

**Bastrop County**

**WCID #2**

**Board Packet**

**for**

**September 18, 2025**

# **Bastrop County Water Control and Improvement District No. 2**

## **Meeting Agenda**

TO: The Board of Directors of Bastrop County Water Control and Improvement District No. 2,  
Bastrop County, Texas and To All Interested Parties:

**Notice is hereby given that a meeting of the governing body of the above-named political subdivision will be held on Thursday September 18, 2025 AT 6:30 pm in the Board Room located at 112 Corporate Drive, Bastrop, TX 78602.**

### **MEETING DISCUSSION TOPICS**



- 1.) Call to Order and Establish a Quorum – O’Hanlon
- 2.) Salute to Flags – O’Hanlon
- 3.) Public Comments/Announcements: (The Board respectfully requests that people limit comments to three (3) minutes. Under the Open Meeting Act, the Board may not deliberate or take action in response to any matter raised during public comment that is not a separate agenda item.)
- 4.) Discussion and possible action regarding schedule of future meeting dates:
  - a. Regular Board of Director’s Meeting scheduled for Thursday, October 16, 2025 at 6:30 p.m.
- 5.) CONSENT AGENDA: (*Consent Agenda items are generally routine. Unless removed by a member of the Board or General Manager, items listed on the consent agenda may be acted on together and without prior discussion.*)
  - a. Approval of minutes from the August 21, 2025 Meeting of the Board of Directors; and
  - b. Approval of monthly financial reports for August 2025; and
  - c. Approval of Release of Liens held by District on Real Property.
- 6.) Discussion regarding the following items to be presented in the General Manager’s report:
  - a.) Update on District facilities, water plants and lift stations
  - b.) Update on Water/Wastewater Maintenance & Improvement projects
  - c.) Update on Roads maintenance & improvement projects
  - d.) Employee & Administrative Update
- 7.) Discussion and review of capital improvement projects to be funded with bond proceeds– Hightower
- 8.) Discussion and possible action related to Fiscal Year 2023 Financial Audit Report – Hightower
- 9.) Discussion and possible action regarding renewal of District’s employee dental, vision and other employee insurance benefits – Hightower
- 10.) Discussion and review only of FY2026 Proposed Budget – Hightower / Culberson

- 11.) Discussion regarding Aquifer Storage and Recovery Meetings with Austin Water and Bastrop County – Hightower
- 12.) Discussion regarding Unit 6 Capstick Development - Hightower
- 13.) Board suggestions on future agenda items
- 14.) Adjourn

*Paul Hightower*

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Authorized Signature

The Board of Directors may go into Executive Session at any time during the meeting pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code, of the Texas Open Meetings Act, on any of the matters set forth on this agenda regardless of whether Executive Session is specifically referenced. No final action, decision or vote will be taken on any subject or matter in Executive Session. The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call 512-321-1688 for further information.

# **Agenda**

## **Item #5**

### **Consent**

### **Agenda**



**5a.**

**August Board  
Meeting Minutes**

Minutes of the Regular Board Meeting for  
BASTROP COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT #2

A regular meeting of the Board of Directors of Bastrop County Water Control and Improvement District #2 was held on Thursday, July 24, 2025, beginning at 6:30 p.m. The meeting was held at the District office, located at 112 Corporate Drive.

**Present BCWCID #2 Board Members:**

Mary Beth O'Hanlon, President  
Scott Ferguson, VP  
Michele Plummer, Secretary  
Ruth Bullock, Treasurer

**BCWCID #2 Staff:**

Paul Hightower, General Manager  
Patricia Lujan, District Administrator  
Tyler Walsh, Senior Operations  
Adam Brown, Field Manager

**Absentees**

Ron Whipple, Director

**Remote Participation**

Tony Corbett, Attorney

- 1.) Call to Order and Establish a Quorum – O'Hanlon

**By: MaryBeth O'Hanlon**

**Time: 6:30PM**

- 2.) Salute to Flags – O'Hanlon

- 3.) Public Comments/Announcements:

**No public comments or discussion.**

- 4.) Discussion and possible action regarding schedule of future meeting dates:
  - a. Regular Board of Director's Meeting scheduled for Thursday, September 18, 2025 at 6:30 p.m.

**Mrs. O'Hanlon stated that the District's August Board meetings was on September 18th. All Board Members stated they should be present, except for Ron Whipple, absentee. VP Ferguson noted that the date on the agenda needed correcting to the 18<sup>th</sup>. President O'Hanlon noted that we would begin reviewing & discussing the FY26 budget. Mr. Hightower stated that he didn't expect any special meetings or workshops to be necessary.**

**No further comments or suggestions.**

- 5.) **CONSENT AGENDA:**
- a. Approval of minutes from the July 24, 2025 Meeting of the Board of Directors; and
  - b. Approval of monthly financial reports for July 2025; and
  - c. Approval of Release of Liens held by District on Real Property.

**No comments regarding the Board Meeting minutes.**

**Mr. Culberson presented the District's financial & cash statements. Board expressed no issues or concerns.**

**Paul Hightower read the Release of Liens as noted in the report.**

**No further questions or comments.**

**Mrs. O'Hanlon called the question.**

**Motion: Scott Ferguson moved to approve the Consent Agenda.**

**Second: Michele Plummer**

**Vote: Four (4) in favor, One (1) absentee, motion carries.**

- 6.) Discussion regarding the following items to be presented in the General Manager's report:
- a. Update on District facilities, water plants and lift stations
  - b. Update on Water/Wastewater Maintenance & Improvement projects
  - c. Update on Roads maintenance & improvement projects
  - d. Employee & Administrative Update

**Mr. Hightower read the GM report as posted in the Board packet. Mr. Hightower also noted that the District had completed the TCEQ inspection with no action items or write-ups. We were noted for our compliance on pumping and storage but that TCEQ was happy with the ACR application that's been turned in by the engineers.**

**No further comments or discussion.**

- 7.) Discussion and review of 2023 capital improvement projects to be funded with bond proceeds– Hightower

**Mr. Hightower stated that the contract for the elevated tower had been initiated. We should have information about this and the ACR by the end of the year.**

**No further questions or comments & no action necessary.**

- 8.) Discussion and possible action related to approval of Fiscal Year 2023 Financial Audit Report – Hightower

**Mr. Hightower stated that the audits are close to being finished up. 2023 calculations are complete and they have moved into 2024 with no reported issues. Auditors are hoping to close by the end of September, pending no issues.**

**No further comments or discussion.**

- 9.) Discussion and possible action regarding sale of District property (Bastrop County Parcel R# 62318) to Texas Rural Water Association – Hightower

**Mr. Hightower stated that the in-kind proposal had been accepted by the Board and forwarded to TRWA. We are moving through the next motions with the survey and County engineering. This item will be removed from the agenda and any further will come under the GM report.**

- 10.) Discussion regarding Aquifer Storage and Recovery Meetings with Austin Water and Bastrop County - Hightower

