

Questions from Trails End Public Meeting
9-25-07

About 75 residents attended a meeting at Mason Elementary on September 25 to hear a presentation from the BCRUA team on the raw water pipeline planned for construction in late spring or early summer of 2008 in the Trails End Road right of way.

Round Rock City Manager Jim Nuse welcomed attendees and gave a project overview. Chris Lippe, BCRUA General Manager, Drew Hardin with Carter & Burgess, and other team members provided technical expertise, and Jonestown Mayor Deane Armstrong served as a moderator. James Cowis of the LCRA also attended to answer questions regarding management of Lake Travis.

The following information was compiled from questions asked and answered at the meeting as well as from questions submitted, but not answered due to time constraints, and questions submitted soon after the meeting.

[\(Lake Travis Water Supply\)](#)

1. QUESTION:

Since we run short of water each summer, how and who can justify letting more water be pulled out of the lake? Who protects us from anyone deciding to tear up our neighborhood because they want money?

ANSWER:

The three cities making up Brushy Creek have contracts with the Lower Colorado River Authority for Lake Travis water: Cedar Park for 18,000 acre feet/year; Leander 24,000; and Round Rock, through a Brazos River Authority contract, 25,000. The question is: "How can we justify letting more water be pulled out of the lake?" Those lakes were constructed for water supply, flood control, and for use in hydroelectric. LCRA has a permit from the state to use that water for multiple purposes – but mainly for municipal, industrial and irrigation purposes. If LCRA has water available for sale, the LCRA cannot deny that customer the right to purchase it. The LCRA has determined that water is available from our various sources of supply and we have made that water available to the cities, as required by state law.

Let's put this project's draw on Lake Travis in perspective. If the reservoir was full, as it now is, and you took all the water the three cities are allowed in a year out of Lake Travis instantaneously (that is, you took 67,000 acre feet out at once) it would drop the lake level by about four feet. As time goes by and more water is used in this region due to the population increases, it will affect lake levels. Lake Travis is a water supply reservoir and we will see lake levels impacted over time.

2. QUESTION:

The three cities' inlet will be at 525 mean sea level (MSL). Water sucked from below 580 MSL will leave nearly all the existing lake-water-using cities without water during drought while Williamson County users still have water? What will these cities do when their neighbors are dry?

ANSWER:

The BCRUA's lowest inlet is planned to be at 560 MSL, but it may be at a slightly higher elevation depending on the site finally selected. The LCRA manages Lake Travis and sells water to its customers directly from the lake and by releases through Mansfield Dam to downstream customers. It is incumbent upon each customer to make provisions necessary to withdraw water under all anticipated conditions. The LCRA's water management plan for Lake Travis clearly shows that the lake's level may decline to 576 MSL under severe drought conditions. The current project will not only provide water to the proposed BCRUA water treatment plant, it will also provide water to the existing water treatment plants that supply water to the cities of Cedar Park and Leander during the infrequent periods when low lake levels may render their existing floating intakes inoperable. Each water utility that withdraws water from the lake must make similar plans.

3. QUESTION:

How will a 78" pipeline in addition to the other pipeline affect the level of Lake Travis?

ANSWER:

Each new raw water customer served by the LCRA places new demands on Lakes Travis and Buchanan, increasing the frequency and duration of periods that the lakes are drawn down. However, the BCRUA is only one of many customers that LCRA provides raw water to from the Highland Lakes. These customers take water directly from the lake as well as from the Colorado River through LCRA's releases from the lake. This project cannot be viewed separately from the LCRA's overall water supply obligations, which arise from their legal requirement to serve their customers. The BCRUA project will not cause the LCRA to exceed the total maximum withdrawal authorized by their water rights permit issued by the Texas Commission on Environmental Quality.

4. QUESTION:

What is the total out-take from Lake Travis that is predicted and at that time, will more work be needed on Trails End Road?

ANSWER:

The BCRUA project will ultimately increase the maximum daily withdrawal rate from Lake Travis during peak summer months by 106 million gallons per day

(MGD). The average amount of additional water that may be withdrawn over an entire year will be about 50 – 60 MGD. The pipeline in Trails End Road will be built to meet ultimate demands of 106 MGD. No additional expansion of the pipeline along Trails End Road will be required in the future.

5. QUESTION:

What does this do to the Jonestown Water supply if so much water is to be taken for other cities?

ANSWER:

The amount of water supplied to the BCRUA Regional Project does not take away any of Jonestown Water Supply's authorized amount of water. However, Jonestown, like other water utilities on the lake, must make contingency plans for periods when the lake level is low. This is the case regardless of whether the BCRUA project is built or not.

[\(Alternate Routes\)](#)

6. QUESTION:

Why have other alternate routes not been fully explored?

ANSWER:

Viable alternatives have been explored. As part of this analysis, we went into very in-depth evaluations. A total of four alternatives were explored through a very detailed evaluation process. The three alternative alignments investigated that did not go down Trails End Road were all routed through an environmentally sensitive area that contains known Karst features with probable endangered species. These environmental features cannot be mitigated and could indefinitely postpone the project. As a result, the Trails End Road alignment was selected.

7. QUESTION:

Did you consider: Using the BCCP easement and running the pipeline above ground in the area? Using the quarry, if expanded to store water for daily use? Putting the treatment plant in the wooded area at 1431 and Lime Creek Road with the pipe going north in the new Lime Creek extension to the New Hope pipeline? If not, why?

ANSWER:

Putting the pipe above ground is not a viable option for a pipe of this size for two primary reasons: 1) An above ground 6 1/2 foot pipe would create a barrier for wildlife and/or traffic in and out of the BCP and, as a result, the BCP would probably have major objections to this option. 2) An above ground pipe would introduce a major risk for damage to the pipe such as bullets, cars and other outside forces.

Using the quarry for storage is not a viable option. It is difficult with the information available to get exact volumes, but what we determined with the supplies we need, the quarry would have to be in the range of 140 to 150 feet deep throughout its entire surface area to provide significant enough storage to just reduce the pipe size to 54-inches. Other issues that would be difficult to overcome would include ownership of the quarry and timing for when the quarry would be available for use in this capacity.

8. QUESTION:

Can we see reports of studies exploring other routes for the pipeline?

ANSWER:

A copy of the draft Preliminary Design Report should be posted soon at bcrua.org in the documents section.

9. QUESTION:

What contractors have you contacted for pricing on tunneling or open trenching? Where do your cost estimates come from?

