

## Be on the lookout!

West Lake Hills has one of the lowest crime rates in Texas, but a few recent burglaries serve as good reminders to keep your doors locked at all times and to be aware of suspicious persons or vehicles in your neighborhood.

Door-to-door solicitation requires a permit in West Lake Hills, so if a magazine or other sales person comes to your door without one, please politely decline their offer, close the door and then call our police department dispatch line at 327-1195.

Most home burglaries occur between 8 a.m. and noon when homeowners are pursuing their daily routines. So keep those doors and windows locked – even if you're stepping out for only a few minutes!



### THE CITY OF WEST LAKE HILLS

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The City of West Lake Hills  
911 Westlake Drive  
West Lake Hills, Texas 78746



## City Acquires Wastewater System from LCRA

Finally! After nearly three years of negotiations, the LCRA has accepted the City's offer to purchase our wastewater system.

After our first offer was rejected in 2009, we spent the next eighteen months trying to convince the LCRA that many of the price components they were insisting upon were inflated or not appropriate. They rejected an updated offer in 2010 and announced that they were selling all 32 of their water and wastewater systems to the highest bidder.

Fearing that our system would be sold to a for-profit, Enron-like utility company, we reached out to the other systems' stakeholders and helped form the Coalition for Central Texas Utilities Development Corporation to build public and political support against the LCRA's decision to sell. The Coalition ultimately succeeded in getting the LCRA to agree to sell the largest piece of the systems to a new public entity – thanks in no small part to State Senator Kirk Watson who advocated strongly on behalf of the Coalition.

Meanwhile, West Lake Hills pursued a secondary strategy to prevent our system from being sold to a private firm. We engaged an

appraiser to calculate the market value of our system and put the word out on the street that we would condemn our system at that value if anyone bought it. That successfully prevented a sale to a third party, but it left our system in the hands of the LCRA when they announced that they were pulling it off the market.

In March, the City Council resubmitted our previous offer and thanks to the precedents set by the sale to the Coalition, the offer was accepted by the LCRA in April. If all goes as planned, we should be able to close on the purchase in mid July.

We have already demonstrated many times that owning our system is the best path forward. In addition to the security of owning and controlling our

own system, there are financial benefits as well. We'll save several million dollars over the next twenty years by maintaining the system ourselves, and with interest rates at record lows, we'll save many millions more on the financing. We'll

also avoid all of the LCRA markups on the important "Phase 3" expansion of our system to serve the Hull Circle area, which we hope to begin constructing soon after we close on the purchase.

In April, the City Council voted to finance the purchase using revenue bonds which are secured by the wastewater system rates only. They also voted to loan \$2 million of the City's \$7+ million general reserve fund



*LCRA staff inspect the lift station facilities on Rocky River Road with prospective maintenance and operations contractors and Wastewater Commission members as part of the City's "due diligence" efforts related to the purchase. This photo was – by far – the most suitable image for publication in this newsletter.*

to the wastewater system to help offset some of the purchase price and related costs. These additional funds will help reduce acquisition financing costs and provide construction capital for the Phase 3 expansion.

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## New City Council Members

On May 23, 2012, we thanked outgoing Council Members Andrew Schwartz and Earl Broussard for their service to our community. Andrew served for four years (the last three as Mayor Pro Tem) and prior to that on the City's Wastewater Commission. It was

Council. David and his wife Tonya have lived in West Lake Hills for six years. He graduated from Round Rock High School and then from the University of Texas in 1987 with a degree in Architectural Engineering. He started and still runs Moorespeed specializing



New City Council Members Taylor Holcomb and David Moore were sworn in on May 23, 2012.

Earl's second time on the City Council, filling the vacancy left by Davin Fillpot when he resigned to become the City Planner.

**Taylor Holcomb** was elected to fill Place Two on the West Lake Hills City Council. Taylor has lived in West Lake Hills for seven years. He graduated from Westlake High School in 2003, and went on to complete an undergraduate degree at Texas A&M University and a law degree at the University of Texas. He practices environmental law at Bracewell & Giuliani, LLP. His wife Erin is a high school English teacher. "I am grateful for the opportunity to serve and represent the residents of West Lake Hills," adds Taylor.

**David Moore** was elected to fill Place Five of the West Lake Hills City

in sales and service of high end sports cars. "Although I am going to miss working with the commissioners on Zoning and Planning, I'm honored to be able to continue helping our community by serving on Council."

