Budget



## *FY 2018 General Fund*

### FY2018 Expenses - By Category



# Fiscal Year 2018 Budget



## *Special Projects and Capital Expenditures*

### Parks

Community Park Playground	\$250,000
Community Park Amphitheatre Engineering	\$250,000
Highland Horizon Pool Building	\$150,000
Cat Hollow Pool Bathrooms	\$50,000
Cat Hollow Pool Fence	\$50,000
Replacement of 4 Pepper Rock Park Playscapes/Shades	\$285,000
Sendero Springs Section 7 Playscape and Shade Cover	\$65,000
Highland Horizon Playscape	\$20,000
Pepper Rock Park Fence	\$15,000

# Fiscal Year 2018 Budget



## *Special Projects and Capital Expenditures*

### Utilities

Work on Ground Well #6	\$260,000
Replace Membrane Filter	\$250,000
Renovate Maintenance Yard	\$200,000
Relocation of Utilities for Hairy Man Road project	\$100,000
Vehicle Replacements	\$50,000
Lift Station Repairs	\$60,000
Service Line Camera	\$10,000
Six Turbidimeters at Water Treatment Facility	\$35,000
Replace SCADA server at Water Treatment Facility	\$25,000
Replace Control Panel and 2nd Vortex Lift Pump	\$20,000
Replace RTU Radios	\$12,000



# Fiscal Year 2018 Budget



## *Capital Fund*

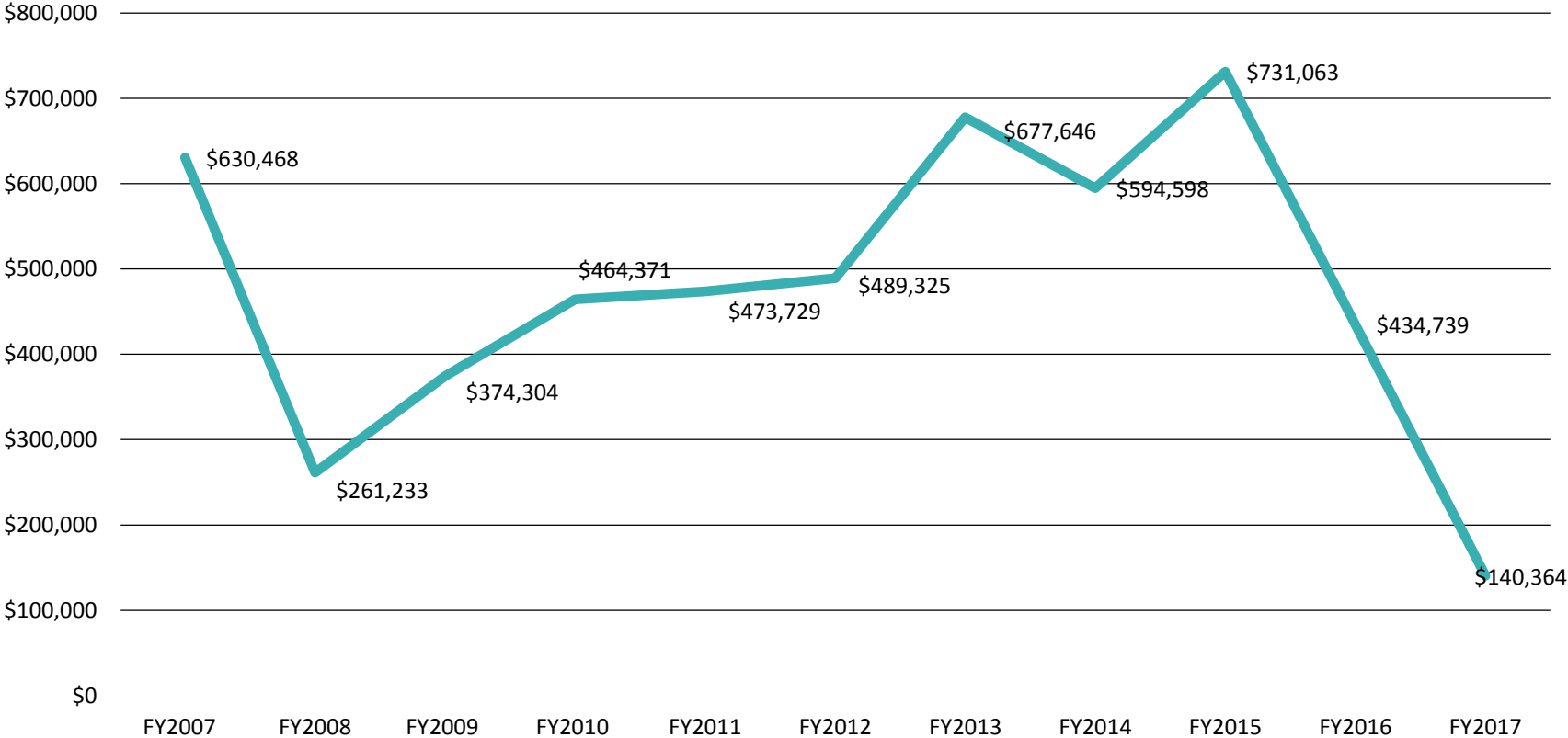
The current Builders Fee for one LUE is \$5,459.10. The fee is recorded as follows:

