



*Fall*  
Town Hall  
*Meeting*

Brushy Creek  
Municipal Utility  
District

October 6, 2022



# 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.



# BCMUD Board of Directors



Place 3 - Kim Filiatrault  
Secretary

Place 4 - Donna B. Parker  
President

Place 5 - Ken Reifschlager  
Assistant Secretary

Place 1 Rebecca Tullos  
Treasurer

Place 2 - Michael Tucker  
Vice President,  
Assistant Treasurer

# Shean Dalton General Manager

BCMUD About Us

FY22 Projects

District Finances

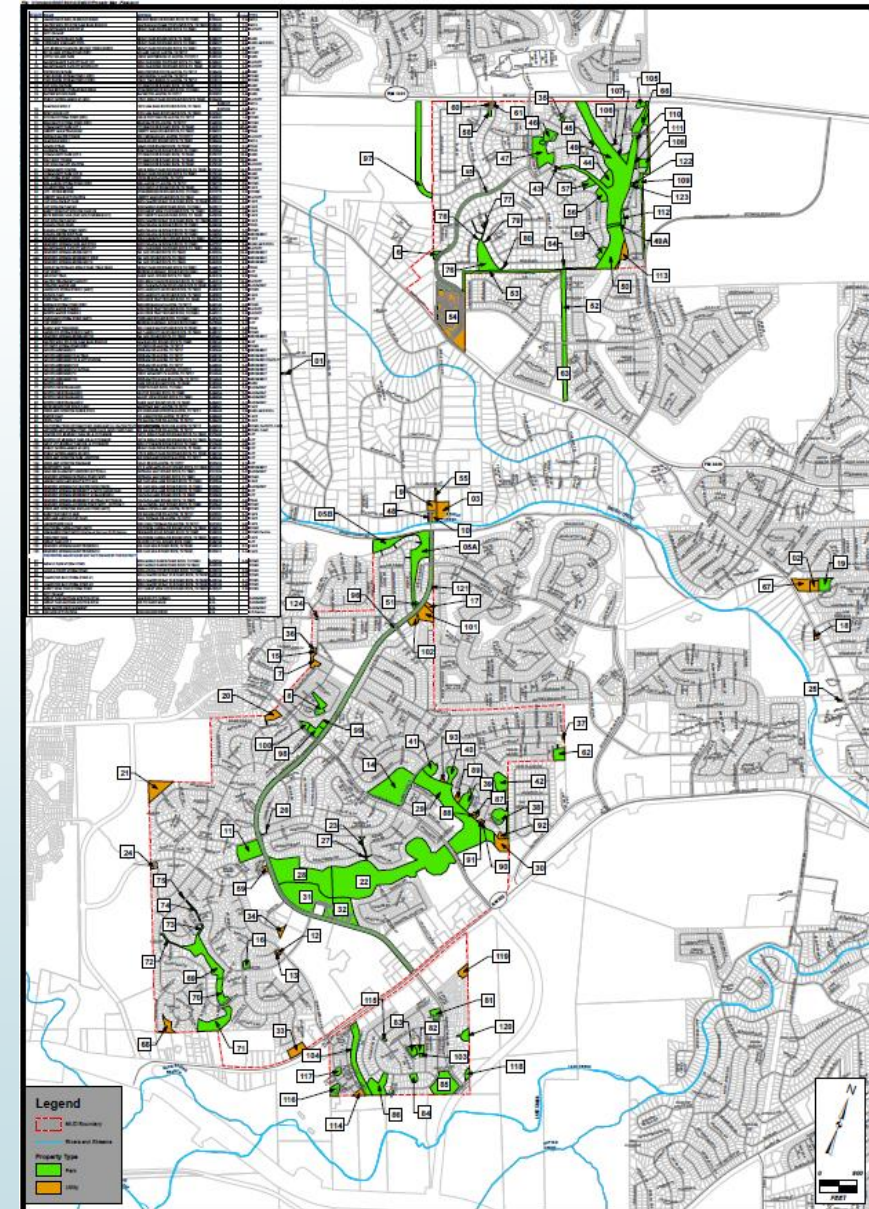
FY23 Projects

Sources of Revenue

Utility Rate Study

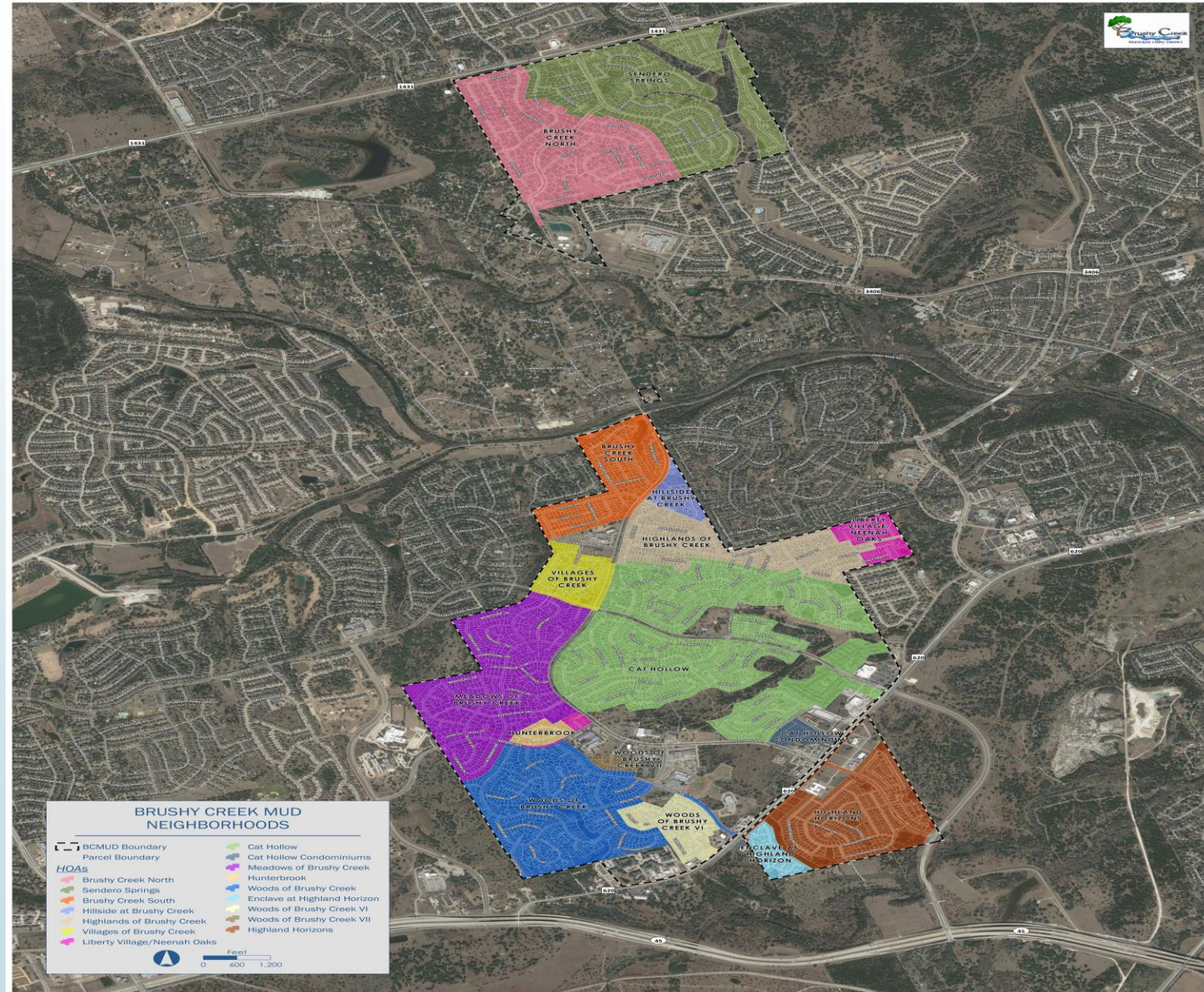
# BCMUD About Us

- Home to over 21,000 residents over 4 square miles
- Established in 1977, 45 years old
- **Utilities:** Superior rated water treatment / delivery system, wastewater conveyance, and Municipal Separate Storm Sewer System (MS4)
- **Parks and Recreation:** 11 parks, 6 miles of trails, 4 pools, 3 tennis courts, 65,000 sq ft community center, Community Garden, greenbelts, 32 Karst Caves, and an 18-hole disc golf course
- **Employees:** Over 60 full-time, Over 30 part-time, and over 60 seasonal



# BCMUD About Us

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 About Us



EXPANSION OF 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.

# FY22 Projects

Community Garden Phase I

Southern Cross Pond

Community Center Parking lot  
Turnaround

Cat Hollow Park Security upgrades

Credit Cards at Pools

Zebra Mussel Abatement

Disaster Recovery Plans

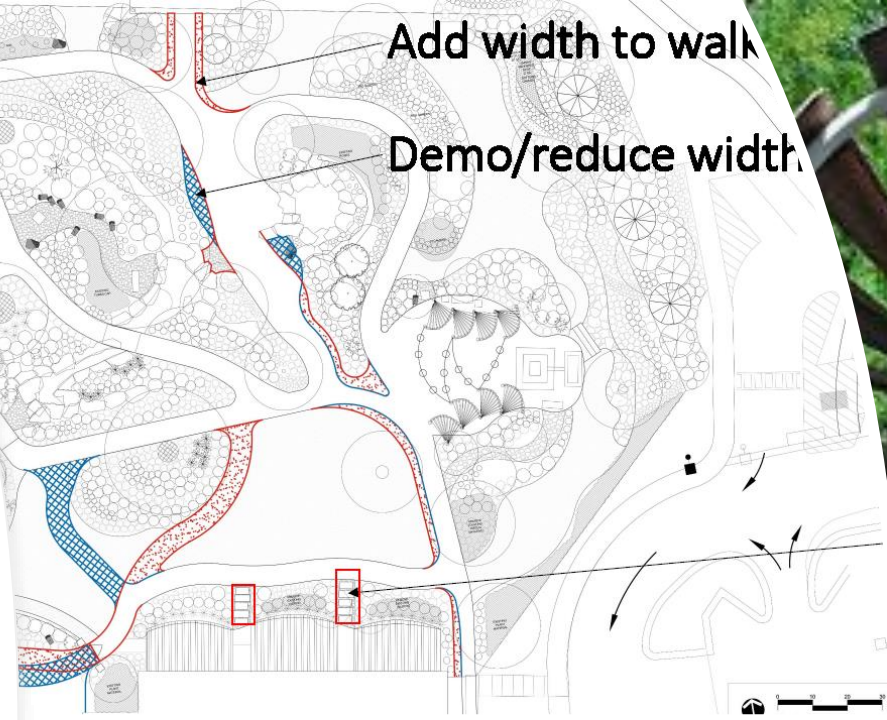
Winterization of Infrastructure

Water System Pressure Modeling

Sam Bass Road Expansion Line  
Relocates

# FY22 Projects

## Community Garden Phase I





# FY22 Projects

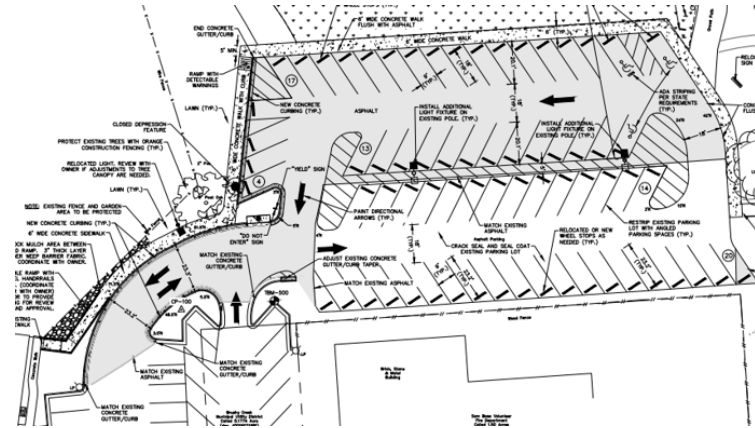