**Staff shared what information we had available regarding the ASR meetings on-going with Bastrop & Austin Water. Mr. Hightower stated that both he and President O'Hanlon had been attending posted meetings. At the last one, the City of Austin presented entities with a soft version of the draft ILA for review. Mr. Hightower shared a copy with the Board members and noted that it was for private viewing at this time. Austin Water also shared the documents that they will be posting and sending out to the public when they launch the site next week. Austin Water still expects to present a formal agreement to the Board, in October or November, to enter the test phase.**

**No further comments or discussion.**

- 11.) Board suggestions on future agenda items

**No comments or suggestions.**

- 12.) Adjourn 7:28 pm

**Mrs. O'Hanlon called the question.**

**Motion: Scott Ferguson moved to adjourn.**

**Second: Ruth Bullock**

**Vote: Four (4) in favor, One (1) absentee, motion carries.**

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Authorized Signature

**5b.**

**Financials**

**Bastrop County Water Control and Improvement District #2**  
**Cash & Investment Report**  
**As of August 31, 2025**

<b>Fund</b>	<b>Account Name</b>	<b>Account Number</b>	<b>Bank Name</b>	<b>Yield</b>	<b>Prior Month Balance</b>	<b>Current Balance</b>
<b>Standby Fund</b>						
	Standby Operating Account	2687	Roscoe State Bank	0.00%	\$ 103,284	\$ 103,299
<b>Standby Fund Total</b>					<b>\$ 103,284</b>	<b>\$ 103,299</b>
<b>Roads Fund</b>						
	Roads Construction Account	9330	Roscoe State Bank	0.00%	\$ 141,811	\$ 55,092
	Roads Construction MMA	3131	Roscoe State Bank	1.75%	2,665	2,666
<b>Roads Fund Total</b>					<b>\$ 144,476</b>	<b>\$ 57,758</b>
<b>Debt Service Fund</b>						
	TWDB Reserve Fund - DS	0001	Texpool	3.98%	\$ 454,917	\$ 456,581
	Annual TWDB MMA - DS	4385	First National Banl	0.50%	41,829	41,846
	Wastewater Escrow TWDB Loan -	1041	Amegy Bank		94,794	95,118
	Debt Service Fund - DS	0004	Texpool	3.98%	556,010	558,043
<b>Debt Service Fund Total</b>					<b>\$ 1,147,550</b>	<b>\$ 1,151,587</b>
<b>Capital Fund</b>						
	Water Capital Projects Fund	7780	First National Banl	0.50%	\$ 5,888	\$ 5,145
	Capital Project - Bond Series 2021	0005	Texpool	3.98%	4,856,261	4,874,018
	Water Capital Projects Fund	3653	First National Banl	0.50%	16,441	16,441
	Capital Project - Bond Series 2023	0006	Texpool	3.98%	2,597,438	2,606,935
<b>Capital Fund Total</b>					<b>\$ 7,476,028</b>	<b>\$ 7,502,539</b>
<b>Water Fund</b>						
	Water Operating Account	1469	First National Banl	0.50%	\$ 319,443	\$ 307,264
	Wastewater TWDB Checking	3289	First National Banl	0.00%	572	572
<b>Operating Total:</b>					<b>\$ 320,015</b>	<b>\$ 307,836</b>
	Wastewater /Water MMA	0002	Texpool	3.98%	\$ 447,321	\$ 448,957
	Wastewater /Water Capital	3543	First National Banl	0.50%	44,376	44,376
	Wastewater MMA ( Water)	5076	First National Banl	0.50%	90,342	90,378
<b>Water Fund Total</b>					<b>\$ 902,055</b>	<b>\$ 891,547</b>
<b>Total Cash &amp; Investments</b>					<b>\$ 9,773,392</b>	<b>\$ 9,706,731</b>

**5c.**

**Liens Release**

## Lien List Recap for:

AUGUST 2025

Total Amount of Liens Released	\$22,906.35
Road Assessments Paid	\$27,635.24
Standby Assessments Paid	\$15.00
Attorney Fees	\$2,531.85
Total actually collected	\$30,182.09
Total Write-Offs	\$0.00

\*\*\*Note: The reason the amount collected **could** be lower then the amount released is because the report must show a release amount for each lien filed. The accounts were all paid in full.\*\*\*



# **Agenda**

## **Item #6**

### **General Manager's Report**

# **BASTROP COUNTY WCID NO. 2**

## **General Manager's Update**

**September 18, 2025**

### **6a. Update on District water plants and lift stations:**

All plants and stations are currently running at 100%. No issues at this time.

### **6b. W/WW Maintenance & Capital Improvements / Engineering update:**

Site plans and surveys are underway for the elevated tower. As of right now, they are still planning it to be at the #1 Tahitian plant site.

We are still waiting for an update from TCEQ regarding the ACR plan that was submitted.

### **6c. Roads maintenance & improvement projects update:**

Roads are in the final stages. Everything that was planned for WCID to complete, has been done and is either ready for County or already been completed. All 3 city roads have been completed and had final inspection by the City. As of today's date, all final WCID road activity, is due to be completed by year's end.

### **6d. Employee & Administrative update:**

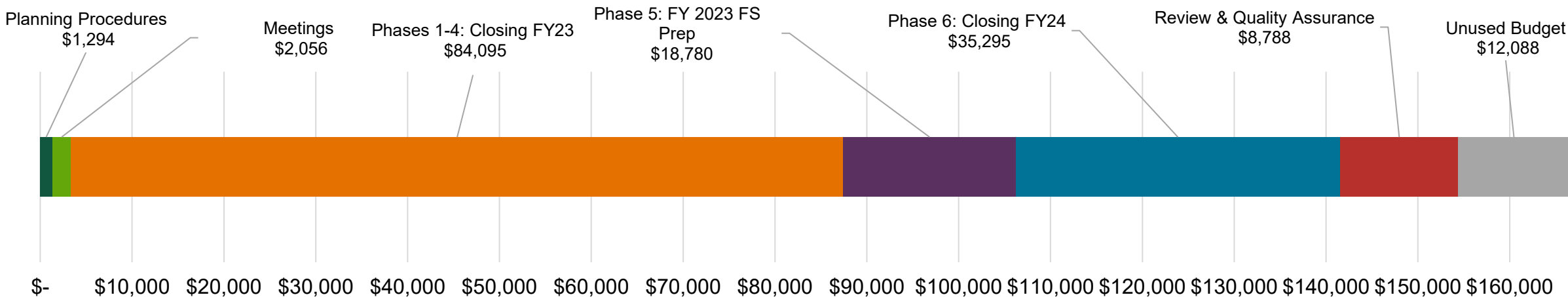
The Field lost one of the newer employees hired back in July, due to a family emergency. We did conduct interviews and have hired 2 more employees.