<u>Fee Amount</u>	<u>Purpose</u>	<u>Fund</u>	<u>Department</u>
\$ 2,095	Water Impact Fee	Capital	Capital
\$ 1,804	Waste Water Impact Fee	Capital	Capital
\$ 850	Parks Fee	General	Park Fee
\$ 250	Inspection Fee	General	Administration
\$ 50	Permit	General	Administration
\$ 30	Connection	General	Administration
\$ 220	Water tap	General	Water
\$ 60	Waste Water Tap	General	Waste Water

# Fiscal Year 2018 Budget




## Brushy Creek Annual Water and Wastewater Impact Fee Revenues




# Fiscal Year 2018 Budget



Average Annual Impact Fee Revenue  
Last Ten Years - \$480,000



FY2018 Budget for Impact Fee Revenues  
\$78,000



FY2019 and Beyond Financial Model  
\$0 Revenue

# Financial Planning

## *Impact of Reaching Full Build-Out*



Average # of Impact Fees for the Last 10 Years	123
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Average Impact Fee Revenue from New Connections	\$ 480,000.00
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Average Property Tax Revenue from New Home	\$ 1,450.00
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Average Additional Property Tax Revenue from New Homes	\$ 176,900.00
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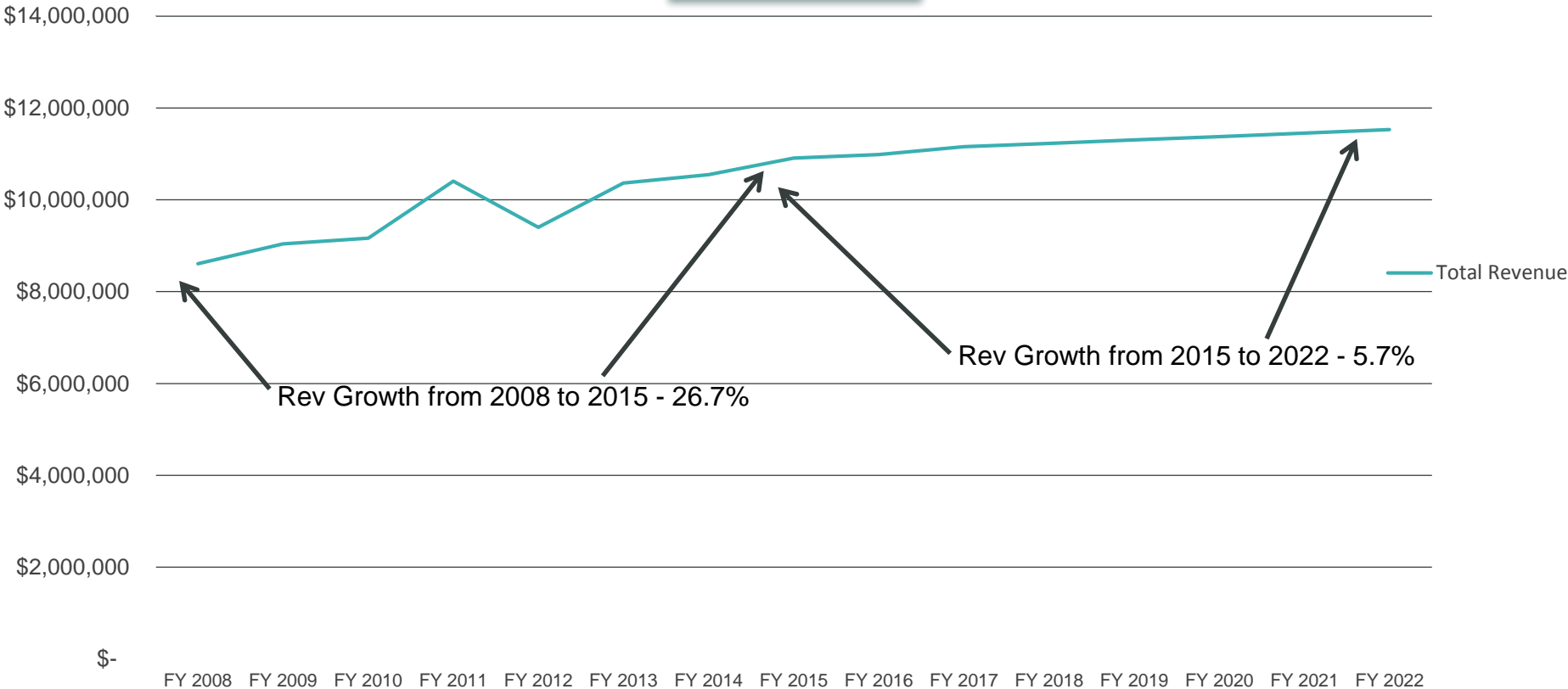
Average Annual Utility Income from New Home	\$ 838.44
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Average Additional Utility Revenue from New Homes	\$ 125,766.00
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Average New Revenues Due to Growth	\$ 302,666.00
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# Financial Planning