## Southern Cross Pond Trail

# FY22 Projects

## Community Center

### Parking lot turnaround

- 34 new parking spaces
- Angled parking
- Rounded tight turns



# FY22 Projects

## Zebra Mussels

Substantial project completion

Copper Ion generation to abate Zebra mussel vestibules from entering raw water line

Copper screens to deter screen attachment

Airburst scrubbing, to remove attached Zebra mussels



# District Finances

Fund Balance

Debt Service

General Fund (GF)

Capital Outlay

Expenses

Utility Rate Study

Sources of Revenue



# District Finances

## 2022 Total Tax Rates

**District-Wide: \$0.41953 per \$100 of Assessed Valuation (AV)**

- The average residence homestead will experience a \$60 increase
- A ~3% total tax rate reduction from the 2021 total tax rate levied
- Composed of
  - a Maintenance and Operation tax rate of \$0.316543 per \$100 of AV, and
  - A debt service tax rate (I&S) of \$0.103 per \$100 of AV





# District Finances

## 2022 Total Tax Rates

**Defined-Area: \$0.1275 per \$100 of Assessed Valuation (AV)**

- **The average residence homestead will experience a \$12<sup>a</sup> increase**
- **A ~9% total tax rate reduction from the 2021 total tax rate levied**
- **Composed of**
  - **a Maintenance and Operation tax rate of \$0.0 per \$100 of AV, and**
  - **A debt service tax rate (I&S) of \$0.1275 per \$100 of AV**

<sup>a</sup> The original presentation stated \$25, this is now corrected to \$12

# District Finances: Fund Balance

## Reserves



Restricted (Bonds and Capital Projects)	\$4,409,459
Committed (Repair and Replacement)	\$8,114,900
Assigned	\$1,932,451
Unassigned	
Operating Expense Reserve (6 months)	\$7,550,911
Revenue Protection Reserve (3 months)	\$3,477,602
(Un)Allocated	\$1,218,592

