

**Williamson-Travis Counties MUD #1  
Proposed Swimming Pool Project**

***Frequently Asked Questions (FAQ)***

**TABLE OF CONTENTS**

1. **GENERAL:** Why is the MUD proposing the consideration of a swimming pool?
  
2. **COMMUNITY INPUT PROCESS:**
  - a. How will the Board decide whether or not to proceed with the construction of the proposed swimming pool?
  - b. Who will count the Opinion Forms submitted by the residents and how will the confidentiality and personal information be preserved and protected?
  - c. How will residents be informed about the process to express their opinions?
  
3. **PROPOSED SWIMMING POOL DESIGN, LOCATION AND CONSTRUCTION COSTS:**
  - a. What design of pool would be appropriate, how many people are likely to use it and how much will it cost to construct and operate?
  - b. What types of pools have been considered?
  - c. Where will the pool be located, how was the site selected and what will be removed from the park to make room for the pool and the required parking?
  - d. What is the cost for construction of a pool?
  - e. What would be the cost per homeowner for construction, would the cost be included on the Property Tax bill and over what time period would the monies be collected?
  - f. Why aren't grant funds included in the construction financing estimates?
  - g. Does the MUD have sufficient reserves to build the pool or provide a substantial part of the construction cost?
  - h. If I don't want the pool why do I have to pay?
  - i. What will be the yearly Property Taxes per homeowner for Operations and Maintenance, after construction?
  
4. **OPERATIONS AND MAINTENANCE COSTS, SCHEDULES, FEES:**
  - a. What will be the yearly Property Taxes per homeowner for Operations and Maintenance, after construction?
  - b. What are the general costs that are included in the Operation and Maintenance costs?
  - c. Do the Operating & Maintenance costs include the labor for lifeguards?
  - d. Will the pool be open year round or only during the summer months?
  - e. Will there be usage fees to MUD residents and how much and what form will they take?
  - f. Would non-residents be able to use the pool and would usage fees for non-residents be significantly higher?
  
5. **LIABILITY:** What would be the liability to the MUD and homeowners?
  
6. **HISTORY:** Why haven't we heard anything about this in the past?

Williamson-Travis Counties MUD #1  
Proposed Swimming Pool Project

*Frequently Asked Questions (FAQ)*

**PLEASE NOTE ALL BOLDED DOCUMENTS REFERENCED IN THIS DOCUMENT ARE LOCATED ON THE WTCMUD #1 WEBSITE AT <http://www.wtcmud1.org>**

1. **GENERAL:**

**Q. *Why is the MUD Board proposing the consideration of a swimming pool?***

**A.** On June 24, 2008, a group of District residents presented the Board with a petition requesting the MUD conduct a Feasibility study on the construction and operation of a Swimming Pool facility in the District and to inform the community of the results of the study through an Outreach Program. The petition was signed by approximately 430 residents from all five neighborhoods of the District. The Board felt an obligation to conduct a thorough and carefully structured response to this request. The result is the **Engineers Study**, the **Initial Public Forum** report and the **Property Tax Impact Table** posted on the web site and the **Community Input Process** now underway.

2. **COMMUNITY INPUT PROCESS:**

**Q. *How will the Board decide whether or not to proceed with the construction of the proposed swimming pool?***

**A.** The Board has established a **Community Input Process** to determine the desires of the majority of the residents to proceed with this proposed project. The process, now underway, provides for each customer to express his/her opinion in support of, or opposition to, a 5000 square foot pool, under 5 feet in depth and an adjacent 30 foot diameter Splash Pool for children.

Beginning with the June bill, issued in late May, and continuing for at least two billing cycles, an Opinion Form will be included with the customer's bill. The Board would like each customer to return their completed Opinion Form in the envelope with their payment.

The Board has expressed its commitment to proceed with the Proposed Swimming Pool Project, with the necessary additional taxes, only if at least 60% of the residents express support for the Proposed Project. Prior to the Directors voting on the Proposed Swimming Pool Project the tabulation of all the returned Opinion Forms will be presented at a Board meeting. The Directors must vote on this matter at either the August or September Board meeting in order to meet the September deadline for setting the tax rate for the 2010 Budget.

**Q. *Who will count the Opinion Forms submitted by the residents and how will the confidentiality and personal information be preserved and protected?***

**A.** The forms will be tabulated and verified by a third party contracted by the Board of Directors. The contract for the tabulation is with the Treasure of the Hills Senior Center which has prior experience in supporting other local Municipal Utility Districts.