ANSWER:

Cost estimates were derived from a combination of sources that included:

- Carter & Burgess' prior experience on large pipeline projects
- Discussions with pipe manufacturers such as Hanson, American Cast Iron Pipe, and Northwest Pipe
- Field visits with multiple pipeline contractors including Garney Construction and Lewis Contractors
- Previous costs on similar projects in the area (i.e. New Hope Road 72" Line)
- Coordination with tunneling consultants and tunneling contractors including Southland and Brierly Associates

10. QUESTION:

How many power lines and supporting poles need to be moved to proceed with the open trench plan? What is the cost per line and per pole for relocation? What will the PEC do to ensure that our power remains on during this process?

ANSWER:

At this time, we have identified five power poles that will need to be relocated. The cost associated with their relocation has not been finalized. In moving the power poles, it is not anticipated that there will be any major interruptions of electric service to the Trails End area.

11. QUESTION:

Has a realistic evaluation of the merits of tunneling vs. trenching been done that considers not only financial factors but environmental and economic variables as

well?

ANSWER:

Because of the cost of tunneling, open-cut construction methods are the preferred methods of construction for most pipelines except when there are major obstructions that must be avoided. The most critical area for open-cut construction for the Trails End Road pipeline is between the Trails End HOA Park and First Street on the southern end of Trails End Road. Tunneling was considered for this portion of the alignment to avoid surface disturbance of this narrow working area. However, it was determined tunneling would cost an additional cost of about \$2 million to \$3 million and would only eliminate about six to ten weeks of open-cut construction in this area. As far as environmental impacts along the route, we are preparing an environmental assessment report that will address endangered species, cultural resources, vegetation, wetlands, waters of the US and jurisdictional waters. Any concerns that are identified in this report will be addressed in design prior to construction.

12. QUESTION:

What is the address of the exit tunnel after Trails End Park?

ANSWER:

The exit tunnel will be located in Trails End Road approximately 150 to 200 linear feet north of the entrance to the Trails End POA Park and about 800 to 850 linear feet south of Darlene Drive.

[\(Construction Impacts—Safety/Traffic\)](#)

13. QUESTION:

Trails End Road is our only way in and out of our community. What precautions can be put in place to ensure protection of children and others riding school buses and needing EMS and firefighters?

ANSWER:

One, we are planning to keep two lanes of traffic open for the majority of the Trails End alignment by constructing a temporary lane of traffic. Two, we will have a barrier separating the construction from the lane of traffic so that school buses and emergency vehicles will not be impeded. The exact type of barrier will be determined during final design, but will most likely include a concrete bulkhead located between the pipeline construction and the traffic along Trails End Road. Where we have one lane of traffic in the lower portion of Trails End Road south of First Street, we will have flagmen to direct traffic. Keep in mind we are talking about six weeks worth of construction in the area south of First Street. We will have the one lane of traffic open for access in and out as needed.

14. QUESTION:

Will an on-site supervisor be present during all work and will we have contact numbers?

ANSWER:

Yes. Supervisors will be on site and residents will have a way to communicate any immediate needs.

15. QUESTION:

My husband is disabled and on oxygen. The dust and noise will extremely hinder his health. He and the EMS need constant access in and out of our driveway. How do you plan to accommodate the ill and handicapped that need immediate exits off of Trails End?

ANSWER:

We would like to get any information on special cases like this so that during construction, we can make sure emergency access is available for any of that kind of case.

15. QUESTION:

Instead of assurances, what forum will allow citizens to review and approve safety plans?

ANSWER:

Prior to the start of construction, a traffic plan will be submitted to appropriate authorities and will be made available for the public's review. The project team will consider any comments and concerns received. The plan and other construction concerns will be further addressed at a "Meet the Contractor" meeting which will also be held prior to the start of construction. In addition, as mentioned, we will have construction supervisors on site to monitor all aspects of the project, including safety.

16. QUESTION:

If the pipeline goes up and disrupts traffic, can I get compensated for the amount of time I am delayed if I keep a record of it?

ANSWER:

Unfortunately, traffic delays are something most of us face every day in our communities. The team will make every effort to prevent them, but no compensation of that nature is planned should delays occur.

(Possibility of Break in Line)

17. QUESTION:

Potentially, at what psi could the proposed pipeline be hydrostatically tested? What happens if there is a break in the line and how long before they shut down the pumps? And, what happens to the water in the pipe before the break and does it all flow down hill and out the break?

ANSWER: The testing pressure for the pipeline will vary between 150 psi and 350 psi depending on the elevation of the pipeline at any given point and the pressure class of pipe. Typically, testing pressures range from 1.25 to 1.50 times what the actual working pressure in the pipeline is expected to be. Instrumentation will be installed at the floating intake pump station to minimize the amount of water spilled in the event of a major leak. Pressure sensors will be installed at the pump stations, and the controls will be programmed to sound an alarm if the discharge pressure drops suddenly. The controls can also be programmed to shut down the pump station entirely if the pressure drops below a set threshold value. Another approach is to use instrumentation to compare the flow rate of water delivered to the water treatment plant versus the flow rate of water discharged from the pump station. If the measurements vary by more than a set amount, an alarm or automatic shut-down procedures may be implemented. The project will incorporate suitable technologies based upon the final selection of instrumentation and control equipment.

(In reference to an incident involving the LCRA plant) As far as how this differs from the LCRA system, the control problems for the LCRA system were related to overflows in the clear well at the water plant site due to a power failure and were not related to a break in the line. If the BCRUA raw water system overflowed at the regional water plant similar to the LCRA system, the water would not affect Trails End Road because the BCRUA plant is located north of RM 1431.

Regarding pipeline breaks, it is worth noting that these breaks will fall into one of two principal categories: Catastrophic failures or minor leaks. Catastrophic failures are extremely uncommon and are equivalent to a building spontaneously collapsing. Typical causes include earthquakes, landslides, uncontrolled corrosion, and major damage due to inadvertent excavation. Earthquakes and landslides do not typically occur in Central Texas. Minor leaks are a more likely, though still uncommon, concern. Such leaks are usually due to joint displacement, corrosion, and less severe physical damage. The pipeline may leak, but it will continue to convey water. Depending on the pressure at the location in question, a minor leak can still appear as a spectacular geyser of water even though the amount discharged is a fraction of the water being conveyed in the pipeline.

It is important to note that minor leaks can have little measurable impact on the operating pressure or flow due to the precision of the instruments and the resulting variability of the measurements. A minor leak may not be discernable based on instrument readings. In those cases, leaks would be identified from regular inspection of the pipeline route or observations reported by the public, but the volume of water discharged would, in most if not all instances, not be at a rate great enough to cause property damage.