The City Council will hold a special Planning Session on July 18 to discuss policies and set goals for the coming year. For more information about this and other Council meetings, please visit our website at [www.westlakehills.org](http://www.westlakehills.org).

### Drop us a line...

We'd love to hear your feedback about this newsletter, including ideas for future articles. Send an email to Robert Wood at [cityadmin@westlakehills.org](mailto:cityadmin@westlakehills.org).

## Wastewater Update

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The loans will be paid back to the general fund after the revenue bonds obligations are paid off in 2033.

On June 6, the Council voted to sell \$16.18 million in revenue bonds to the winning bidder, Prosperity Bank, which will buy the bonds at a 20-year fixed interest rate of 3.25%.

"This remarkably low interest rate exceeded everyone's expectations. It will allow us to save millions of dollars over the life of our system which will help minimize future rate increases," said Mayor Dave Claunch.

Another recent development will help bolster the wastewater systems finances for years to come. In late May, the Austin City Council approved an amendment to the wastewater treatment contract with West Lake Hills that will allow the new Belmont Village Assisted Living Center to connect to the wastewater system. This 140 unit development at the corner of Bee Cave Road and Buckeye Trail was approved by the West Lake Hills City Council earlier this year. Its connection to the wastewater system will bring a new wastewater line along the southern portion of Buckeye Trail. And the additional impact fees and monthly revenue will significantly boost the system's finances.

The City owes a debt of gratitude to all of the people who have helped make the wastewater system's

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## Bee Cave Road Improvements in the Works

Construction is well underway at Bee Cave Road and Redbud Trail where the Texas Department of Transportation (TxDOT) is adding a center turn lane and traffic signal to this busy intersection.

A recent Capital Area Metropolitan Planning Organization (CAMPO) report announced what many of us already knew: the single most congested stretch of roadway in all of Central Texas during the AM peak period is the stretch of Bee Cave Road that runs between Camp Craft Road and Westlake Drive.

Fortunately, CAMPO has also confirmed that \$5.5 million in

funding is available to build a center turn lane and sidewalks along that section of Bee Cave Road and beyond – but only if the City can secure the necessary right-of-way (ROW) from the affected property owners within the next few months.

City leaders and staff have been diligently working with the land owners to negotiate ROW donations and easement acquisitions to accommodate the new roadway. Some ROW has already been secured. It is hoped that the remaining portions of the needed ROW will be donated by property owners in exchange for various incentives.

Ultimately, some sections of ROW may need to be purchased by the City – either as part of an agreed sale or through the City's power of eminent domain. Regardless, in such cases, the property owner will receive fair market value for the land – but not the incentives offered to those who donate the ROW for free.

Will the center turn lane and sidewalks extend westward all the way to Redbud Trail? That's certainly the City's goal, but it will depend greatly on our ROW acquisition efforts, the costs of design and construction, and on CAMPO and TxDOT funding. Stay tuned!

## Wastewater Update

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purchase and expansion possible: Robbie Davis our Wastewater Coordinator; Chairman Steve Hudson and the Wastewater Commission members, Clayton Bullock, John Chamblee, David Frank, Paul Gaddis, Les Reddin and Stephanie Shea; our legal and financial advisors, Alan Bojorquez, Ed McCarthy, Chris Lane and Jerry Kyle; Mayor Dave Claunch and our City Council members who analyzed the transactions, Andrew Schwartz, Spencer Stevens, Stan Graham, Jean Goehring, David Moore, Taylor Holcomb and Earl Broussard; and our hard working City Administrator, Robert Wood.

## 7th Annual Fourth of July Parade

The City's 7th Annual Fourth of July Parade starts promptly at 9:00 a.m. in the parking lot of parade sponsor Treaty Oak Bank and proceeds down Westlake Drive to Rocky River Road, then to Reveille Road and back to the bank where we'll have food and entertainment for the whole family. Everyone and everything is welcome in the parade

– vintage cars, trucks and trailers, floats, bikes, scooters and pets.

The Westlake Fire Department and the West Lake Hills Police

Department will lead the parade again this year. Local eatery Texas Honey Ham Company will have breakfast tacos, P. Terry's will hand

out cookies, Randall's will provide cold bottled water and Amy's Ice Cream will serve up dessert. We'll see you there!