The Opinion Forms are printed with a copy of the customer's water bill on the reverse side for validation purposes. Since the Community Input Process will be conducted over at least two billing cycle periods there is a likelihood a resident could submit more than one Opinion Form. If a resident sends in more than one Opinion Form, the last form received will be counted. The Opinion Forms will be validated by cross checking the account number from the water bill side of the form with a list of valid account numbers provided by our management company, Severn Trent. After validation, the Opinion Forms will be counted. The original forms with account information are confidential under MUD policy.

# Williamson-Travis Counties MUD #1 Proposed Swimming Pool Project

**Q. *How will residents be informed about the process to express their opinions?***

- A.** In addition to including the Opinion Form in the monthly utility billing, additional information has been or will be distributed including a special mailing to every customer and, prior to the second billing cycle, a door hanger will be placed on every door in the District. Approximately thirty days after the commencement of the process, phone calls will be made to customers who have not submitted their Opinion Forms in order to remind them of the process that is underway.

**3. PROPOSED SWIMMING POOL DESIGN, LOCATION AND CONSTRUCTION COSTS:**

**Q. *What design of pool would be appropriate, how many people are likely to use it and how much will it cost to construct and operate?***

- A.** The **Engineers Study** included a detailed analysis of other nearby community pools to project how many persons are likely to use the pool and what size and type of pool would be appropriate. The **Engineers Study** then developed a construction cost estimate for the range of pools studied. Pages seven (7) thru nine (9) of the **Engineers Study** identify the usage and size determination and pages ten (10) through twelve (12) include the determination of construction, operation and maintenance costs and other financial information.

**Q. *What types of pools have been considered?***

- A.** Several configurations were studied, ranging from a 4,000 square foot shallow pool (under 5' deep) to a 5,000 square foot deep pool (over 5' deep). Each configuration studied includes a 30 foot diameter children's splash pool adjacent to but separate from the main pool. The **Engineers Study** details how and why those types and sizes of pools were selected for study and lays out many other details relating to the Pool. An analysis of these issues is in the **Engineers Study**. Of particular note are pages four (4) through nine (9) of the study for the analysis and justification for the design criteria selected. There are also two drawings included at the end of the study to identify two possible layouts of the pool facility including the splash pools and the parking area..

The Directors have selected the Pool configuration of 5,000 square feet with a depth of less than five feet. This configuration was selected by the Board for consideration from among the four configurations studied. A pool with a depth of less than five feet is not required to use lifeguards thereby offering lower operating costs. Although not required by law, in order to allow for the possibility that residents would like lifeguards included, the **Property Tax Impact Table** includes the additional cost for their inclusion.

**Q. *Where will the pool be located, how was the site selected and what will be removed from the park to make room for the pool and the required parking?***

- A.** The only location adequate to accommodate the proposed Swimming Pool, the Splash Pool and the required parking is the Anderson Mill West Park next to Cypress Elementary School. The location within the park was selected so as to preserve existing park facilities and to have minimal impact on trails and trees. It will be necessary to re-route the walking trail around the pool and parking site. An analysis of these issues is included in the **Engineers Study**. In particular see pages seven (7) through ten (10) of the study for the analysis and justification for the proposed pool location in Anderson Mill West Park. See also the two drawings at the end of the study to see two possible layouts of the pool facility including the splash pools and the parking area.

**Q. *What is the cost for construction of a pool?***

- A.** Cost for construction of the proposed pool is estimated in a range from a low of \$750,000 to a high of \$1,085,000. See the **Engineers Study** and the **Property Tax Impact Table** for specific details.

## Williamson-Travis Counties MUD #1 Proposed Swimming Pool Project

**Q. *What would be the cost per homeowner for construction, would the cost be included on the Property Tax bill and over what time period would the monies be collected?***

**A.** See the **Property Tax Impact Table**. This table will show the various ranges of all costs, based on appraised property values, for each segment of the project. The cost for construction will be collected through Property Taxes and could be collected over one year or in multiple years in order to spread out the cost, however, construction could not begin until all the funds were completely collected.

**Q. *Why aren't grant funds included in the construction financing estimate?***

**A.** Because there is no certainty that grant funds can be secured. We have supplied a conservative financing scenario that does not including grant funding. If grant funds are available the Board of Directors would make every effort to secure such funds in order to reduce the Property Tax impact of the construction cost.