# **Agenda**

## **Item #8**

**FY2023 Financial  
Audit Report**

# Bastrop County WCID #2 – Budget Usage



▪ Chart reflects budget for hours worked through September 11, 2025



Tasks worked on to date include:

- Phases 1-4: Close Fiscal Year 2023
- Phase 5: Prepare the 2023 FS
- Phase 6: Close Fiscal Year 2024
- Fiscal Year 2023 (Close & FS Prep): \$101,500
- Fiscal Year 2024 (Close & FS Prep): \$65,000
- Total Engagement Fees: \$151,500
- Available Budget: \$12,088



# **Agenda**

## **Item #9**

Discussion regarding  
renewal of District's  
employee insurance  
benefits


# Medical Plan Options

Prepared For: Bastrop County WCID #2

THIS PROPOSAL IS ONLY A BRIEF SUMMARY AND IS NOT INTENDED TO BE A COMPLETE OUTLINE.

Effective Date: 12-1-2025

RATES ARE SUBJECT TO CHANGE PENDING FINAL ENROLLMENT.

		Blue Cross Blue Shield P621CHC		Blue Cross Blue Shield P621CHC		Blue Cross Blue Shield G9K8CHC		Blue Cross Blue Shield P903CHC	
		CURRENT		RENEWAL / OPTION 1		OPTION 2		OPTION 3	
<b>Rates</b>	Counts								
Single	10	\$1,087.39		\$1,222.16		\$1,050.01		\$1,193.65	
Employee + Spouse	0	\$2,174.78		\$2,444.32		\$2,100.02		\$2,387.30	
Employee + Child(ren)	3	\$2,174.78		\$2,444.32		\$2,100.02		\$2,387.30	
Family	4	\$3,262.17		\$3,666.48		\$3,150.03		\$3,580.95	
Estimated Annual Premium		\$365,363		\$410,646		\$352,803		\$401,066	
Estimated Monthly Premium		\$30,446.92		\$34,220.48		\$29,400.28		\$33,422.20	
Rate Change				12.4%		-3.4%		9.8%	
<b>Deductible</b>		In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network
Individual		\$1,250	\$2,500	\$1,350	\$2,700	\$1,050	\$2,100	\$1,000	\$2,000
Family		\$3,750	\$7,500	\$4,050	\$8,100	\$3,150	\$6,300	\$3,000	\$6,000
<b>Coinsurance (Member Share)</b>		0%	20%	0%	20%	20%	40%	20%	50%
<b>Out-of-pocket Maximum</b>									
Individual		\$1,250	Unlimited	\$1,350	Unlimited	\$6,300	Unlimited	\$3,000	Unlimited
Family		\$3,750	Unlimited	\$4,050	Unlimited	\$12,600	Unlimited	\$6,000	Unlimited
<b>PCP/Specialist</b>		\$25 / \$45	See full Summary of Benefits for a complete list of Out-Of-Network Coverage.	\$30 / \$55	See full Summary of Benefits for a complete list of Out-Of-Network Coverage.	\$55 / \$110	See full Summary of Benefits for a complete list of Out-Of-Network Coverage.	\$0 / \$40	See full Summary of Benefits for a complete list of Out-Of-Network Coverage.
<b>Preventive Care</b>		No Charge		No Charge		No Charge		No Charge	
<b>Prescription Drugs</b>									
Tier Costs		Pref Participating \$0/\$10/\$35/\$75 Participating \$10/\$20/\$55/\$95		Pref Participating \$0/\$10/\$35/\$75 Participating \$10/\$20/\$55/\$95		Pref Participating \$0/\$10/\$50/\$100 Participating \$10/\$20/\$70/\$120		Pref Participating \$0/\$10/\$50/\$100 Participating \$10/\$20/\$70/\$120	
Specialty Costs		\$150 / \$250		\$150 / \$250		\$150 / \$250		\$150 / \$250	
<b>Emergency Room</b>		\$400 + Ded		\$400 + Ded		\$600 + Ded + 20%		Ded + 20%	
<b>Urgent Care</b>		\$25		\$30		\$100		\$50	
<b>Hospitalization</b>		\$150 + Ded		\$150 + Ded		\$150 + Ded + 20%		Ded + 20%	

\*Services provided from an out-of-network facility or provider during a true medical emergency may be covered under in-network benefit. Balance billing may occur.

\*\*Prescription Drug Tiers do not include all prescription medication as exclusions do apply. Please verify benefits for medications with carrier.

Account Name:  
BASTROP COUNTY WCID #2

Account Number: 252796  
Agent: THE NITSCHKE GROUP, INC.

Renewal Effective Date: Dec 1, 2025  
Rating Area: 3

	Current Plan	Renewal Plan
Plan ID	P621CHC	P621CHC
Metallic	Platinum	Platinum
Network Name	Blue Choice PPO	Blue Choice PPO
Deductible In-Network // Out-of-Network	\$1250//\$2500	\$1350//\$2700
Primary Care/Virtual Visit	\$25/\$25	\$30/\$30
Coinsurance In-Network // Out-of-Network	100%//80%	100%//80%
Out-of-Pocket Max In-Network // Out-of-Network	\$1250//Unlimited	\$1350//Unlimited
Specialist Office Visit	\$45	\$55
Non Preferred Pharmacy Copays	\$10/\$20/\$55/\$95/\$150/\$250	\$10/\$20/\$55/\$95/\$150/\$250

	Enrolled Count	Current Plan	Renewal Plan
Plan ID		P621CHC	P621CHC
Composite Rates - Medical	10	EO: \$1,087.39	EO: \$1,222.16
	0	ES: \$2,174.78	ES: \$2,444.32
	3	EC: \$2,174.78	EC: \$2,444.32
	4	EF: \$3,262.17	EF: \$3,666.48
Total Monthly Medical Premium		\$30,446.92	\$34,220.48

#### CURRENT EMPLOYEE RATES

#### PROPOSED EMPLOYEE RATES

BCBS	PLAN	TOTAL	EMP PD	BCBS	PLAN	TOTAL \$	EMP PD
E/O	1222.16	37.50 10	12221.6 375.00	E/O	1222.16	75.00 10	12221.60 750.00
E/S	2444.32	75.00 0	0 0.00	E/S	2444.32	100.00 0	0 0.00
E/C	2444.32	75.00 3	7332.96 225.00	E/C	2444.32	100.00 3	7332.96 300.00
E/F	3666.48	150.00 4	14665.92 600.00	E/F	3666.48	200.00 4	14665.92 800.00

TOTAL \$34,220.48 \$1,200

TOTAL \$34,220.48 \$2,000

DISTRICT \$33,020.48  
MONTHLY

DISTRICT \$32,220.48  
MONTHLY



## Important news about your 2025 benefit rates

### BASTROP COUNTY WATER CONTROL IMPROVEMENT DISTRICT #2 Policy 471711

As another plan year comes to a close, we'd like to thank you for being a Unum customer since 6/1/2017.

At your next renewal, you'll pay \$72.86 more per month for the Unum benefits you offer. Here are your renewal rates for 2025.