**Total**  
**\$27.7M**

# District Finances: Debt Service

## General Obligation Bond Ratings

A strong financial profile and strong capacity to meet debt obligations

District-Wide: High grade

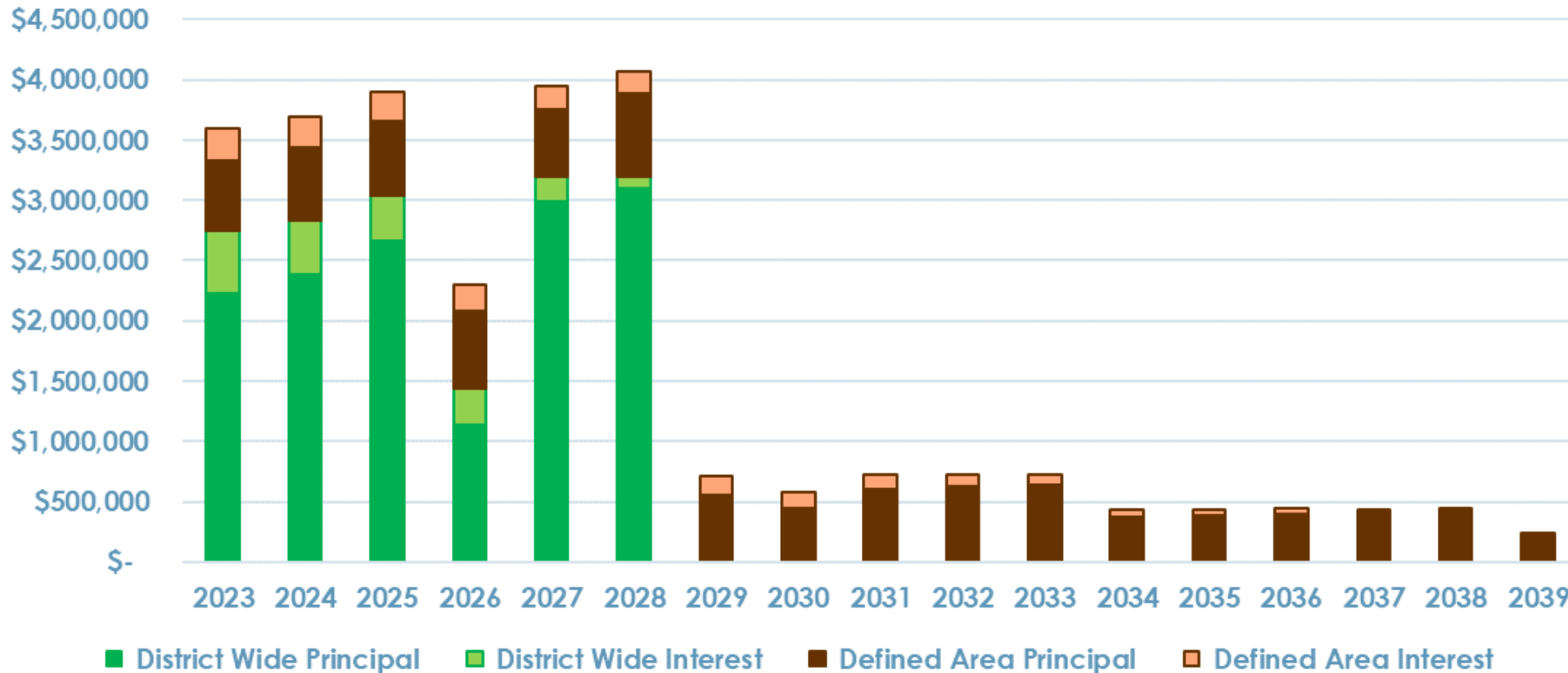


Defined Area: Upper Medium Grade



# District Finances: Debt Service

## Long-Term Debt Tax Bonds (GO)

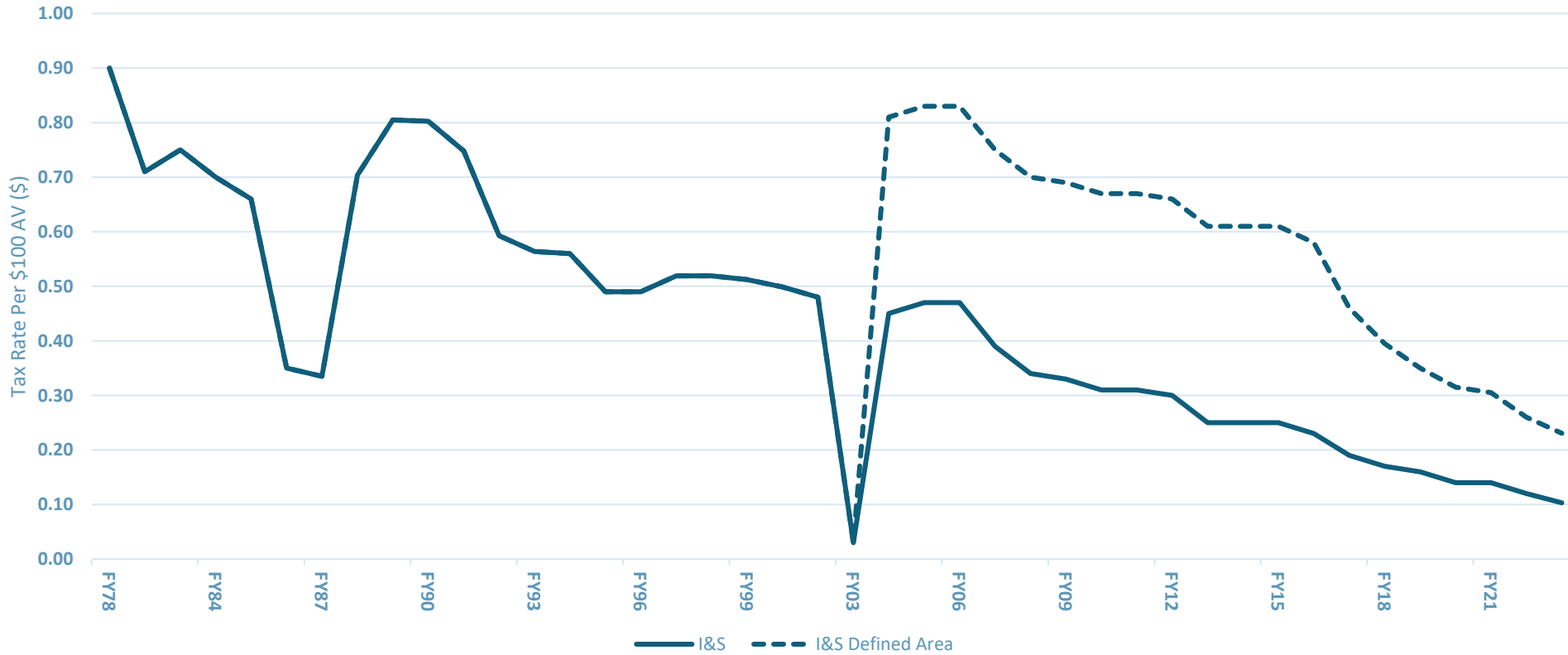


Action to refund 3 bonds in 2020 saved the District \$4.5M

**Total**  
**\$27.4M**

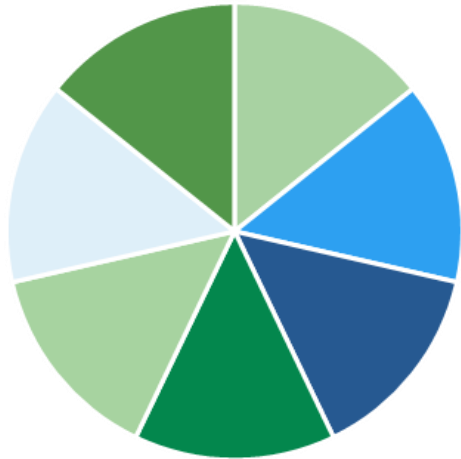
# District Finances: Debt Service

## Interest & Sinking (I&S) Tax Rates



**FY23**  
**\$3.7 M**

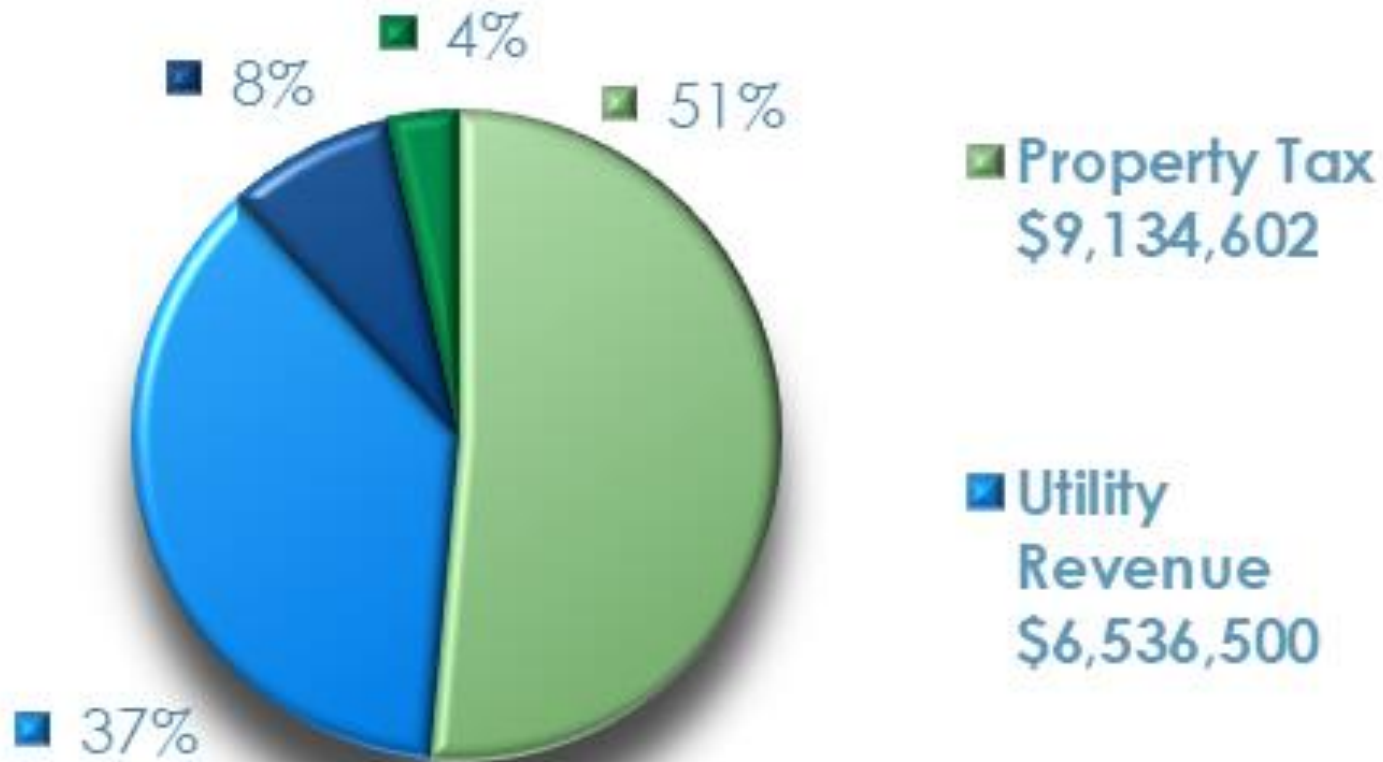