**Q. *Does the MUD have sufficient reserves to build the pool or provide a substantial part of the construction cost?***

**A.** No, the existing reserves are being diminished each year and are at a level barely sufficient to cover possible emergency expenses.

**Q. *If I don't want the pool why do I have to pay?***

**A.** The proposed Swimming Pool facility would become one of many facilities in the District that are operated and maintained, by Property taxes paid by all, whether or not the facilities are used by every resident. Some other examples include the Districts parks and facilities within the parks such as Tennis courts, Basketball courts, children's playground equipment and the meeting facility at 1000 Old Mill.

The Directors are using the ongoing **Community Input Process** precisely because the tax burden will be on all Property Tax payers of the District. The Directors are committed to honor and respect the wishes of the majority of the residents in deciding on a project that will raise taxes for all residents. Please also see the Q&A at the beginning of the FAQ section that describes how the Board will decide to move forward on the proposed project.

#### **4. OPERATIONS AND MAINTENANCE COSTS, SCHEDULES, FEES**

**Q. *What will be the yearly Property Taxes per homeowner for Operations and Maintenance, after construction?***

**A.** This cost depends on the appraised value of your property in the District. Please see the **Property Tax Impact Table** for information specific to your properties appraised value. Note that the estimated annual Property Taxes are in addition to any pool usage fees. Please review the **Engineers Study**, pages eleven (11) through thirteen (13) for more detailed information.

**Q. *What are the general costs that are included in the Operation and Maintenance costs?***

**A.** Utilities, repairs, chemicals, salaries and benefits for the employees, and insurance.

**Williamson-Travis Counties MUD #1  
Proposed Swimming Pool Project**

**Q. *Do the Operating & Maintenance costs include the labor for lifeguards?***

**A.** The pool proposed will be less than 5 feet deep for which lifeguards are not required by law. However, if the residents prefer to have lifeguards they can be furnished for an additional cost. Those additional costs are estimated and presented in the **Property Tax Impact Table**.

**Q. *Will the pool be open year round or only during the summer months?***

**A.** This is at the District's discretion. The shallow pool proposed is not required to use lifeguards so the operating costs are not as affected by hours of operation as in case where lifeguards are required. The Operation and Maintenance Costs presented which include the use of lifeguards, assumes operation only during swim season as follows: May: Seven days/week 1 to 6 PM and June thru September: Mon. thru Sat. 12 to 9 PM; Sunday 1 – 8 PM. See the **Engineers Study** and the **Property Tax Impact Table** for additional information.

**Q. *Will there be usage fees to MUD residents and how much and what form will they take?***

**A.** The **Engineers Study** financial estimates are based on Season Memberships, for residents, ranging from \$25 to \$40 per person. This information can be found on page of thirteen (13) of the **Engineers Study**. Non-residents would be charged significantly more because they are not paying the Property Taxes required to support the pool. The **Engineers Study** pages five (5) and six (6) show a table of Resident and Non-Resident Fees charged by other nearby pools.

**Q. *Would non-residents be able to use the pool and would usage fees for non-residents be significantly higher.***

**A.** The park in which the pool will be located was funded in part by grants which require that facilities in the park must be accessible to the general public. The usage fees charged to non-residents, however, will be significantly higher to offset the fact that they are not paying the Property Taxes required to supplement the usage fees revenues. The Board hopes that significantly higher usage fees will diminish usage by non-residents.

**5. LIABILITY:**

**Q. *What would be the liability to the MUD and homeowners?***

**A.** There will only be a liability to the MUD, not to homeowners. The liability to the MUD can be covered by the MUD's liability insurance policy.

**6. HISTORY:**

**Q. *Why haven't we heard anything about this in the past?***

**A.** Since June 2008, there have been numerous attempts to bring the proposed swimming pool issue to the attention of the residents by both the MUD and by residents circulating petitions. There have mailings to all district residents in the form of inserts in the monthly bills and door hanger notices when the Public Outreach program was conducted. Unfortunately, despite all the efforts, not all residents are aware of this proposed project. It is for that reason that the Directors decided to put out a special mailing and a door hanger as well as an insert in the monthly bill to announce the **Community Input Process**. The **Community Input Process** will run for at least two billing cycles and after the initial thirty days of beginning the process, phone calls will be made to all accounts that have not submitted their Opinion Forms.