	Current rate	Renewal rate	Current premium*	New premium	Effective date	Guaranteed until
<b>Long Term Disability Insurance</b>	0.55	0.59	\$440.65	\$472.70	12/1/2025	12/1/2027
<b>Short Term Disability Insurance</b>	0.30	0.32	\$336.24	\$358.66	12/1/2025	12/1/2027
<b>Life Insurance</b>	0.27	0.29	\$248.40	\$266.80	12/1/2025	12/1/2027
<b>AD&amp;D Insurance</b>	0.02	0.02	\$19.00	\$19.00	12/1/2025	12/1/2027

\*Monthly premium based on current enrollment as of 7/1/2025.

Long, Short, Life and AD&D are all 100% District paid, +/- \$1,096 a month.  
New rate will \$1,117 monthly.

COVERAGE			EFFECTIVE DATE	
Dental Insurance			12/01/2025	
	CURRENT MONTHLY RATE		RENEWAL MONTHLY RATE	
Employee	\$23.06	\$5.00	\$25.14	\$10.00
Employee + spouse	\$45.10	\$10.00	\$49.16	\$15.00
Employee + children	\$58.06	\$10.00	\$63.29	\$15.00
Employee + family	\$86.60	\$10.00	\$94.39	\$20.00

#### CURRENT EMPLOYEE RATES

DENTAL	TOTAL	EMP	PD
EMP 25.14 5.00 8	201.12	40.00	
E/S 49.16 10.00 1	49.16	10.00	
E/C 63.29 10.00 3	189.87	30.00	
E/F 94.39 10.00 5	471.95	50.00	

TOTAL \$912.10 \$130

DISTRICT MONTHLY \$782.10

#### PROPOSED EMPLOYEE RATES

DENTAL	TOTAL	EMP	PD
EMP 25.14 10.00 8	201.12	80.00	
E/S 49.16 15.00 1	49.16	15.00	
E/C 63.29 15.00 3	189.87	45.00	
E/F 94.39 20.00 5	471.95	100.00	

TOTAL \$912.10 \$240

DISTRICT MONTHLY \$672.10

Vision Insurance			12/01/2025	
	CURRENT MONTHLY RATE		RENEWAL MONTHLY RATE	
Employee	\$5.00		\$5.15	
Employee + spouse	\$9.99		\$10.29	
Employee + children	\$10.94		\$11.27	
Employee + family	\$17.17		\$17.69	

Vision for all employees is currently 100% District paid @ +/- \$175 a month.



# **Agenda**

## **Item #10**

Discussion & review  
of proposed  
FY 2026 Budget

## BASTROP COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 2

## Fiscal Year Budget Worksheet

## Water

	2025 CYE 2nd Qtr	2025 Budget	2025 Variance	2026 Proposed
<b>Revenues:</b>				
Irrigation-Usage	\$ 350	\$ 250	\$ 100	\$ 400
Water Late Charge Income	32,485	30,000	2,485	33,000
Water Line Bore	31,000	30,000	1,000	35,000
Capital Reserve Fee	225,558	210,000	15,558	225,000
Copies & Faxes	27	50	(23)	50
Interest-Bond	308,491	300,000	8,491	310,000
Maps Sold	50	100	(50)	100
Office Rents	7,200	7,200	-	7,200
Pools Fees	225	300	(75)	300
Reconnect Fee	22,525	20,000	2,525	23,000
TV Tap Fees	288,475	255,000	33,475	290,000
TV Water Sales	1,874,475	2,000,000	(125,525)	2,000,000
Interest-Investments	46,833	25,000	21,833	45,000
Other Miscellaneous Revenues	5,250	10,000	(4,750)	5,000
Proceeds From Sale	-	-	-	-
Backflow Inspections Collected	6,525	6,000	525	6,000
Returned Check Fee	1,800	3,000	(1,200)	3,000
<b>Total Revenues</b>	<b>\$ 2,851,269</b>	<b>\$ 2,896,900</b>	<b>\$ (45,631)</b>	<b>\$ 2,983,050</b>

## Expenditures:

**Payroll and Taxes**

Salaries	\$ 464,625	\$ 500,000	\$ (35,375)	\$ 500,000
Holidays	48,921	50,000	(1,079)	51,000
Annual Leave	38,981	35,000	3,981	42,000
Sick	30,389	25,000	5,389	38,000
Over Time	21,008	25,000	(3,992)	18,400
On Call Pay	7,211	10,000	(2,789)	7,300
Double Time	3,635	5,000	(1,365)	3,500
Personal Time	4,131	4,250	(119)	3,500
Bereavement	1,978	2,500	(522)	2,000
Jury Duty Pay	150	300	(150)	240
Longevity Pay	6,340	12,680	(6,340)	10,080
Birthday Pay				3,500
FICA Taxes	51,686	20,000	31,686	50,000
FUTA	2,039	2,250	(211)	2,250
SUI	4,861	5,000	(139)	5,000
<b>Total Payroll and Taxes</b>	<b>\$ 685,954</b>	<b>\$ 696,980</b>	<b>\$ (11,026)</b>	<b>\$ 736,770</b>

## BASTROP COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 2

## Fiscal Year Budget Worksheet

## Water

	2025 CYE 2nd Qtr	2025 Budget	2025 Variance	2026 Proposed
<b><u>Benefits and Insurance</u></b>				
Retirement-Life	\$ 172,078	\$ 140,000	\$ 32,078	\$ 170,000
Health Insurance-Other Medical	38,761	32,400	6,361	40,000
Insurance-Dental	13,255	13,000	255	13,000
Insurance-Life	6,552	10,000	(3,448)	7,000
Insurance-Medical	447,281	378,400	68,881	450,000
Insurance-Vision	3,702	4,000	(298)	4,000
Wellness Program	250	500	(250)	500
Workers' Compensation	5,000	10,000	(5,000)	5,000
Total Benefits and Insurance	\$ 696,879	\$ 608,300	\$ 88,579	\$ 689,500
<b><u>Administrative:</u></b>				
ProfServ-IT Services - Water	\$ 15,733	\$ 15,000	\$ 733	\$ 15,000
Meter Reading Software Fee	29,936	-	29,936	30,000
ProfServ-Answering Service	2,050	4,100	(2,050)	2,500
Payroll Processing Fee	4,158	4,000	158	4,000
Cleaning-Office	3,400	3,500	(100)	3,500
Pest Control	2,024	2,500	(476)	3,000
Legal Fees	13,573	15,000	(1,428)	14,000
Accounting System (MIP)	1,133	1,000	133	7,500
Investment Management Fee	750	1,500	(750)	1,000
Auditing Services	77,448	15,000	62,448	20,000
Security Agreement	1,237	1,000	237	1,200
Maint Agreement-Billing System	41,962	35,000	6,962	35,000
Insurance-Property	3,250	6,500	(3,250)	6,500
Insurance-General Liability	750	1,500	(750)	2,000
Insurance-Vehicle	1,000	2,000	(1,000)	5,000
Insurance-E&O	600	1,200	(600)	2,000
Insurance-Wells	3,750	7,500	(3,750)	5,000
Insurance-Bonding	375	750	(375)	750
Insurance-Misc	5,823	100	5,723	100
Travel-Air	2,500	5,000	(2,500)	5,000
Travel-Lodging	2,250	4,500	(2,250)	4,500
Travel-Meals	1,250	2,500	(1,250)	2,500
Travel-Rental Car	500	1,000	(500)	500
Communication-Telephone	9,213	7,500	1,713	7,500