# District Finances



■ G ■ E ■ N ■ E ■ R ■ A ■ L ■ F ■ U ■ N ■ D

# District Finances: General Fund

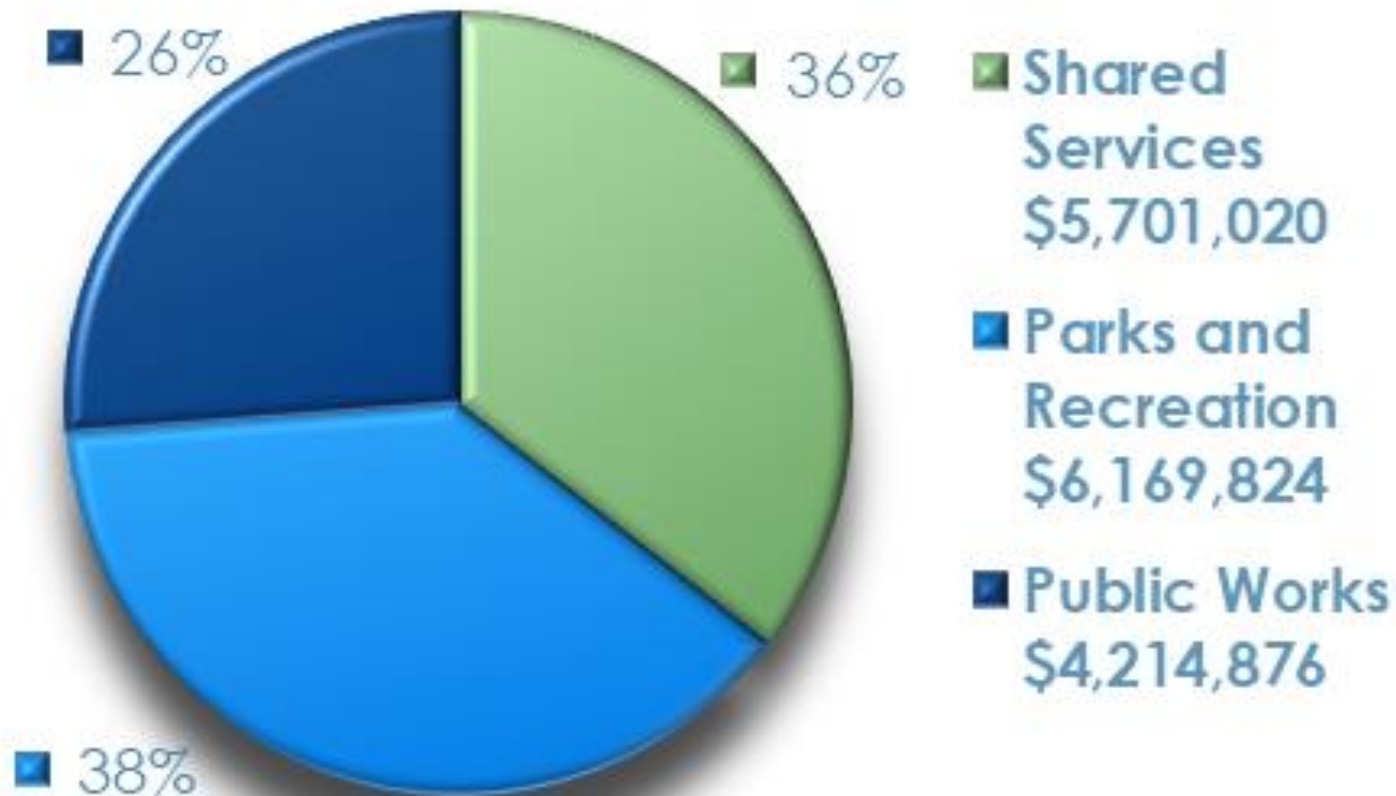
## FY23 Revenues



**\$17.8M**

# District Finances: General Fund

## Expenses (Less Capital Outlay)

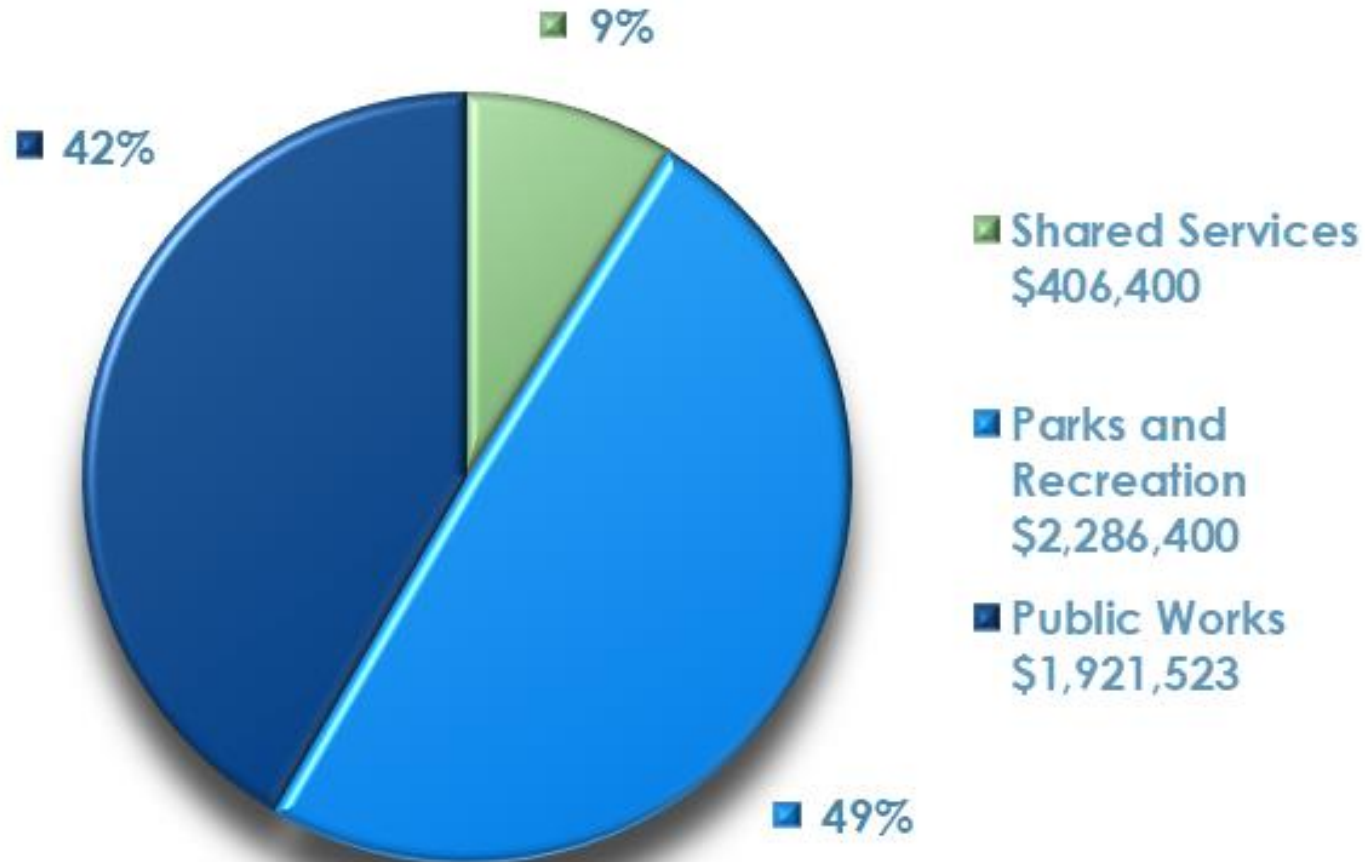


**\$16.1M**



# District Finances: General Fund

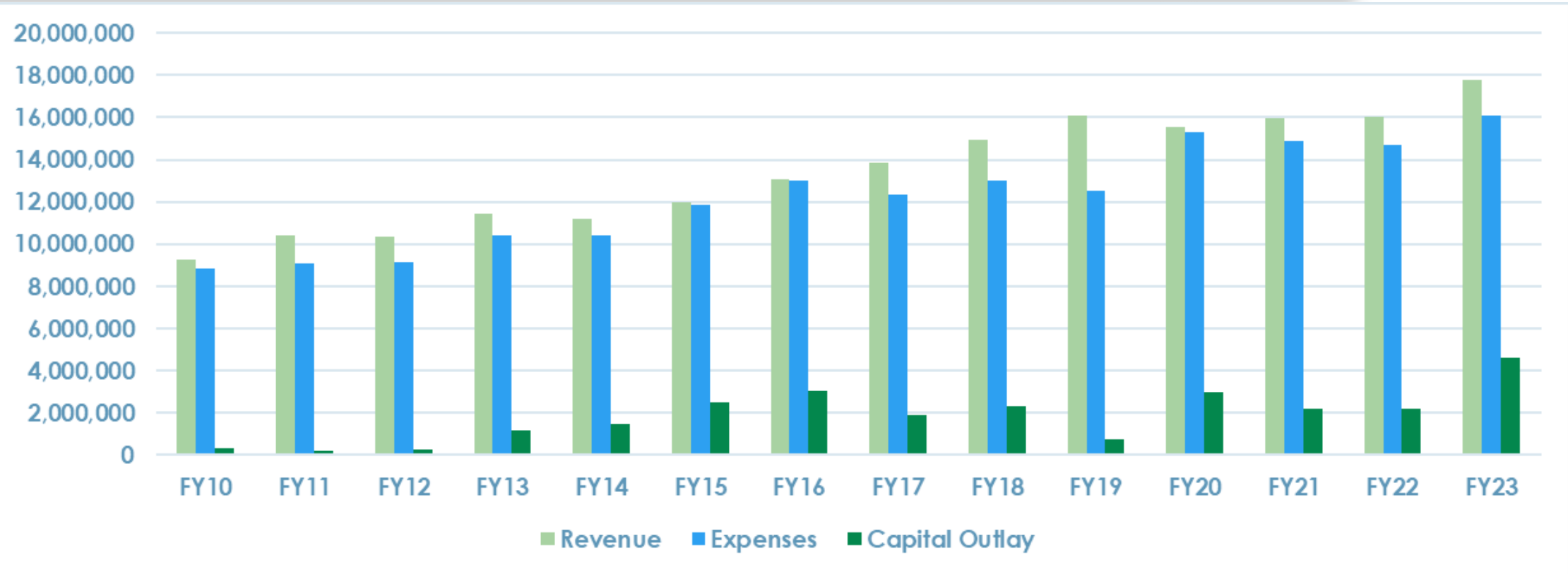
## Capital Outlay



**\$4.6M**

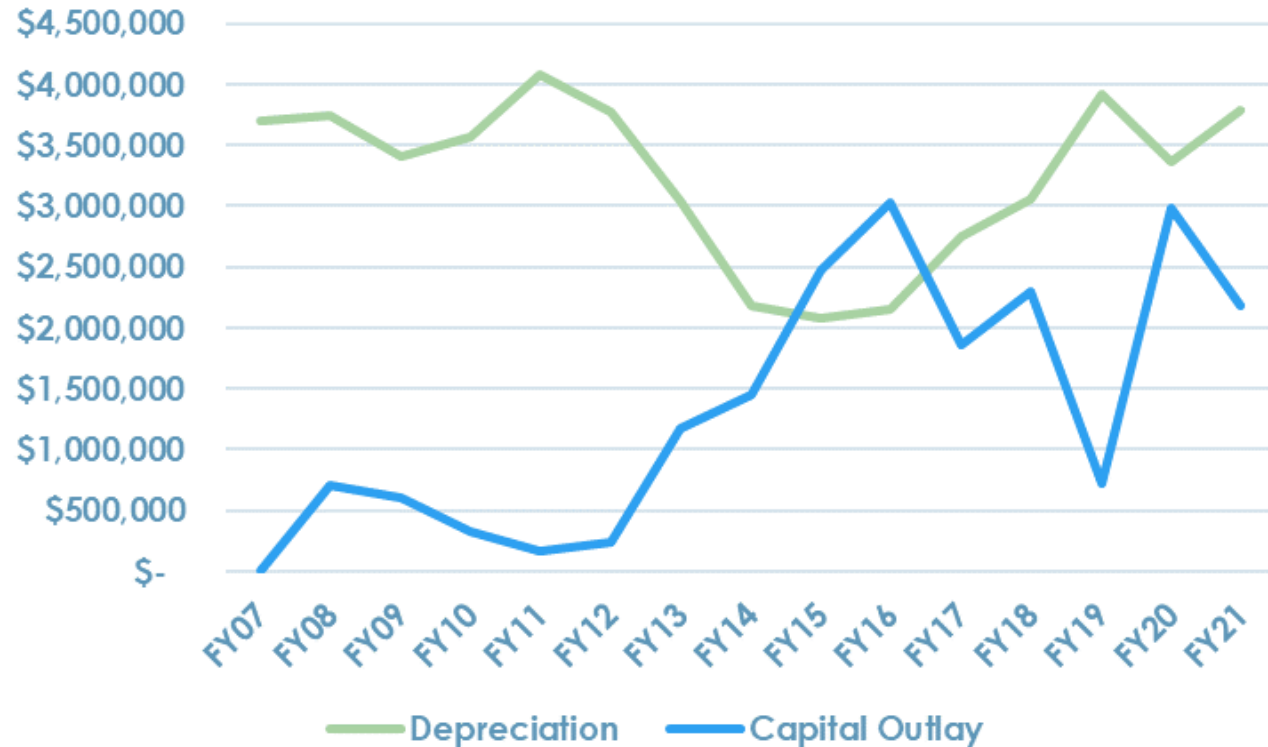
# District Finances: General Fund

## Historical



# District Finances: General Fund

## Capital Outlay



**Purchase of New Assets  
Or  