18. QUESTION:

How much water flow would result from a break?

ANSWER:

The total volume of water in the pipeline if the pipe was full for the entire length would be about seven million gallons. If the pipeline breaks, which, again, is very unlikely, it is very difficult to say where the water would go. The direction of flow and the exact impacts will depend greatly on the specific location of the pipe break. As a result, this will have to be looked into further as design progresses.

19. QUESTION:

Are you doing some kind of study on that?

ANSWER:

Yes, we are going to determine at different locations along the alignment what the direction of flow would be. To the best of our ability, we will determine the quantity of water and then attempt to determine the impact this water could have on nearby properties.

[\(Construction Impacts: Erosion, Loss of Vegetation\)](#)

20. QUESTION:

Explain why a 16-foot deep and 10-foot wide trench through a semi-arid area will not drain away the sub-surface water.

ANSWER:

There appears to be little in the way of shallow aquifers along the route. Two wells are 20-25 feet deep, the rest are 100 feet or deeper. Most of the route has the Glen Rose or Edwards limestones at the surface. The boring logs show that in many places there are a couple of feet of low permeability sandy clay at the surface. So, at these locations there appears to be little infiltration of surface water. Below this weathered surface material is a vuggy limestone. (Vug is defined as a small cavity in a rock or vein, often with a mineral lining of different composition from that of the surrounding rock). The majority of the flow will probably be vertical, rather than lateral, so the trench should not intercept significant lateral flow.

The Edwards outcrop caps the ridge on most of the northern half of the route. But because it is on a ridge, it is not connected with the regional Edwards and should not be in the recharge zone. The trench should have little to no effect on the deeper aquifers. If anything, it may enhance recharge.

21. QUESTION:

How will you replace the vegetation you destroy without water, how will you ensure the new vegetation will survive?

ANSWER:

Vegetation will be restored to like conditions or better. It will be watered as required to keep it alive. It is done all the time in construction so the vegetation will be watered and it will be the contractor's responsibility to make sure the vegetation is reestablished.

22. QUESTION:

Where will they get the water?

ANSWER:

They will find water. There are plenty of water sources. You have a raw water pipeline, finished water pipeline, and the lake. Water suppliers will be able to find water.

[\(Possible Benefits to Trails End\)](#)

23. QUESTION:

What benefits will you provide for the pain and suffering of two years of construction?

ANSWER:

We know the project is going to disturb traffic for approximately two years. We can improve access, get the ditches fixed, and try to improve drainage, things like that. If some homeowners have holes in the back of their property and they need some dirt, some construction materials, we can try to provide that, if possible. We do want to work with you. We want your thoughts, your ideas on those things. We are limited in some of what we can do, but that has been part of the conversation up to now and that is what we need to continue to talk about.

24. QUESTION:

What benefits are there to Trails End homeowners, such as availability of water pumped from Lake Travis in lieu of water wells?

ANSWER:

Trails End homeowners would not be able to tap the pipeline because it is

untreated water. However, a few benefits of the road would be a new road and improved drainage ditches. (See answer above).

25. QUESTION:

In 2001, the 30" pipe was installed. Post-construction rain dumped cream-colored mud onto several hundred feet of our property. Now, 30-45 feet over, and our land will have trucks, pipe, massive amounts of crushed rock and other heavy equipment on it. What is my incentive for cooperation? (Note: This question was in reference to a past LCRA project.)

ANSWER: Erosion control measures will be put in place to ensure that sediment is not transported outside of the construction area. Within the construction area, the surface will be restored to as good or better conditions prior to completion of construction. This will include replacing topsoil and restoration of vegetation in the disturbed area.

26. QUESTION:

Will there be a temporary lane constructed on the same side as the work easement?

ANSWER:

Typically, the temporary paving is going to be constructed on the opposite side of the pipe. I am not going to say 100 percent of the time, but typically that is the case. So, we would take all the way to the middle of the road to construct the pipe and the temporary lane would be constructed on the opposite side.

27. QUESTION

Will the water stay in the public arena or will it be sold by a private company?

ANSWER

The water produced by the project will be for retail services for the three cities.

[\(Environmental Assessment of Trails End\)](#)

28. QUESTION

I would like to see a comprehensive environmental study completed on Trails End Road before the construction starts I see endangered species such as the Black-capped Vireo in Trails End.

ANSWER:

We are preparing a comprehensive document that addresses endangered species and other environmental implications based on the Trails End alignment and the other alternatives. We will be looking at endangered species, cultural resources, vegetation, wetlands, waters of the US and jurisdictional waters.

29. QUESTION:

In your application to the TWDB funding, you have listed among the top ten taxpayers in each city names like Dell Computers and Cedar Park Health Systems and perhaps others for whom tax incentives were provided. Do the figures you have listed as taxable assessed valuation for the entities include the value of the taxes that were given by the listing city? If not, can you provide the raw data covering this to the TWDB. Did you?

ANSWER:

Assessed valuation figures provided to the Texas Water Development Board would have been net of incentives. The only property tax abatement the City had on the books for 2006 was for Toppan Photomasks. Its value was \$1.22 million, or 25 percent of the taxable value of the property for which the incentive was awarded. The City does have other incentive programs in place, most notably for Dell, but it does not include a direct abatement of property taxes.

The City of Round Rock has never offered or awarded incentives for utility rates, which is most relevant to the financing we are seeking from the Texas Water Development Board. Any loans we secure from the TWDB (or from other sources, for that matter) will be repaid through utility rates, not property taxes.

30. QUESTION:

Do the citizens of your cities know you are strapping them with billions of dollars of debt? Have they approved this debt?

ANSWER:

The projected cost of the entire project when completed is just over \$300 million. We have communicated project information to our citizens in newsletters and other media and various components of the project are discussed and voted on at city council meetings. We are proposing funding the project with revenue bonds which do not require voter approval.

31. QUESTION:

That three D aerial show was really good. Can we get a copy of that and what program was that?

ANSWER:

The entire PowerPoint presentation, minus the 3D aerial view, is available on the bcrua.org web site. The aerial is an AVI file that is extremely large. To make arrangements for getting a copy, call the project hotline at (512) 684-3200.

32. QUESTION:

Where is the 35-foot easement measured from? Why do you cross the road just before the curve (12226 Trails End Road) then go up the west side where all the

houses and businesses are? (Note: The planned easements are 30 feet wide, not 35 feet.)