Total Revenue





# Financial Planning

## Revenues – Utility Rates

### Water and Waste Water Rates

#### Water Rates

In District - Existing

Base Rate	\$14.00
Winter Rate	\$2.10 Per 1,000 gallons
Summer Rate	\$2.75 Per 1,000 gallons

*(Last changed in 1999)*

#### Wastewater Rates

In District

Base Rate	\$6.00
Volumetric Rate	\$2.70 Per 1,000 gallons

*(Last changed in 2009)*

A District residential customer using 10,000 gallons of water per month will pay for Water and Wastewater Service

	<u>Current</u>
Winter	\$68.00
Summer	\$74.50

# Financial Planning

## Expenses – Utility Rates



- Non-capital operating costs for water treatment and distribution increased by 16% from 2008 to 2017 (\$1.83 million to \$2.114 million)
- Of that \$285,000 increase, \$272,000 was for raw water contract and utilities.

### Cost Saving Measures

- Reduced water loss from 28% to 7%
- Aggressive bidding, i.e. chemical cost in 2008 was \$197,000. In 2018 budget, \$90,000.
- Sold Brushy Bend System
- Internal borrowing for Brushy Creek North waterline project saved over \$1.5 million in interest costs
- Added ground water
- Funding Capital and one-off expenses with reserves
- Better maintained system reduces deferred maintenance or capital costs
- Using impact fees to supplement revenues

# Financial Planning

## Expenses – Utility Rates

- In financial model, non-capital costs for water treatment and distribution will increase by 4.5% through 2021
- Impact fee revenue is reduced to \$0
- No new customers – District has reached build out
- Source of revenues is in rates
- Rate Study indicated expenses could support 10% increase in Water rates
- Wastewater Rates were supporting expenses
- Board of Director's Goals
  - Use other funds to lessen the impact and spread any increase over several years
  - Based on current information, the new rates plus other funds should support expenses for the next 7 to 10 years



# Financial Planning

## Revenues – Utility Rates



### Water and Wastewater Rates

#### Water Rates

In District - Existing	
Base Rate	\$14.00
Winter Rate	\$2.10 Per 1,000 gallons
Summer Rate	\$2.75 Per 1,000 gallons

*(Last changed in 1999)*

In District - Proposed March 2018	
Base Rate	\$14.50
Winter Rate	\$2.17 Per 1,000 gallons
Summer Rate	\$2.85 Per 1,000 gallons

In District - Proposed March 2020	
Base Rate	\$15.00
Winter Rate	\$2.25 Per 1,000 gallons
Summer Rate	\$2.95 Per 1,000 gallons

#### Wastewater Rates

In District	
Base Rate	\$6.00
Volumetric Rate	\$2.70 Per 1,000 gallons

*(Last changed in 2009)*

In District - NO CHANGE	
Base Rate	\$6.00
Winter Rate	\$2.70 Per 1,000 gallons

In District - NO CHANGE	
Base Rate	\$6.00
Winter Rate	\$2.70 Per 1,000 gallons

A District residential customer using 10,000 gallons of water per month will pay for Water and Wastewater Service

	<u>Current</u>		<u>March 2018</u>		<u>March 2020</u>
Winter	\$68.00	Winter	\$69.20	Winter	\$70.50
Summer	\$74.50	Summer	\$76.00	Summer	\$77.50

# Financial Planning

## Revenues – Utility Rates

	Current Rates		March 2018 Rates		March 2020 Rates
Low Use Customer - Averages 3,000 gallons per month 36,000 gallons per year	\$ 420.60	+\$8.88	\$ 429.48	+9.12	\$ 438.60
Average Use Customer - Averages gallons per month 123,000 gallons per year	\$ 462.94	+\$17.51	\$ 480.45	+16.97	\$ 496.21

# HOW MUCH WATER CAN YOU BUY WITH \$1.50?

<b>Cost</b>	<b>Retail Water</b>	<b>BCMUD Water</b>
\$1.50	12 oz	35,000 oz



# Brushy Creek Municipal Utility District



**OPEN HOUSE – TONIGHT UNTIL 8:30**  
**HAIRY MAN FESTIVAL, 5K RUN, AND HAUNTED HOUSE OCTOBER 21<sup>ST</sup>**



**OCTOBER 5, 2017**

# Questions ?

- Fiscal Year 2018 Budget
- Financial Planning
- Water Rates



Town Hall Meeting – October 5, 2017 6:30 PM