Extending the Useful of Existing  
Assets**

# District Finances: General Fund

## Capital Outlay: Shared Services

- Security truck
- GIS ESRI software
- Phone App
- Servers/Firewalls
- Security cameras



# District Finances: General Fund

## Capital Outlay: Parks and Rec

### Sendero Springs Park

- Playscape replacement | Pool replaster
- Bathroom improvements | Parking lot resurface



### Creekside Park

- Basketball court and Pool shade improvements

### Shirley McDonald Park

- Trail improvements



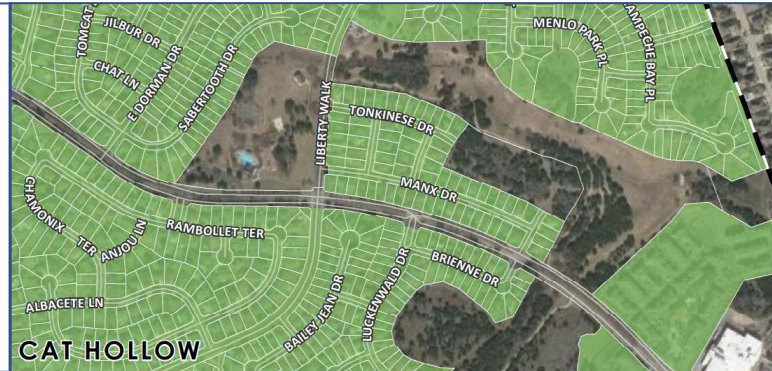
