



Apache Shores – Water Line Replacement Planning

Objective: Replace 52 substandard water lines to ensure residents in Apache Shores have safe and reliable water service with fully rated fire flow throughout the community.

Background:

- In 1997 the Apache Shores Utility Corporation was placed in receivership by the Texas Commission on Environmental Quality (TCEQ) due to substandard operations and inability to meet water quality safety standards. At this time the Apache Shores POA approached WCID No. 17 and requested they take over the Apache Shores Water Corporation and run it to ensure water quality standards were maintained for the Apache Shores Community.
- To fund the improvements necessary to connect the Apache Shores water system to that of WCID No. 17 the District sold a bond on behalf of Apache Shores. The repayment of this bond was funded through the existing Debt Service Fee (DSF) which is paid by all Apache Shores residents. This bond will be fully repaid in 2027 and the DSF will go away at that time.
- To pay the required impact fees for all properties connected to the water system at the time of the agreement another bond was sold by the District on the behalf of Apache Shores. The repayment of this bond was funded through the existing Capacity Buy-in Fee (CBF) which is paid only by those Apache Shores residents discussed above. This bond will be fully repaid in 2027 and the DSF will go away at that time.
- Because the Apache Shores community elected to not join the District, an Out of District Fee (ODF) was created. This fee is designed to fund District operations in Apache Shores (including emergency response equipment and personnel) as well as associated line repairs within Apache Shores. This fee is paid by all properties in Apache Shores who receive water service from WCID No. 17.
- Following being connected to the WCID No. 17 water system, the Apache Shores community elected to not join the District. By not doing so, the community avoided having to pay District Taxes but maintained financial responsibility to maintain their own water lines.

Challenges:

- Outdated and substandard water lines running mere inches below the roads in many parts of Apache Shores are prone to breaks and/or leaks.
- Hilly topography and low water flow create an additional challenge for Lake Travis Fire Rescue to tend to any potential fire emergency in the area.
- Apache Shores is not annexed into the WCID No. 17 District, per the decision of the Apache Shores POA in 1997. This resulted in AS not having to pay District taxes but also hampers the area because residents are responsible for paying to maintain the distribution system piping.
- While AS residents pay an Out of District Fee that goes toward repairs, the current fee is not enough to cover the number of repairs/replacements that are necessary in Apache Shores.

Possible Solutions:

- Option 1:
 - Apache Shores residents could request to be annexed into the District by forming a Defined Area. Then the District would be able to sell bonds on behalf of the Defined Area (up to the amount approved by voters in the election to create the Defined Area). This would result in a tax rate specific to the Defined Area that would fund the repayment of these bonds. All property owners in Apache Shores would also be required to pay the District's Operations & Maintenance tax rate.
 - By selling these bonds the District would have immediate access to the monies necessary to conduct the required water line replacements and upgrades. This would allow the District to complete all line repairs on a 10-year timeline.
- Option 2:
 - Should the Apache Shores community elect to not form a Defined Area and join the District, WCID No. 17 will be left with no option except to continue to increase the current ODF to levels that allow the replacement of these water lines.
 - For Fiscal Year 2025, WCID No. 17 is proposing to its Board of Directors to increase the current Apache Shores Out-of-District fee from the current \$40 per month to \$80 per month. District staff estimate this fee would have to increase in future years until it reached approximately \$300 per month in order to complete the replacement.
 - This does not account for the inevitable increases in construction costs over that same 20-year time frame and would likely result in the continuance of this fee until such time as all of the water lines were replaced.
- Option 3:
 - Some combination of one of the above with the Apache Shores POA taking the lead in partnering with the District to seek outside funding from the County/State to assist with these waterline replacement costs.

Statistics:

- Over the last 18 months, 53 water leaks have occurred in Apache Shores. This is highly expensive and causes a significant amount of community disturbance.
- 33 of the 52 lines in Apache Shores that require replacement, would have been graded as the worst lines in the District if Apache Shores had been a part of the District.
- The current District Water Line Replacement Plan has identified 52 waterlines that need to be replaced due to inadequate construction, installation and ability to provide rated fire flow.
- This lack of fire flow places the entire Apache Shores community at an unacceptable level of risk should a wildfire affect our area. 75% of water lines in Apache Shores have insufficient or no fire flow.
- Of all communities in Lake Travis Fire & Rescue's service area, Chief Abbott says Apache Shores is one of the most worrisome because of the steep terrain, high wind and low fire flow. 75% of the community has less than the necessary amount of rated fire flow to put out fires.