## BASTROP COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 2

## Fiscal Year Budget Worksheet

## Water

	2025 CYE 2nd Qtr	2025 Budget	2025 Variance	2026 Proposed
Electricity-Office Bldg	3,763	4,500	(737)	4,000
Postage and Freight	14,751	13,000	1,751	13,000
Communication/Radios	3,314	5,000	(1,686)	5,000
Fax	50	100	(50)	100
Office Supplies	11,714	10,000	1,714	10,000
Printing	5,722	5,000	722	5,000
Advertising	375	750	(375)	500
Internet Services	5,935	4,500	1,435	6,000
Misc. Licenses & Permits	250	500	(250)	500
Misc-Credit Card Fees	52,383	50,000	2,383	50,000
Bank Fees	8,248	15,000	(6,752)	10,000
Misc-Late Fees	500	1,000	(500)	500
Mileage Reimbursement	1,004	1,500	(496)	1,500
Vehicle Usage	500	1,000	(500)	1,000
Pre-Employment Screening	642	1,000	(358)	1,000
Public Notice	1,699	2,500	(801)	2,000
Dues, Licenses, Subscriptions	5,653	5,000	653	5,000
Computer Supplies / Equipment	2,500	5,000	(2,500)	5,000
Computer Expense	14,429	20,000	(5,571)	20,000
Office Equipment Lease ( delete)	10,091	12,000	(1,909)	-
Janitorial Supplies	125	250	(125)	250
Misc. Office	500	1,000	(500)	1,000
Election Costs	750	1,500	(750)	1,500
Education/Training	1,878	6,000	(4,122)	3,000
Total Other Administrative	\$ 373,466	\$ 305,775	\$ 69,716	\$ 325,926

## Operations

Yard Maintenance-Mowing	\$ 17,018	\$ 9,000	\$ 8,018	8,500
Labor-Service Lines & Taps	25,000	50,000	(25,000)	10,000
Fuel, Gasoline and Oil	35,438	40,000	(4,562)	40,000
Garbage Removal	4,521	3,000	1,521	4,000
Electricity-Wells	55,221	50,000	5,221	55,000
Electricity-Maint Bldg	3,727	4,000	(273)	4,000
Cleaning-Maint Bldg	2,500	5,000	(2,500)	5,000
Equipment Rental	7,500	15,000	(7,500)	10,000
R&M-Equipment	44,843	40,000	4,843	40,000
R&M-Well Maintenance	24,592	25,000	(408)	25,000
R&M-Vehicles	28,823	35,000	(6,177)	30,000

## BASTROP COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 2

## Fiscal Year Budget Worksheet

## Water

	2025 CYE 2nd Qtr	2025 Budget	2025 Variance	2026 Proposed
Repairs-Contracted	28,261	50,000	(21,739)	5,000
Contract Labor	250	500	(250)	500
R&M-Backflow Inspection	2,500	5,000	(2,500)	5,000
Building Maintenance & Repairs	10,000	20,000	(10,000)	10,000
Water Samples	2,748	-	2,748	5,000
Water Well Admin Service Fee	15,791	10,000	5,791	15,000
TCEQ Fees	10,000	20,000	(10,000)	10,000
Damage Claim	8,795	5,000	3,795	5,000
Filing Fees	650	500	150	500
Meter Testing	125	250	(125)	250
License	1,994	2,500	(506)	2,500
OP Supplies-Hand Tools	4,688	5,000	(312)	5,000
OP Supplies-Uniforms	8,018	10,000	(1,982)	10,000
Meters & Supplies	39,800	25,000	14,800	25,000
OP Supplies-Chemicals	26,775	25,000	1,775	30,000
Safety Supplies	12,139	7,000	5,139	7,000
Small Equipment Purchase	4,624	5,000	(376)	5,000
Materials	64,966	75,000	(10,034)	70,000
Materials-Hauling	2,500	5,000	(2,500)	-
Miscellaneous Services	1,250	2,500	(1,250)	2,000
Activated Carbon - Water	49,395	-	49,395	50,000
Depreciation Expense	137,500	275,000	(137,500)	150,000
<b>Total Operations</b>	<b>\$ 683,977</b>	<b>\$ 826,275</b>	<b>\$ (140,273)</b>	<b>\$ 646,276</b>
<b>Total Expenses</b>	<b>\$ 2,440,276</b>	<b>\$ 2,437,330</b>	<b>\$ 6,996</b>	<b>\$ 2,398,472</b>
<b>Net Ordinary Income</b>	<b>\$ 410,993</b>	<b>\$ 459,570</b>	<b>\$ (52,627)</b>	<b>\$ 584,578</b>
<b>Debt Service</b>				
Interest Expense Bonds	\$ 155,870	\$ 150,000	\$ 5,870	\$ 87,850
2023 Bond Debt Service	210,000	65,000	(32,500)	220,000
2021 Bond Debt Service	450,000	110,400	(55,200)	460,000
<b>Total Debt Service</b>	<b>\$ 815,870</b>	<b>\$ 325,400</b>	<b>\$ (81,830)</b>	<b>\$ 767,850</b>

## BASTROP COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 2

## Fiscal Year Budget Worksheet

## Water

	2025 CYE 2nd Qtr	2025 Budget	2025 Variance	2026 Proposed
<b><u>Capital Outlay/Projects</u></b>				
Capital Outlay - Vehicles	\$ -	\$ -	\$ -	\$ -
Capital Outlay	171,602	-	171,602	-
Capital Outlay-Culverts	73,772	100,000	(26,228)	-
Line Extension	22,500	45,000	(22,500)	-
Water Tank Main	45,000	90,000	(45,000)	123,200
Water Well Cap Improv	12,500	25,000	(12,500)	-
Building Capital	74,422	5,000	69,422	-
Capital Equipment Purchase - Water	46,500	-	46,500	-
<b>Total Capital Outlay Projects</b>	\$ 446,297	\$ 265,000	\$ 181,297	\$ 123,200
Revenue Over (Under) Expenditures	\$ (851,174)	\$ (130,830)	(\$152,094)	(\$306,472)