# District Finances: General Fund

## Capital Outlay: Parks and Rec

### Parks and Recreation

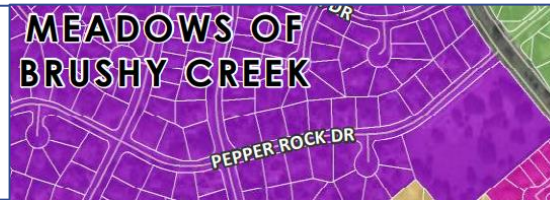
#### Cat Hollow Pool and Park

- Playscape replacement
- Pool replastering
- Pool facility upgrades
- Park facility electrical upgrades



#### Pepper Rock Park

- Phase II



# District Finances: General Fund

## Capital Outlay: Parks and Rec

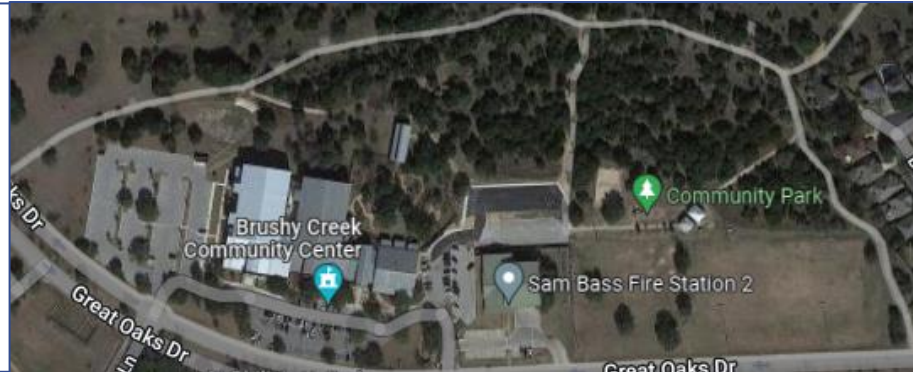
### Parks and Recreation

#### Community Park

- Trail repairs | Electrical upgrades

#### Community Center

- Garden irrigation | Pavilion curtains
- Volleyball standards | Cardio equipment
- Parking lot restriping | Vinyl Tiles