ANSWER:

When the pipeline crosses the road it is typically because power lines are pushing us to the other side of the road. The 30-foot wide temporary construction easement is measured from the front of the property line. There are some in some specific areas where there may be a house or other building that is very close to the right of way. In those cases, we may determine that we will not obtain temporary easements in that area.

[\(Construction Impacts—Cutting Trees\)](#)

33. QUESTION:

You are not going to cut big trees?

ANSWER:

We are going to do everything we possibly can to avoid mature oaks and hard woods. We believe there are some areas where we do have the opportunity to narrow down the working area from the 70 feet to the 40 feet to avoid the larger trees. And, at this point, we do not see conflict with many mature oaks along the alignment. We have identified all oaks and other hardwood trees with a diameter greater than eight inches in our survey.

34. QUESTION:

I moved into this area from West Lake Hills because of health problems. I didn't move into a downtown area, as I didn't want traffic and noise entering my home. So, if I have about 40-50 feet of trees between Trails End Road and my home, will these trees be replaced, and if not, why not?

ANSWER:

Again, we are going to try and avoid as many mature hardwoods as possible. Currently, there are not plans to re-vegetate the right of way. However, if an easement is required from your property, re-vegetation of the property will be negotiated and become part of the easement documents.

35. QUESTION:

I have a lot of trees that are located where the red line goes across my property. How will I be compensated for damage (long-term) to those trees from tunneling?

ANSWER:

Generally speaking, 90% of tree roots are in the top two to four feet of the soil. The top of the tunnel will be approximately 60 feet to 80 feet below the existing ground surface in the area between Trails End Road and the shoreline of the Sandy Creek arm of Lake Travis. So, the tunnel will have no affect on trees.

36. QUESTION

What is our assurance that the road will be properly redone and do we have any recourse if the road is messed up within a year or so?

ANSWER:

The road will be rebuilt in accordance with Travis County standards. The county requires that the contractor submit a restoration bond for duration of one year to ensure the workmanship of the road.

(Construction Impacts—Noise)

37. QUESTION:

The noise pollution is already unacceptable, what will be done to prevent greater levels of noise?

ANSWER:

During construction there will be noise from excavation equipment, cranes and trucks. In order to minimize the duration of the noisy activities, construction will be limited to certain hours and days.

38. QUESTION:

What do you anticipate the decibel level of noise to be?

ANSWER:

There will be potential noise from two potential sources during and after construction of the raw water facilities. During construction, there will be noise from installation of the pipeline and after construction there may possibly be some noise from the new pumps at the expanded raw water intake near the Cedar Park Water Treatment Plant. The level of noise from these two potential sources are addressed below:

Noise from Construction of the Pipeline - Reference material shows that noise levels from various types of construction equipment such as backhoes, concrete trucks, cranes, dump trucks, excavators, flat bed trucks and front end loaders range between 75 dBA to 85 dBA at a distance of 50 feet away from the source. The distance away from the noise source can be considered a barrier and the level will decrease by 6 dBA for every doubling of the distance (ie. 50' away = 75 dBa, 100' = 69 dBa, 200' = 63 dBa, etc.).

Noise from the New Raw Water Floating Intake Pump Station - We do not have an accurate knowledge of the exact noise level from the proposed raw water floating intake pump stations because the final equipment selections have not yet been made. However, reference texts indicate typical noise pressure levels of 105dBA at 1 meter for 1800 RPM motors in the 400-800 HP range. As

mentioned above, in an outdoor setting with no attenuation, noise levels decrease with the square of the distance, specifically 6 dBA for each doubling of the distance. The estimated noise level at the tip of the peninsula at the end of Trails End Road is estimated to be about 51 dBA based on this calculation. Typically, the background noise of residential areas varies from 40-60 dBA with quiet residential areas falling in the lower end of this range. The conclusion drawn from this brief analysis is that while the sound of the pumps may be audible from a significant distance away, the sound pressure levels are comparable with sound pressure levels in quiet residential areas. It is also important to note that the floating intake is an interim facility that will be operated continuously only until the deep-water intake is constructed. After that time, the intake would be used only in the event of a power or equipment failure at the deep water intake, which will be very rare events based on experience at similar installations elsewhere.

(Construction Impacts—Dust/Air Quality)

39. QUESTION:

What is being done to contain the dust and trash as a result of this project? I have a family member with (inaudible). Will this project make the condition worse? What are you going to do about the problem?

ANSWER:

Dust control measures such as sprinkling with water will be implemented to prevent excessive dust from leaving the construction site and to limit offsite damages.

40. QUESTION:

Will you be providing cleaning services to clean our homes of the enormous amount of dust and debris caused by construction? What about our residents with breathing/allergy issues?

ANSWER:

We are considering the possibility of arranging for the cleaning of homes directly along the alignment for those most impacted. We are concerned about the well being of those with breathing and allergy issues, so we are planning a number of dust control measures. Please see the answer to the next question.

41. QUESTION:

How will our air quality suffer from the 20,000 or so diesel dump trucks, 450 or so diesel 18- wheelers, and countless diesel excavation compacting and paving machines? Will you have monitoring stations set up at various locations to ensure our safety?

ANSWER:

Air quality in the construction area could potentially be impacted from 1) exhaust emissions from equipment and 2) dust transported from the construction site into the air. The impact from emissions is very difficult to quantify and/or mitigate, but the air quality impacts from dust can be controlled during construction. BCRUA will evaluate dust control measures in final design in an effort to minimize the amount of dust that is transported from the construction site to neighboring homes and properties. Methods of dust control that will be explored will include watering, mulch and seeding, soil stabilizers, and, in some rare cases, mechanical dust removal equipment. It is not anticipated at this time that air quality monitoring stations will be set up for this project, but rather visual inspections will occur to ensure that proper dust control measures are in place and are working.

[\(Compensation for Damages\)](#)

42. QUESTION:

The Trails End residents and Travis County residents receive no benefit, only problems and risk of flooding because of this. Will BCRUA pay damages to anyone damaged by this project or name anyone as additionally insured? Will BCRUA carry long-term insurance for this line such as is required in Round Rock?

ANSWER:

During construction, all contractors will be required to carry liability insurance and will be responsible for damages associated with this project. After the completion and acceptance of the facilities, warranties will be in place from both manufacturers and contractors. Other than these types of insurance, the BCRUA board has not yet considered how much and what type of insurances to carry. However, BCRUA will pay damages as required by law.

43. QUESTION:

Who will be responsible for replacing any fencing that is torn down? Also, who will pay for other damages to our property short and long term?