## BASTROP COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 2

## Fiscal Year Budget Worksheet

## Wastewater

	2025 CYE	2025 Budget	2025 Variance	2026 Proposed
	2nd Qtr	Budget	Variance	Proposed
<b>Revenues:</b>				
Wastewater Fees	\$ 873,788	\$ 850,000	\$ 23,788	\$ 900,000
Wastewater Tap Fees	431,106	400,000	31,106	450,000
Wastewater Bore	21,500	20,000	1,500	22,000
Commercial Fees	34,012	35,000	(988)	35,000
Debt Service Reserve Fee	90,157	85,000	5,157	90,000
Interest-Investments	34,828	60,000	(25,172)	60,000
Interest-Reserves	-	-	-	-
<b>Total Revenues</b>	<b>\$ 1,485,391</b>	<b>\$ 1,450,000</b>	<b>\$ 35,391</b>	<b>\$ 1,557,000</b>
<b>Expenditures:</b>				
<b><u>Administration</u></b>				
Salaries & Wages - Wastewater	\$ 115,571	\$ 110,000	\$ 5,571	\$ 220,000
Holidays	8,480	5,000	3,480	12,000
Sick	6,472	4,000	2,472	10,000
Over Time	3,627	3,000	627	5,000
On Call Pay	1,053	1,000	53	2,000
Double Time	784	1,000	(216)	1,000
Medical	500	1,000	(500)	1,000
Workers' Compensation	2,500	5,000	(2,500)	5,000
ProfServ-IT Services - Wastewater	2,500	5,000	(2,500)	-
Legal Fees	2,500	5,000	(2,500)	5,000
Accounting System (MIP)	1,083	900	183	7,500
Auditing Services	74,947	10,000	64,947	10,000
Cleaning-Office	3,300	3,300	-	3,300
Travel-Lodging	500	1,000	(500)	1,000
Travel-Rental Car	250	500	(250)	500
Travel-Meals	250	500	(250)	500
Communication-Telephone	2,465	2,500	(35)	2,500
Maint Agreement-Billing System	500	1,000	(500)	-
Insurance-Property	500	1,000	(500)	1,000
Insurance-General Liability	500	1,000	(500)	1,000
Insurance-Vehicle	500	1,000	(500)	1,000
Insurance-E&O	500	1,000	(500)	1,000
Insurance-Misc.	500	1,000	(500)	1,000
Office Supplies	2,330	1,500	830	2,000
Education/Training	(318)	4,000	(4,318)	3,000
<b>Total Administration</b>	<b>\$ 231,794</b>	<b>\$ 170,200</b>	<b>\$ 61,594</b>	<b>\$ 296,300</b>

## BASTROP COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 2

## Fiscal Year Budget Worksheet

## Wastewater

	2025 CYE	2025	2025	2026
	2nd Qtr	Budget	Variance	Proposed
<b>Operations</b>				
Yard Maintenance-Mowing	\$ 12,201	\$ 8,000	\$4,201	8,500
Contract Labor	23,000	40,000	(17,000)	20,000
Labor-Service Lines & Taps	10,000	20,000	(10,000)	10,000
Fuel, Gasoline and Oil	30,438	30,000	438	40,000
Electricity-Lift Station	5,743	6,000	(257)	6,000
Wastewater Service	194,317	185,000	9,317	190,000
Equipment Rental	1,250	2,500	(1,250)	2,500
R&M-Equipment	26,343	10,000	16,343	15,000
R&M-Lift Station-WW	10,691	10,000	691	10,000
R&M-Vehicles	14,542	20,000	(5,458)	15,000
Repairs & Maintenance	16,989	25,000	(8,011)	20,000
Grinder Pump Repair	74,816	40,000	34,816	40,000
Op & Maint-City	-	-	-	-
Tools And Equipment	1,250	2,500	(1,250)	2,000
Op Supplies - Hand Tools	750	1,500	(750)	1,500
Miscellaneous Services	500	1,000	(500)	1,000
TCEQ Fees	1,750	3,500	(1,750)	3,500
Filing Fees	775	750	25	750
Meter Testing	-	-	-	-
License	375	750	(375)	750
Lift Station Admin Service Fee	750	1,500	(750)	1,500
OP Supplies-Uniforms	1,507	1,000	507	1,500
Op Supplies -Chemicals	-	-	-	-
Safety Supplies	6,588	5,000	1,588	5,000
Small Equipment Purchase	4,022	1,000	3,022	1,500
Materials	60,924	75,000	(14,076)	70,000
Materials-Hauling	2,500	5,000	(2,500)	-
<b>Total Operations</b>	<b>\$ 502,022</b>	<b>\$ 495,000</b>	<b>\$ 7,022</b>	<b>\$ 466,000</b>
<b>Total Expenses</b>	<b>\$ 733,815</b>	<b>\$ 665,200</b>	<b>\$ 68,615</b>	<b>\$ 762,300</b>
<b>Net Ordinary Income</b>	<b>\$ 751,576</b>	<b>\$ 784,800</b>	<b>\$ (33,224)</b>	<b>\$ 794,700</b>