#### Highland Horizon Park

- Parking lot resurfacing



# District Finances: General Fund

## Pepper Rock Phase II



**New Pavilion**

**New Basketball Goals**

**T-Ball field enhancements**

- Chain link fence upgrades
- Additional Seating
- Field Improvements

**Butterfly Garden**

**Loop Walking Trail**





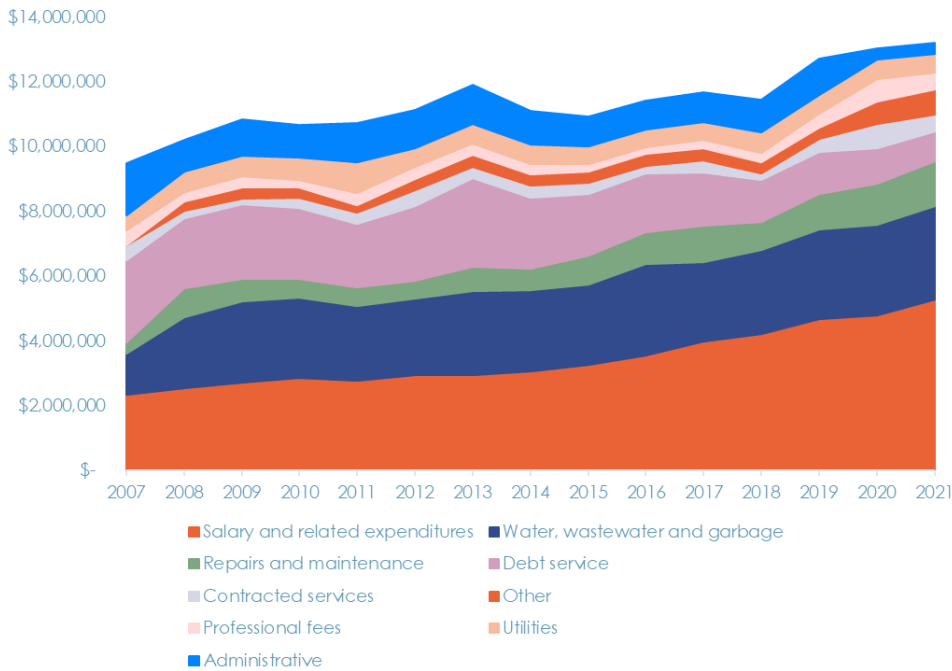
# District Finances: General Fund

## Capital Outlay: Public Works

- Clearwell upgrades
- Intake electrical upgrades
- North water tower fence replacement
- Trucks (2)
- Mini-excavator hammer
- Lift Stations (ARPA)
  - Cat Hollow rehab
  - Hillside removal
- Chemical transfer pump replacement
- Winterization (ARPA)
  - Emergency power at intake and ground wells
  - Enclosures for intake vault, treatment pumps, and ground wells

# District Finances: General Fund

## Expenses (Less Capital Outlay)



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

Fuel Surcharges

Soaring energy costs

CPI increases

Volatile chemical prices

Shipping costs driven up

Unfunded mandates

Rising cost of living

Credit card fees

Higher service contract bids

Accelerating healthcare costs

# District Finances: General Fund

## Utility Cost Centers

	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

### Storm Water

- Regulatory Compliance Fee

# District Finances: General Fund

## Utility Expense (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
<b>Expenses (Less Capital Outlay)</b>		\$ 2,511,856		\$ 1,424,213
Shared Services		\$ 317,505		\$ 154,973
Debt Service		\$ 396,291		\$ 172,455
<b>Capital Outlay</b>		\$ 1,430,048		\$ 273,536
Shared Services		\$ 13,251		\$ 6,468
<b>Total Expenses</b>		\$ 4,668,951		\$ 2,031,645

<b>Cost Center Revenue</b>	\$ 3,230,500	\$ 4,668,951	\$ 1,780,000	\$ 2,031,645
<b>Additional Revenue Required</b>		\$ 1,438,451		\$ 251,645

# District Finances: General Fund

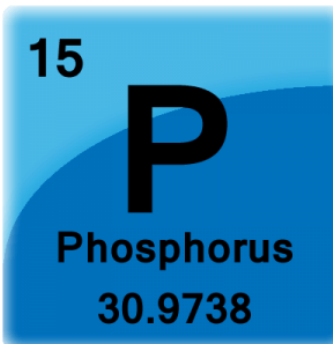
## Utility Expenses (Rate Study)

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

	FY24	FY25	FY26	FY27
<b>BRA (WCRRWL)</b>				
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
<b>BCRWWS</b>				
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



# District Finances: General Fund

## Utility Expense (Rate Study)

### BENCHMARKING

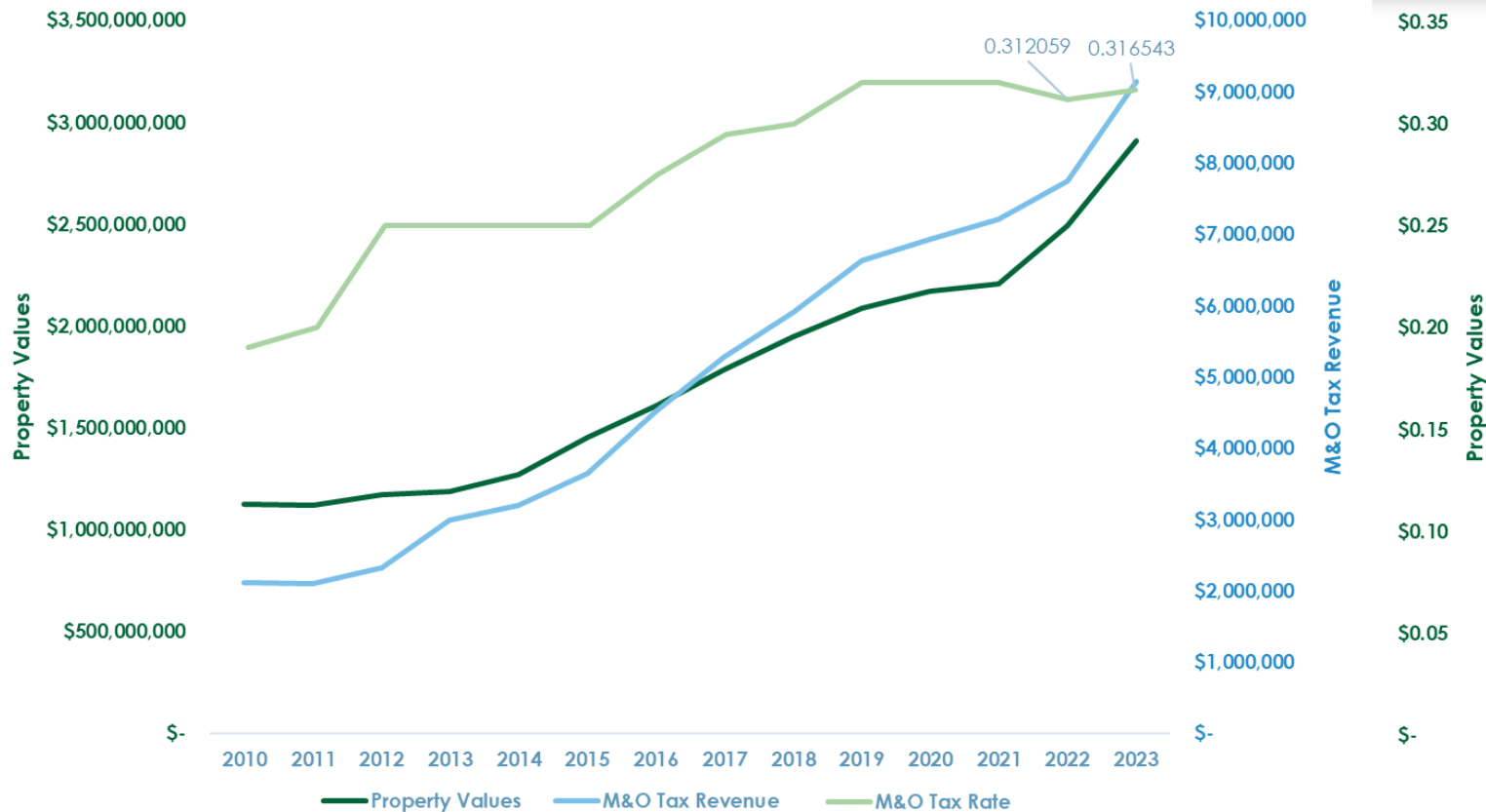
- Benchmarking based on a residential customer with:
  - a 5/8-inch water meter;
  - 11,000 gallons of water consumption in June through September and 9,000 gallons of water consumption in the remaining months; and
  - 6,000 gallons of billed wastewater flow.
- Note: The other utilities do not have seasonal water rates.