ANSWER:

Fences will not be torn down unless an easement has been granted to the BCRUA. In the event that fences are damaged or removed as a direct result of construction, the fences will be restored to as good or better conditions.

44. QUESTION:

Will an economic impact study be made regarding a reduction in our property values? Land values of property fronting Trails End Road is in the range of \$30-\$50/acre. It is valuable because it is beautiful. Once destroyed, it will no longer

have the visual appeal (i.e. its value will be reduced.) How will landowners be paid, beyond lost trees?

ANSWER:

While there will no doubt be a disruption in the quiet enjoyment of the neighboring properties during the construction phase, the resulting raw water pipeline within the existing Trails End Road right-of-way will basically be a silent and underground structure with no on-going impact to the neighboring properties. We could find no market evidence to suggest a reduction in value. (For the complete economic impact study, please see the documents section of the website).

(Contractor/Workers)

45. QUESTION:

Who are all contractors identified thus far and for what scope of work?

ANSWER:

A contractor has not been selected. Once the project has been designed it will go out to bid and the project will then be awarded to the lowest qualified bidder.

46. QUESTION:

What policies and enforcement will be in effect to insure all workers on this project are documented and background checked? Will all workers be able to communicate so that if an emergency arises it can be resolved without language barriers?

ANSWER:

Project inspectors that will be hired and reporting directly to the BCRUA will be in regular contact with supervisors on the job sites. It will be an expectation of the contractors to provide for these regular communications.

(Public Notice of Project)

47. QUESTION:

Why is it the public is now being consulted when the planning stages have been ongoing for nearly 10 years?

ANSWER:

A project history is posted on the website at www.bcrua.org/project-history. As it demonstrates, the cities in deed spent several years researching options. However, as late as the spring of 2007, the Trails End residential community was not anticipated to be impacted at all. It was then that another alternative route through the BCP property was absolutely deemed not feasible because of critical

environmental features. That left Trails End Road as the only feasible route. In late March 2007, letters were sent to owners of property within 500 feet of either side of Trails End Road between Darleen Drive (near the lake end of Trails End) and RM 1431. These letters announced an environmental survey to be conducted and requested access. Some owners called the consultants with questions; other property owners met the consultants on site. In June, we held an open house with Trails End residents to answer project questions. We also established a project hotline to answer questions and register concerns (512) 684-3200 as well as activated the project website. The project team has been receiving phone calls from and meeting one on one with Trails End residents for the past several months. We will continue to meet with residents and encourage anyone desiring information to call the hotline.

48. QUESTION:

Are the resumes of the BCRUA board being made available?

ANSWER:

Biographies of the board members can be found at the following web addresses:

<http://www.roundrocktexas.gov/home/index.asp?page=200#Rhode>

http://www.cedarparktx.us/cp/council_place6.aspx

http://www.capmetro.org/news/news_john_cowman.asp

(Intakes on Lake Travis)

49. QUESTION:

If sharing the Oasis Intake and Pump Station costs \$239 million more, why is the PR firm Group Solutions holding the reports that detail these figures?

ANSWER:

Group Solutions RJW, a public involvement firm on the project team, is not in possession of that report. The report was never finalized because it became clear that the Oasis option was cost prohibitive. Seeking a final report was deemed unnecessary.

50. QUESTION:

What environmental and economic studies on the effects of these two intakes are being conducted?

ANSWER:

The BCRUA is still evaluating several different permanent intake types and locations on the main body of Lake Travis. The environmental impacts of the

intake and the associated pipeline from the intake will be evaluated as a part of this evaluation.

51. QUESTION:

How many additional pumps will be added to the lake near the existing Cedar Park water treatment plant?

ANSWER: Eight additional pumps will be added to the Cedar Park floating intake barge.

52. QUESTION:

What is planned for noise reduction on those additional barges?

ANSWER:

Noise reduction is typically achieved by erecting a noise attenuating structure around the noise source, in this case the electric motors driving the submerged pumps. While this has not been studied in detail, a cursory review indicates that it would be difficult to implement for the type of floating structure being planned, and it would not result in complete elimination of the noise. We do not anticipate constructing noise attenuating structures around the proposed barge from three primary reasons:

- 1) The noise from the proposed barge will be minimal (as discussed previously)
- 2) Construction of a noise attenuating structure on the barge is problematic
- 3) The proposed barge will only be used full time until the deep water intake is built at which time it will become a backup facility.

53. QUESTION:

What is the deepest depth the existing and future barges can be moved to?

ANSWER:

The location of the intake barge adjacent to the Cedar Park water treatment plant will accommodate its operation down to a lake level of approximately 615 MSL. The lakebed is at approximately 600 MSL at this location. Although Cedar Park was investigating the emergency relocation of the barge in early 2007 before the lake refilled, relocation of the BCRUA intake is probably not feasible due to the more extensive electric infrastructure that would be required, nor has possible future relocation been studied. BCRUA instead plans to construct a permanent deep-water intake to provide water during drought conditions.

54. QUESTION:

Where can we find a map of the current Leander water service area?

ANSWER:

For that information, call the Leander City Secretary at (512) 528-2743.

55. QUESTION:

What water conservation measures have Cedar Park and Round Rock put into place

(enforceably) as of the date that this pipeline or its planning stages began?

ANSWER:

Cedar Park, Round Rock, and Leander have all adopted water conservation ordinances. These can be found on the cities' websites.

For Leander: <http://www.ci.leander.tx.us/Services/Publicworks/water>.

For Round Rock: <http://www.roundrocktexas.gov/home/index.asp?page=150>

For Cedar Park: <http://www.cedarparktx.us/cp/page18072355.aspx>

56. QUESTION:

Leander Mayor John Cowman owns a significant tract of land waiting to be developed. How is

his appointment to the BCRUA board not a conflict of interest?

ANSWER:

Mayor Cowman was legally appointed to the board by the Leander City Council. Participating in agencies and projects to ensure an adequate supply of water for Leander in the future is what he was elected to do.

57. QUESTION:

Isn't it true that a public water authority is not to be involved in real estate speculation?

ANSWER:

The BCRUA is a local government corporation that has been formed to design, construct, and operate a regional water system to provide treated water to the three partner cities. Its mission does not include real estate speculation.

58. QUESTION:

Why didn't you install the 78" pipe instead of installing the 30" line? Our road into Trails End was almost new when you installed the line. All you did after installing the line was put some asphalt in the worst spots. The trucks ruined the road and it is beginning to have very bad places. According to Jim Nuse, he talks as if this pipeline is a "done deal". Mentions about letting them know about handicapped people.