## BASTROP COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 2

## Fiscal Year Budget Worksheet

## Wastewater

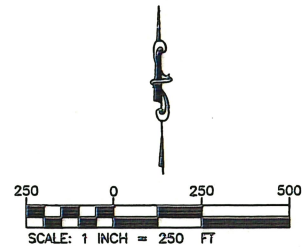
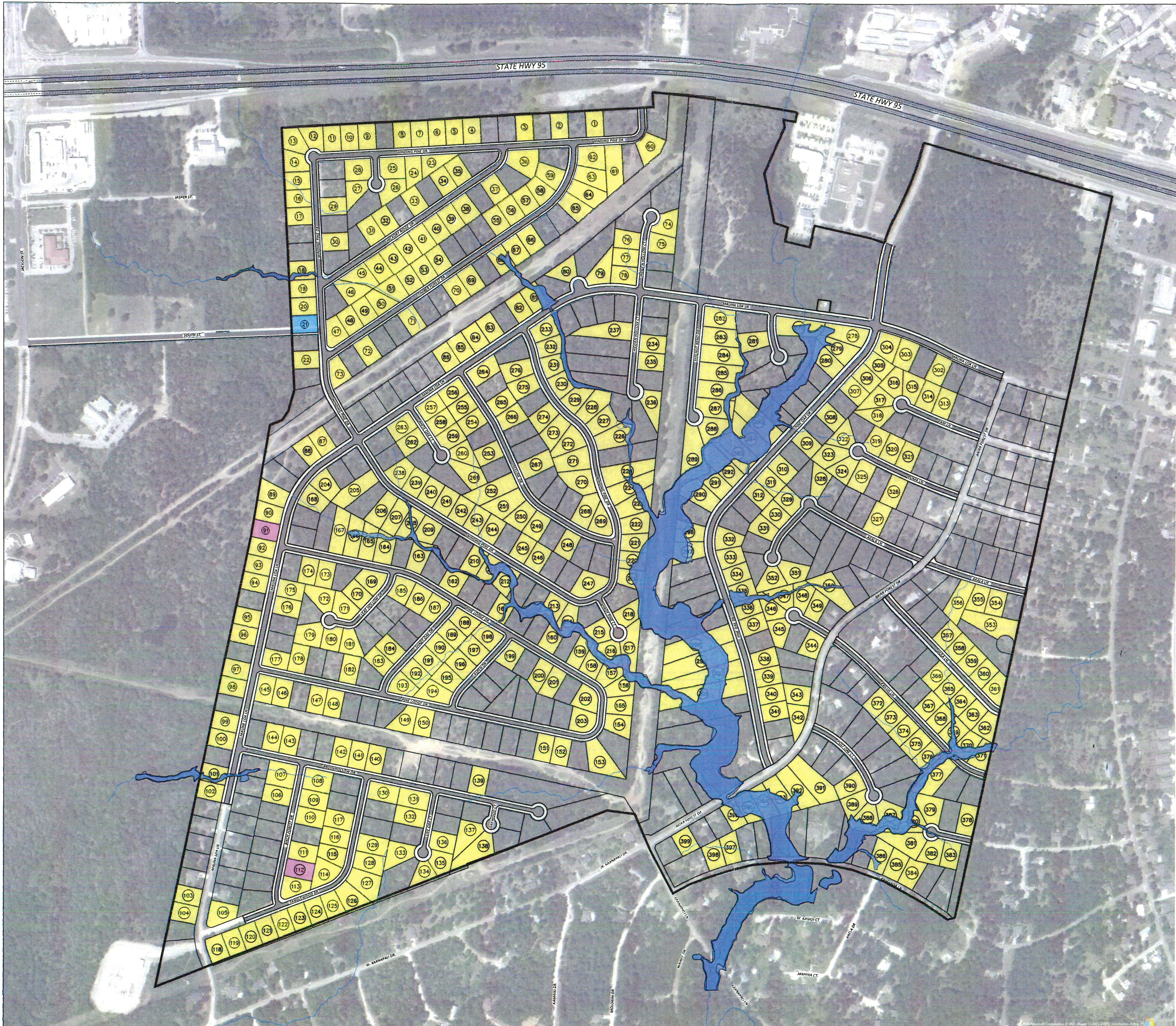
	2025 CYE 2nd Qtr	2025 Budget	2025 Variance	2026 Proposed
<b>Debt Service</b>				
Interest Expense	\$ 73,659	\$ 165,000	(91,341)	\$ 69,000
2016 Bond Debt Service	305,000			315,000
<b>Total Debt Service</b>	<b>\$ 378,659</b>	<b>\$ 165,000</b>	<b>(91,341)</b>	<b>\$ 384,000</b>
<b>Capital Outlay/Projects</b>				
Impr.- W/WW Systems	\$ 62,500	\$125,000	(\$62,500)	\$ -
Capital Outlay-Equipment	-	-	-	-
Capital Outlay-Vehicles	-	-	-	-
WW Line Extensions	25,506	25,000	506	
Capital Outlay-Grinder Pumps	163,287	125,000	38,287	150,000
<b>Total Capital Outlay/Projects</b>	<b>\$ 251,294</b>	<b>\$ 275,000</b>	<b>(23,706)</b>	<b>\$ 150,000</b>
<b>Revenue Over (Under) Expenditures</b>	<b>\$ 121,623</b>	<b>\$ 344,800</b>	<b>\$ 81,823</b>	<b>\$ 260,700</b>

# **Agenda**

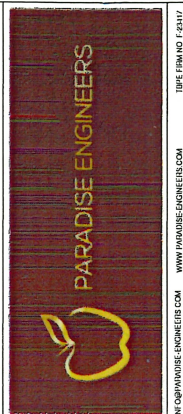
## **Item #12**

Discussion regarding  
Unit 6, Capstick  
Development





- LEGEND**
- BID IN TRUST - 396 LOTS
  - CITY OF BASTROP - 1 LOT
  - BASTROP ISD - 2 LOTS



REVISIONS		DATE
REVISION	DESCRIPTION	
0	1ST CONCEPT	JAN 26, 24

**LOTS FOR SALE**

**TAHITIAN VILLAGE - UNIT 6**

**CITY OF BASTROP, BASTROP COUNTY, TX**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF MAHMOUD SAM DEHAYBI, P.E. #135725 ON JANUARY 26, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
SS	SS	MSD
JOB No. N/A		
SHEET		
1 OF 1		



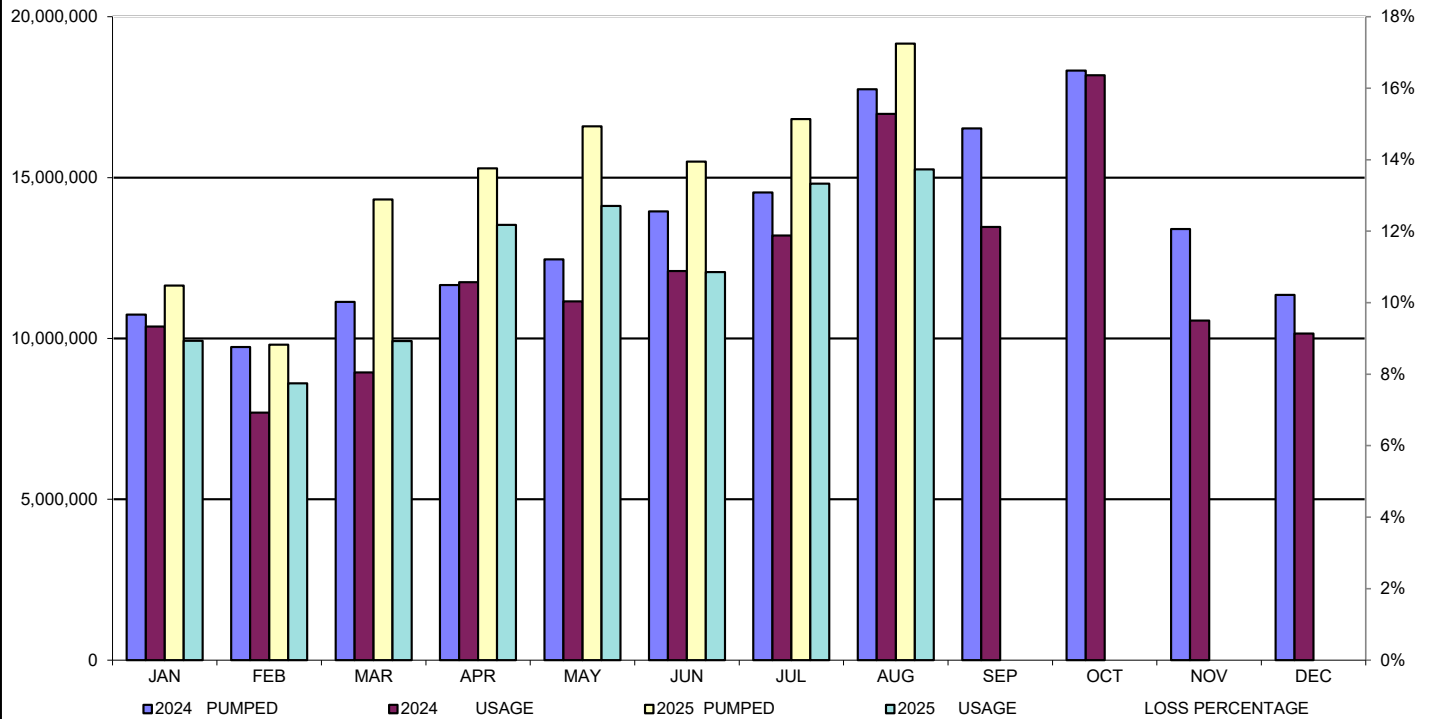
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



