



Utility Management
& Operations

Windermere Oaks WSC

Manager's Report

August 24, 2024

Drought Update

The Board approved the amended Drought Contingency Plan (DCP) at a previous Board meeting.

The Corporation is currently allowing once per week irrigation under the previous DCP. Since the combined storage levels have maintained over 1.1 million acre-feet for the past two months, we recommend the Board consider moving to Stage 1. This would allow customers to irrigate twice per week irrigation following the assigned days and hours within the plan.

Windermere Oaks WSC Irrigate outdoors using automatic or manual irrigation systems or hose-end sprinklers no more than **Twice per week** for up to **15 hours** only during scheduled days and times as indicated below:

Residential- automatic irrigation systems

Odd number addresses: Wednesdays and Saturdays

Even number addresses: Thursdays and Sundays

Commercial/Schools/HOAs (including large landscapes such as HOA common areas and public schools)

Tuesdays and Fridays

Watering Hours

Midnight to 10 a.m. and 7 p.m. to midnight

As of August 22, the combined storage level of Lake Travis and Lake Buchanan is 1,128,467 acre-feet which is 57% full. Lake Travis is at 530,134 acre-feet which is 48% capacity. The LCRA has been releasing water from the Starcke (Marble Falls) and Wirtz (LBJ) dams. One a-f equals 43,560 cubic feet, or 325,851 gallons.

Water System – Plant

1. Below are repairs that need to be completed quickly for operating the plant.
 - a. Repair the motor of the clarifier \$4,650 - Lead time 3-5 weeks. Due to the nature of the situation, we have placed the order.

- b. Replace the 2” Bray Valve with EMO for air scouring \$5,575 – Lead time 4-5 weeks. The motor has grounded out, but we believe it also damaged the control panel. We are securing the electrical schematics for the panel so we can troubleshoot the issue. If the control panel is also damaged, it would need to be repaired before we replace the bray valve. In the meantime, we will place the order for the bray valve due to the lead times.
2. As communicated since March, turbidity continues to be an issue for the operators and will continue until a new clarifier is constructed. When the LCRA releases water from the Starcke dam, our operators have to work overtime day and night to keep the debris and dirt (turbidity) to a minimum. It requires changing the chemical dosing up and down until the turbidity resolves. We are seeking Board approval for in the amount of \$18,804 to install new Hach turbidity meters, chlorine analyzers and controllers to help the operators manage the levels. The proposal was included in the March and June operator’s reports.

Wastewater System

1. Two customers have paid the tap application for sewer. We have installed their sewer taps so their plumbers can install a grinder pump system. Both customers have been notified to decommission their septic tanks.
2. At the request of the Board, the cost to pothole the sewer line to the sewer plant for easement purposes is \$2,070. With Board approval, we will begin the project.

Tap Fees

The Board will be reviewing tap fees at a future meeting. Below are the current and recommended minimum tap fees for new home construction. The purpose is to ensure coverage of all District expenses when installing taps and meters. We provided a summary of tap fees in the area for comparison with the June operator’s report.

In addition, we work with Lori to create a separate tap fee application, with plumbing requirements and inspection details that will be provided to future builders.

Description	Current	Recommended	
Member Ship Fee	\$402.50	\$402.50	
Equity Buy-in Fee	\$4,600.00	\$4,600.00	
Customer Service Inspection	\$350.00	\$350.00	
Plumbing Inspections (5)	\$0.00	\$500.00	
Water Tap (incl meter, install, tap)	\$862.50	\$1,595.00	+cost of materials, equipment to extend lines
Sewer Tap	\$862.50	\$2,000.00	+cost of materials, equipment to extend lines
Total Tap Fees	\$7,077.50	\$9,447.50	