ANSWER:

The 30" pipeline referred to in this question was installed by the LCRA years ago. This was not a project of the BCRUA, which was officially formed in August,

2007. The 30-inch LCRA line is a treated water pipeline. The 78-inch BCRUA line will be a raw water pipeline.

59. QUESTION:

Where is the information on the treatment plant site analysis?

ANSWER:

The January 2007 Preliminary Engineering Report available on the bcrua.org website includes an evaluation and discussion of the plant site.

60. QUESTION:

In the area where your new treatment plant will be built west of Gann Ranch, there is a sinkhole about 6' in diameter into which a great deal of rain water drains to help feed the aquifer and the headwaters of Lime Creek. Because no beetles, etc. live in the hole, it's not considered environmentally sensitive. Yet, covering it or reducing runoff into it will have negative impact on the aquifer and Lime Creek. How will you guarantee preservation of the sinkhole and the ability of rain run-off to get to it?

ANSWER:

The statement above regarding recharge potential is not borne out by the facts from the field investigation by our geologists. The feature is not a "sinkhole". It is a fracture in the upper rock strata that at one time received significant amounts of water flows which dissolved and opened the fracture zone. This feature was discussed in the Texas Speleological Society write-up. A lengthy hand excavation was undertaken by our geologists who removed more than seven vertical feet of hard packed clay which had created an impermeable plug and sealed all avens and lower reaches of the feature, preventing any significant flow-through and recharge of ground water by this route. A condition of the landowner for our excavation of the feature was that it be returned to its original condition after we examined it and as a result, the feature has been or will be repacked and plugged with the original seven feet of clay. Restoring it to the condition in which it was found preserves the feature as it was and has been for decades, if not centuries. In this condition, rainwater intrusion into the subsurface by way of this fracture opening is inconsequential. The feature has been photographed, mapped and located by GSP.

61. QUESTION:

Are any homes on Trails End Road going to be condemned?

ANSWER:

It is not anticipated that any homes and/or structures will have to be condemned. It is the BCRUA's hope that an agreement could be made for all easements required to complete the project. However, if terms for the easement cannot be

agreed upon between parties, condemnation remains an option.

62. QUESTION:

Why did no one contact us when we specifically called and requested we be on our premises when anyone—surveyors—tree taggers—to come on our property? I was told by Kent Sick's office that no one would come without permission. We have livestock and dogs. Do we have to leave these tags on our trees since they were placed there without our permission and we have not even been told what the reason is for the tags?

ANSWER:

We make every effort to provide proper notification of planned surveying such as letters to individual property owners. We apologize for the miscommunication that occurred. Our desire is to be responsive, fair, good neighbors in everything we do on this project.

(COMMENTS)

Comment: Lake Travis is first and foremost a flood control lake. Despite that fact, the entire Highland Lakes chain represents a recreation area that is promoted strongly as a major component of the quality of life here. We count this extensively. Lake Travis is one of the crown jewels. We need to be very careful and balance what impacts pumping so much water from Lake Travis will have on the quality of life.

Comment: You are going to have a trench up to the top of the screen--(Reference to PowerPoint Presentation). Water is going to come down into the limestone shelves. It is going down to the bottom of this, and the water is going across between dams. It will climb up again and water all the trees and plants that are here on the downhill slope. Water is going to run uphill in this project and no one will be responsible for it. They are going to tell you it is oak wilt, it is some kind of other disease, it does not have anything to do with it, but you will see a swath through the valley on the downhill side. It will be a dead zone for trees that depend on moist limestone and for creatures that depend on moist limestone. You will disrupt the environment irreparably. But don't worry about it. Go look at New Hope Road up between Cedar Park and Leander and see the swath of devastation to remove houses. Huge trees-- all the devastation you will see that. You know a man by his fruits, by their acts. We have seen what they are going to do. Leander did it on a small scale before. They did not return the environment to where it was; they did not do what they said they were going to do. I do not expect these folks to be any better. I was told at the last meeting the easement would be on the other side of the road from my house. I looked at the maps tonight and it is right in front of my house again. Both are on the same side of the road. Did they lie to me then or are they lying to me now? Were they telling the

truth then or are they lying now? You cannot say two things, you cannot hold two opposite ideas at the same time, or you are crazy. It is either on that side of the road or on my side of the road. Last time they told me it was on the other side of the road to make me go away. I don't like being lied to.

Comment: I am truly concerned about all of your concerns. We are not all looking at the bigger picture. We are concerned about lake levels. When the Army Corps of Engineers builds a lake, no one can build on that lake, it belongs to them. LCRA has allowed all of us to build our homes on the lake, our businesses on the lake, and large developments on the lake. If they reduce the level of the lake, they are going to severely impact all of us. I do not think we have an answer tonight as to how much that impact is going to be or how they plan to conserve water in the future to replace the water they take out. Have they looked into doing additional reservoirs or any kind of conservation to put water back into the lake that they take out? Because all of us are going to suffer when you pay six or seven hundred thousand dollars for land that touches the lake and then they drop the lake four feet, you do not have a boat dock. You do not have access to the lake. There are numerous problems for residents and businesses that I do not think have been addressed.

Linda Zeeman: You realize these guys are developers and they do not care about our land and our lake, they just want to develop Williamson County with golf courses and ponds. They are going to make money, fill their pockets, then they will move off to somewhere that has water and is not arid.

Comment: LCRA is obviously in this for the money, but if they allow development along the edge of the lake, they should be responsible to the people who have developed and spent their money on that. The Army Corps of Engineers does not allow development probably because of that reason, so I think they have the responsibility to keep the lake levels where they would normally be without the removal of that much water.

Judy Graci: I live in the incorporated Village of Volente and I am here tonight because like you we love our lake community and Lake Travis and we want to see them protected. This is supposed to be a regional project. We want the accountability and responsibility to this project. We want to see open and honest communication. I have been doing the open records since I found out about this project in February, when they were drilling in our neighborhood. Just in July, my open records were sent to the attorney general sighting pending litigation. The ruling will probably be at the end of the month. So much for open and honest communication. Their regional project, with the LCRA and the City of Austin they discuss sharing the intake and pumping station which would have one intake on Lake Travis, less impact and while the LCRA and the City of Austin were discussing this the three cities were hiring Austin's Director of Water/Waste

Water Chris Lippe. So that is pretty much my opinion of their regional plan. They say sharing that intake will cost them 239 million dollars. Groups Solutions has been holding that report since June asking how and when to issue that. I have been asking for it in open records. I would like to see the details of that cost estimate. Now that we have evolved so far, as time goes on what can you do? Right now, their application is at the Travis Water Development Board for financing. \$358 million. \$100 million is for engineering, legal and contingencies. looking at Leander so that is going on. So if you have something to say, email Kevin.ward@texasforTWDB.state.texas.us They value letters. They are looking at what the people have to say. So if you have something to say about how you have been treated, if you do not think they are looking after your health and safety concerns, this is what you should be doing. I am getting the open records and looking at the letters. The effect on Lake Travis--I have lived on the lake almost 30 years and I am so concerned. One thing it is my neighborhood, the next thing it is Lake Travis. Where are the economic and environmental studies on the effect of these two huge intakes between the City of Austin and Volente? It is 400 million gallons a day. Where are the studies? Who is doing them? This intake depth will go down to the 555. What about the other intake depths on Lake Travis? What about Lago at 680 or Travis County Water District 17? That's about it.