# Misc Reports

## Consumption Report

MONTH	2024 PUMPED WATER	2024 USAGE OF WATER	2025 PUMPED WATER	2025 USAGE OF WATER	2025 PUMPED UNBILLED	ACTIVE METERS	LOSS PERCENTAGE %
JAN	10,742,789	10,367,301	11,644,829	9,929,979	1,284,425	2,363	4%
FEB	9,733,921	7,695,855	9,804,440	8,605,351	714,200	2,366	5%
MAR	11,134,303	8,939,458	14,316,694	9,915,235	2,143,275	2,363	16%
APR	11,662,091	11,746,378	15,289,055	13,530,994	1,280,125	2,374	3%
MAY	12,460,572	11,151,158	16,589,422	14,115,350	1,109,000	2,381	8%
JUN	13,951,837	12,095,889	15,499,315	12,062,500	1,030,825	2,390	16%
JUL	14,534,984	13,196,265	16,816,336	14,814,711	966,300	2,402	6%
AUG	17,748,387	16,980,487	19,163,468	15,252,108	2,276,025	2,419	9%
SEP	16,524,854	13,461,341					
OCT	18,326,500	18,178,879					
NOV	13,401,272	10,553,461					
DEC	11,350,025	10,149,752					
TOTALS	161,571,535	144,516,224	119,123,559	98,226,228	10,804,175		8%



JOB CODE	----- ISSUED THIS PERIOD -----				----- PRIOR ORDERS -----			TOTAL	TOTAL
	ISSUED	COMPLETED	VOIDED	OUTSTANDING	COMPLETED	VOIDED	OUTSTANDING	COMPLETED	OUTSTANDING
ALARM SEWER ALARM	26	19	0	0	2,885	34	0	2,904	0
BROWN BROWN WATER	0	0	0	0	410	3	0	410	0
CHANG CHANGE SIGN	0	0	0	0	37	0	0	37	0
CULVE CULVERT PERMIT	0	0	0	0	523	11	0	523	0
FLUSH FLUSH WATER LINE	2	2	0	0	981	1	0	983	0
HSWAP METER HEAD SWAP	0	0	0	0	154	19	0	154	0
IRRIG IRRIGATION PERMIT	0	0	0	0	66	2	0	66	0
LEAK CHECK FOR LEAK	12	12	0	0	2,104	28	1	2,116	1
LKMTR LOCK MTR	0	0	0	0	242	76	0	242	0
LNLOC LINE LOCATE	0	0	0	0	269	5	0	269	0
METER MOVE METER CHARGE	0	0	0	0	7	8	0	7	0
MI METER INFORMATION	0	0	0	0	195	14	0	195	0
MISCE MISCELLANEOUS	4	3	0	1	3,579	193	8	3,582	9
MOW MOWING GRASS	0	0	0	0	279	1	0	279	0
OCC OCCUPANT CHANGE	24	24	0	0	4,803	74	0	4,827	0
ODOR SMELLY WATER	0	0	0	0	61	0	0	61	0
OFF TURN OFF SERVICE	10	10	0	0	3,248	312	0	3,258	0
OFFEE TRIP CHARGE TURN OFF	0	0	0	0	24	0	0	24	0
ON TURN ON SERVICE	21	21	0	0	4,441	93	0	4,462	0
ONFEE TRIP CHARGE TURN ON	0	0	0	0	25	2	0	25	0
POOLS POOL/SPA PERMIT	0	0	0	0	64	1	0	64	0
RADIO RADIO READ REPORT	0	0	0	0	154	5	0	154	0
RC READ CHECK	0	0	0	0	464	112	0	464	0
ROAD ROAD REPAIR	0	0	0	0	4,007	31	4	4,007	4
RRMON RADIO READ MONITOR (RENT)	0	0	0	0	0	1	0	0	0
SEWER WASTEWATER MISC SERVICE	3	2	0	1	1,519	34	1	1,521	2
SIGN STREET SIGN	0	0	0	0	77	6	0	77	0
SWAP METER SWAP-OUT	4	4	0	0	1,869	118	0	1,873	0
SWTAP W/W TAP	1	0	0	1	590	28	1	590	2
TMPWT TMP WTR	0	0	0	0	9	5	0	9	0
W/W W/W ESTIMATE	6	5	1	0	1,386	58	4	1,391	4
WMEAS MEASURE FOR WATER TAP	8	8	0	0	2,176	58	0	2,184	0
WPRES LOW WATER PRESSURE	0	0	0	0	477	19	0	477	0
WTRTP WATER TAP	10	4	0	6	526	801	0	530	6
WWMOV W/W ESTIMATE FOR RELOCATE	0	0	0	0	11	6	0	11	0
 ** GRAND TOTALS **	 131	 114	 1	 9	 37,662	 2,159	 19	 37,776	 28

# AUGUST 2025

## BCWCID#2

### Re-Cap of Water Tap Applications

#### WATER TAPS:

2025 Pending .....	8
2025 Complete.....	56
2024 Complete.....	99
2023 Complete.....	78
2022 Complete.....	117
2021 Complete.....	112
2020 Complete.....	119
2019 Complete.....	96
2018 Complete.....	96
2017 Complete.....	78
2016 Complete .....	88
2015 Complete .....	60
2014 Complete .....	39
2013 Complete.....	35
2012 Complete.....	37
2011 Complete.....	42
2010 Complete.....	49
2009 Complete.....	43
2008 Complete.....	35
2007 Complete.....	47
2006 Pending.....	1 (Sac-N-Pac)
2006 Complete.....	25
2005 Complete.....	26
2004 Complete.....	39
2003 Complete.....	72
2002 Complete.....	113

# AUGUST 2025

## BCWCID#2

### Re-Cap of Wastewater Tap Applications

#### WASTEWATER TAPS:

2025 Pending .....	2
2025 Complete.....	25
2024 Pending .....	1
2024 Complete.....	47
2023 Complete.....	32
2022 Complete.....	35
2021 Complete.....	34
2020 Complete.....	43
2019 Complete.....	34
2018 Complete.....	52
2017 Complete .....	35
2016 Complete .....	40
2015 Complete .....	32
2014 Complete .....	26

**Active Wastewater Customers: 966**