#### Average Combined Residential Water and Wastewater Bills

BCMUD Current	61.52
Georgetown	71.63
Round Rock	73.08
Fern Bluff MUD	75.10
Cedar Park	87.08
Leander	112.95
Austin	128.80
Hutto	144.97
Pflugerville	145.67

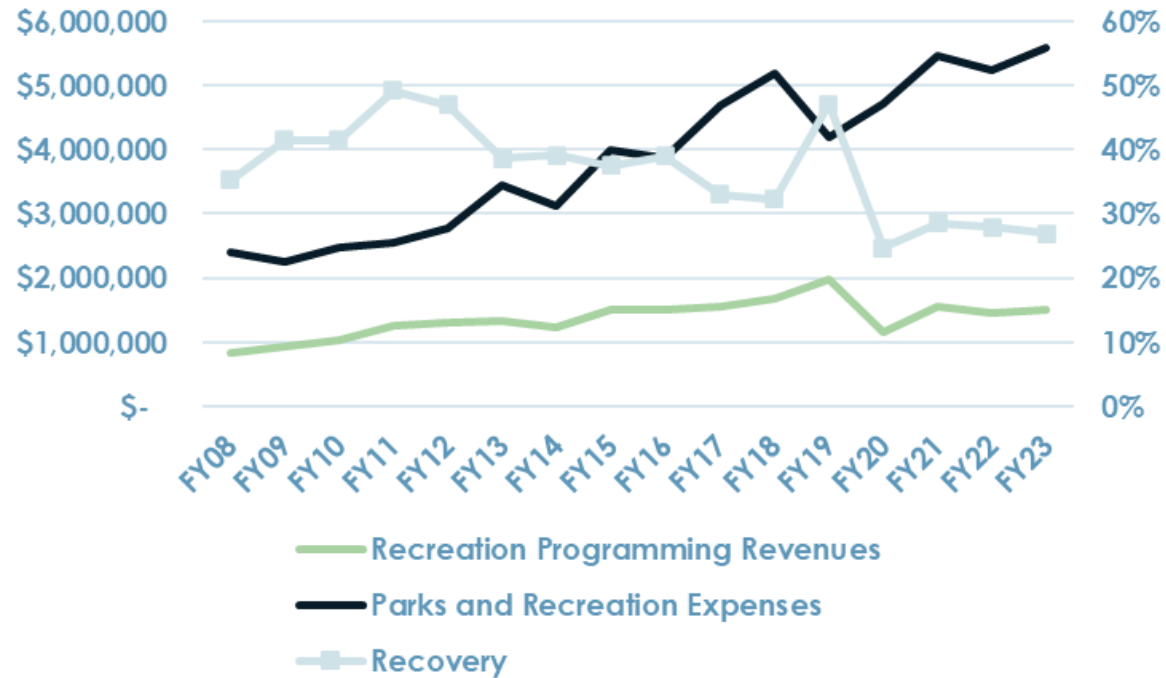
# District Finances: General Fund

## Revenues (M&O Tax)



# District Finances: General Fund

## Revenues Recreation

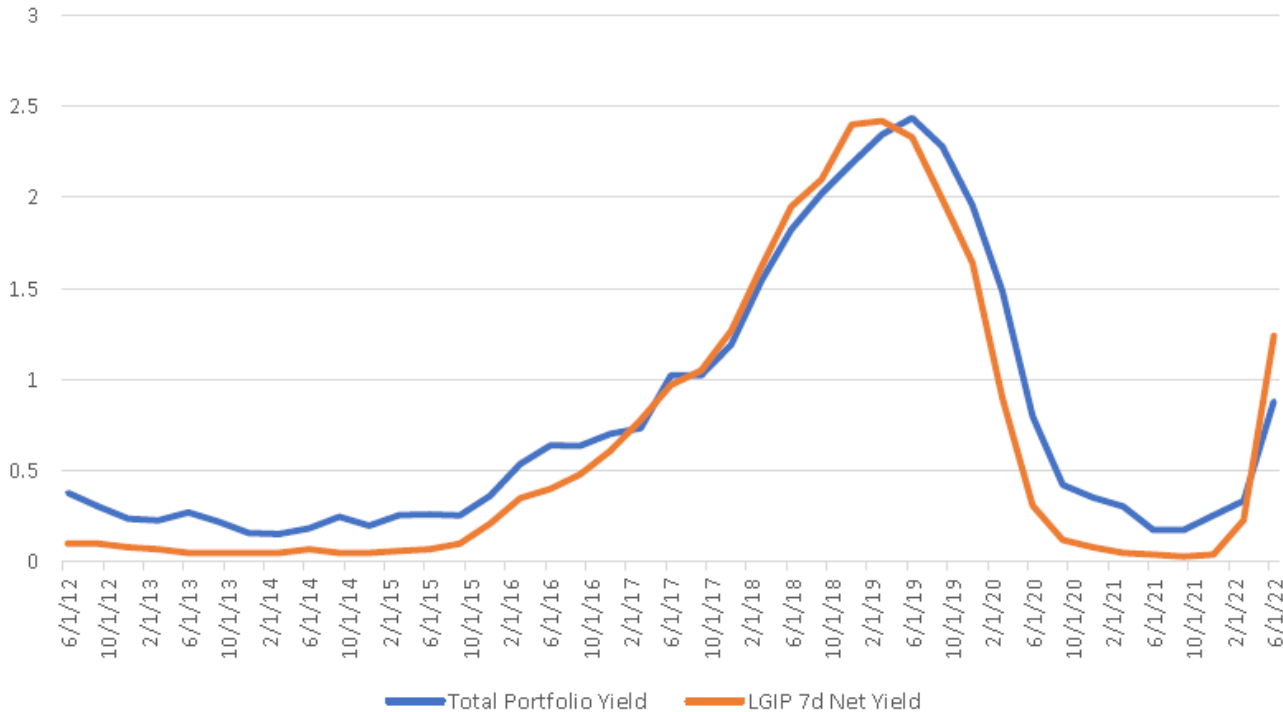


National Recreation and Parks Association (2022 Survey Report)	Average Municipality	BCMUD
Recreation Program Cost Recovery	25% - 50%	27%
Operate and maintain parks	96%	Yes
Provide recreational programming	93%	Yes
Operate indoor facilities	88%	Yes
Conduct jurisdiction-wide special events	77%	Yes
Maintain 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



# District Finances: General Fund

## Revenues Investments



**District investment action has been able to outperform the Local Government Investment Pool (LGIP) almost 80% of the time when compared to the LGIP 7-day average for each quarter.**



Questions  
& Answers  
on the  
*Agenda*

**FY22 Projects**  
**District Finances**  
**FY23 Projects**  
**Sources of Revenue**  
**Utility Rate Study**



# The Brushy Creek Life

## Camp Foxtail 2022



*Fall*  
**Town Hall**  
*Meeting*

RECREATION