Rick: I have a house on Trails End. First, I totally agree the big issue is draining Lake Travis. I think we are talking about the pipeline that just because you guys through the coalition of swilling have aided and abetted, fostered, and encouraged the explosive growth in this area it does not give you the right to come into our neighborhood and rape the neighborhood. I am the one who came up with the rape thing. Some people thought it was a little harsh or hardball, but when you try to cram this trench that was just exhibited on this narrow hilly winding tree-lined gulley-filled eroded artery it is our only artery it can only be called anything but rape. This is not West Texas where two weeks from now construction will be over, machines gone, and everything back to normal, this is a little windy road and you cannot cram this pipe on this road without raping the environment. Just like the rape, the pain and the suffering will last two years but the mental anguish driving through there and seeing the arid destruction is going to last for years and years to come. I don't want this to sound like I want compensation. I do not want money. I don't want the pipeline but all we are going to get out of this is the sound of the pumps pushing the water past us on the way to your development.

Ron Klinger: I have lived on Trails End for 38 years. When we first got out to Trails End, it was a cedar break. During this time we have cleared, we have trimmed trees, pruned it and have it looking like a place to be proud of and now people show up at our front door telling us we have too many trees. The amount of trees we have does not matter. You are going to move into our property 30-45

feet if you need to. We have had experience with people. They were out at our place before. Not a man set foot on our property, but when they left the rains came and a slush of white creamy limestone moved onto our property approximately 20 feet deep. It deposited 1-2 inches and hardened into a crust and killed every damn plant in sight and my teenage boy and I got our tractor out and scraped this stuff off to the point we could get down to dirt. Do not tell me it does not erode. Don't tell me anyone gives a damn about us when the project is done because they are not going to restore anything to a condition like or better than before. That is baloney. As a matter of fact our trust level of people giving talks up here is extremely low. We don't trust anything they said because they have a track record of having told the stuff before. Every time anybody ask a decent question and ask for specifics what we get are hollow assurances that do not mean anything. It is like this whole meeting boils down to something they can put on a check list. It is a checklist to say we registered concern but now we are going to do exactly what we wanted to do all along. There may be ways to stop these things but I doubt it is going to be at public forums like these. Because my friends, if you listen carefully, this thing is a done deal. They are here listening to the peons and then they'll get on back to work and get the job done.

Gay Klinger: I just want to follow up on what my husband said. One of the reasons we don't trust these people at all is I took the time to call Kevin Sick, the attorney. We have livestock. We have dogs. I would like for you to come on our property while we are there. There is liability for us if you are on our property and one of our animals gets loose and causes an accident. Or, suppose one of my animals decides not to like you and takes a bite out of your butt? They came, they tagged, they left. I did not get a phone call. I have three numbers listed-- my home, my work, my cell. Our number is listed in the phone book. There is no way they could not have contacted us. We are still alive and well, but we do not want this. There is nothing you can do to repair the damage you will do. We have almost 1/2 mile of fence going up and down Trails End. They are not going to put it back the way it was. You tell me you can drive your trucks over my property and not damage my vegetation? You're lying. And, if you think a tree not seven inches in diameter is not worth keeping, you are also crazy. That is all I have to say.

Bill Dahleen: It is not going to happen. The only thing we have going for us is we can stick together with this and go through our state legislature. I don't know of any other way to get these people to listen to us. Nicole and I have met with them and given them alternatives. We have found easements for them where they can go through uninhabited land where they do not have to go through the middle of Trails End neighborhood or the park and yet they continue the same old thing. Since the beginning they have not changed their mind on anything. We give them alternatives where they can reduce the size of their pipeline and possibly use Lime Creek for it. They say they do not have access to that. They can get that

thing by eminent domain. Cedar Park can do anything they want. Cedar Park is part of this. That property is theirs and they have some kind of special legislation where they can tell the City of Austin what they can do with that quarry. So all they have to do is tell the City of Austin they got to use it for water storage, reduce the size of the pipeline 48 inches or less, and make this project a lot smaller. Everybody would be happy. Nicole and I proposed to them they should buy ya'll an 80 acre park on the head waters on Lime Creek for your pain and suffering if ya'll decide to let them come on your property and use your easements. They won't tell us anything about that because they do not want to do it because it cost too much money. We pay \$4.00 per thousand; Round Rock is \$2.30 per thousand, so they are just looking for cheap water. That's all I have to say about that.

Vicki McAninch: I have one comment about this. I have lived in Trails End for about six years and have gone through the construction problems when the other pipeline went through. From going to meetings I have come to the conclusion that the engineering study that was done right off the bat was pretty much the remedy the BCRUA or the three cities had pretty much invested themselves into and all of their alternatives and the bottom line to making that decision were based on cost. I have gotten some comments from different people I have talked to over there and really it comes down a very marginal amount of money per million gallons a day that you unitized this in but it is coming right through our neighborhood. The big question I have for them is, back in the day people used to rain water harvest or practice water conservation and so this is something we are going to have to go to sometime. There is a monumental amount of growth happening in Texas and these plans need to be put in place and I want to know why it is 10 years this entire pipeline has been planned. But you know what I think? It would take a lot less time to put in water conservation measures for Round Rock, Leander, and Cedar Park. Austin has done this for a really long time and they are very open to meeting with all of them. Actually I have heard a couple of you have been talking to Austin about green building programs and so on and so forth. I work in the solar electric industry. You know, I meet with builders who use green purposes for marketing, for marketing because people like to hear that word green. I want to hear the proof in the pudding this has been coming for ten years now. When was the earliest time that someone had heard about it, February this year? You guys have been on this for ten years. You're talking about rolling through where families have been for twenty or more years, thirty and counting, and want to continue to live there and in the same way we have for a very long time, some of us. I'm only six years in. That little lake lot will be around a lot longer than I will, hopefully, God willing.

Dale: I live in Trails End and have been here for 35 years. When LCRA came in there and took us on a bus ride to show us the wastewater treatment plant they put a 30 inch line in there for, we asked if we could get water after they put the

treatment plant in and they said yes, they did not see any problem. They lied about it as soon as they got the ok to come through the park and then they said no you are in Jonestown water district. Now it costs us \$6000 to get the water then \$4.00 a thousand for the water which is the highest around here except for Hutto.

Clay Sharkey, UT Professor, School of Social Work: I know some of you, we have been neighbors for many years, and I have lived here with my family since 1973. Some of the things I did want to mention: At first I was concerned. I own a section of the property between East Darleen and the lake, and it is important to have peace, same for my neighbor, Lloyd and his son-in-law and we did not get any letters. When the surveyors started routing the road, I told them I did not get a letter. So then I get a hand written letter last Monday with the wrong address on it and of course the mailman knows my address because I have been there all these years. It said that the team has been visiting Trails End residents to discuss the project and needed easements to answer questions and concerns. I said, well where were they? My address was wrong on it. I know I pay my taxes you can get my address from there. I have a web site. I am in the telephone book. It's just not a good way to start in terms of credibility. But the thing that I was concerned about it is the surveyors did not ask us for permission and we have our property marked and posted. I guess when we went away they posted these things on our trees and I do not even know what they are or what they mean. Can I pull them off? Is it my property, or their property? And, it would be nice to have information and be treated with respect and dignity. We are people too. We must have some value like the birds. I love the birds and I want to protect the birds too, but people are important. You live in a neighborhood for so long and you have families and a community and such and I am concerned about that business. Why does this go so far? I was concerned. I have a fence. My dad died 20 years ago, and he put the fence in years before. The surveyor says the fence is rotten. I spent \$2,000 dollars last year paying guys and it is not easy putting those posts into that limestone rock, hauling the post. There are several sections I am going to replace, since I think it is still my property. They say it is a little over the line. I think they said 60 or 70 feet, and we are going have to tear your fence down, I believe that fence has been there longer and I believe there is some law that says you cannot tear a fence down. We also have a cemetery because our family loves dogs and cats. We believe they have a life force and such and we have a beautiful little section real close to the road where we have ten of our beautiful little animals. I am real worried they are going to desecrate the pet cemetery, but I have heard now they are not going on that part of the property. I still would like to know if they are going to tear down my fence and if they do who is going to be responsible for it? Have you ever tried to talk with a contractor? They say "talk to the people who hired us or the subcontractor is responsible". I am still concerned. This is my community and even if they are not going to mess up my property, I am still concerned about the other residents, who are not in

the same boat. We should be concerned about each other. I am still concerned about things like this business arborist. Can we get an outside person to do this? Can they get an outside person that gives us an independent opinion that concerns the animals, the trees, the bushes, and flowers in the area? I am really concerned about the limestone dust because here we go again. We just did this. Why do we have to have another pipeline down our road? That dust kills everything. You have to be out there squirting your trees down. It kills the plants on the ground. What about the insurance? I am hearing we need to check because if this breaks, they are not going to be responsible. I don't see how this can happen unless they sign something that says if this thing blows, they will take care of our property and your houses and such. How much are we going to have to pay our insurance companies, you know, and who would buy our property? And, there is this lime and the flood insurance. You can tell me it might have a little leak, but that is what they said about Three Mile Island and the reactor core melted down. That's what they said about the gasoline refineries in the last few years that burned up. They said that about the underground gas lines. Then just this last week, some guy on his machine got stung by some bees, he let the machine go and cut through some fiber optic and knocked out the emergency lines for a whole area for a long time. My mom and grandmother believe that Irish saying that what can go wrong will go wrong. I am more that way and I will feel better if we were guaranteed some assurance to replace stuff.

Comment: You will be tearing up main drainage down Trails End Road. We already have problems along the western edge of the pavement. We have underground utilities on our property—PEC 8 ft. easement

Comment: Our environment here on Trails End supports a wide variety of plant and animal life. A study should be completed to determine how such a project would impact those species. I would fully support a formal Environmental Impact Study and review of that study before we moved forward with this project.

Comment: This is the first information I have received about the pipeline, even though I own three lots along Trails End Road between Darleen Drive and the lake, and two lots with houses on the next strip of property. My neighbor, Lloyd Hendrix with his children, Shannon Mayo and Mark Hendrix, own three lots next to mine on Trails End Road including one lot with their residence, and they have not received any correspondence related to this project. They also own a lot with a house on the second strip of property adjoining mine. I am surprised that we have not been contacted as the letter I received today says "the team has been visiting with Trails End residents to discuss the project and needed easements and to answer any questions or concerns". It seems unreasonable to us that we have not been contacted as our property could be horribly impacted by this project. My family and I have lived here since 1973 and the Hendrixes since 1950. We have preserved the property on Trails End Road in its original nature

for the birds and animals and to provide the beautiful setting for our adjoining homes. A big reason we love to live here is because of the natural beauty that surrounds us. Our property with indigenous trees and bushes also acts as a buffer between our houses and Trails End Road.

Comment: This is right in my backyard and I don't want the noise, dirt, dust, and tunneling. Please don't do this.

Comment: At a minimum, during the construction phase, property values will be reduced. The dirt, dust, noise, and traffic flow restrictions that will be part of this lengthy phase will reduce the number of potential buyers to the area. No one wants to buy in an area with this type of issue—or if they do, they certainly want a big discount. Families who want or need to sell their properties during this construction phase will lose money on any sales during this time. Long term, once all the new pumps are installed to pull water from the lake, the noise of these pumps could also discourage potential property buyers. Although the lake can be a noisy place during our wonderful Austin summer days when boaters are out and about, evenings are an entirely different story. Extra noise in the late evening and pre-dawn hours will definitely be an unwanted nuisance that can discourage buyers. I know before we bought our home we came out to the lake late in the evening five or six times to see what the noise levels would be like. I am sure we aren't the only ones who consider such things when making a major purchase.

Comment: Although I am not an expert in this area, in the news recently there was an article about a major development for Leander being cancelled. This development could have significantly increased the population potential for Leander. With that now off the drawing board, and so much of Cedar Park already built out, I hope that the board will carefully analyze the current taxpayers' ability to repay the money the cities are seeking and not count on the "new population boom" to take care of the repayment.