

NOTICE OF MEETING

Notice is hereby given that the **Board of Directors** of the Lakeway Municipal Utility District will meet in **Regular** monthly session, open to the public, on **Wednesday, September 9, 2026 at 9:30 AM** at the District Office, 1097 Lohmans Crossing, Lakeway, Texas 78734, with the following agenda. The Board may act on any or all of the items listed below.

QUORUM

1. Determine Quorum and Call to Order
2. Pledge of Allegiance

CITIZENS

3. Citizens Requesting to Appear Before the Board - non agenda items

This is an opportunity for citizens to address the Board concerning an issue pertaining to the District that is not on the agenda. A completed Request to Address the Board form must be submitted to the Presiding Officer before the meeting begins. The Presiding Officer may place a time limit on all comments from citizens. Response by the Board to any comments under this heading is limited to making a statement of specific factual information or reciting existing policy related to the issue. Any deliberation by the Board on the matter is limited to a proposal to place it on the agenda of a future Board Meeting.

Comments on agenda items must be made during Citizens Participation when the agenda item comes before the Board.

AGENDA ITEMS

4. Public Hearing on 2026 Proposed Tax Rate and Discussion and Possible action on proposed Tax Rate for 2026.

- Open Public Hearing
- Report from General Manager
- Citizens Participation
- Close Public Hearing
- Board discussion/action

5. Discussion and possible action to approve easement release 918A Electra.

- Report from General Manager
- Citizen Participation
- Board discussion/action

6. Discussion and possible action to approve Pay Application #12 for Landmark Structures for Highlands 1.0 MG Elevated Storage Tank (E-6) Project.

- Report from General Manager
- Citizens Participation
- Board discussion/action

7. Discussion and possible action to approve Pay Application #27 for Prota, Inc. for S-5 Water Recycling Plant Expansion.

- Report from General Manager
- Citizens Participation
- Board discussion/action

8. Discussion and possible action to approve Walker Partners Engineering to advertise for bid the expansion of W-3 water plant.

- Report from General Manager
- Citizens Participation
- Board discussion/action

9. Discussion and possible action to approve changes to the Rate Order

- Report from General Manager
- Citizens Participation
- Board discussion/action

10. Discussion and possible action to approve Merit Rate increase for FY 27.

- Report from General Manager
- Citizens Participation
- Board discussion/action
- 11. Discussion and possible action on FY 27 Draft Revenue/Expense Budget.
 - Report from General Manager
 - Citizens Participation
 - Board discussion/action
- 12. Discussion and possible action to approve transferring \$21,500 from Budget line Item 7105 to Capital Expenditure 14-08 to Re-paint Elevated Storage tanks.
 - Report from General Manager
 - Citizens Participation
 - Board discussion/action
- 13. Discussion and possible action on General Manager's Salary/Benefits. Board discussion could be held in Executive Session Under Texas Government Code, Section 551.074.
 - Board discussion to held in Executive Session Under Texas Government Code, Section 551.074
 - Report from President of Board Lawrence Christian
 - Board discussion/action
- 14. Discussion and possible action on GM Report, Financials, Calendar & Expenditures over \$25,000.
 - A. Monthly financial Report July 2026
 - B. Calendar
 - C. GM Report
 - D. Expenditures over \$25,000

CONSENT AGENDA - The following consent items may be approved by one Board vote. Any Director may pull consent items from the consent agenda for discussion.

- 15. Approve minutes from the Regular board meeting on August 12, 2026
- 16. Approve minutes from the Regular board meeting on August 26, 2026

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074) and discussing security personnel or devices (Section 551.076). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.


 Lawrence Christian, President
 Board of Directors
 9/3/2026

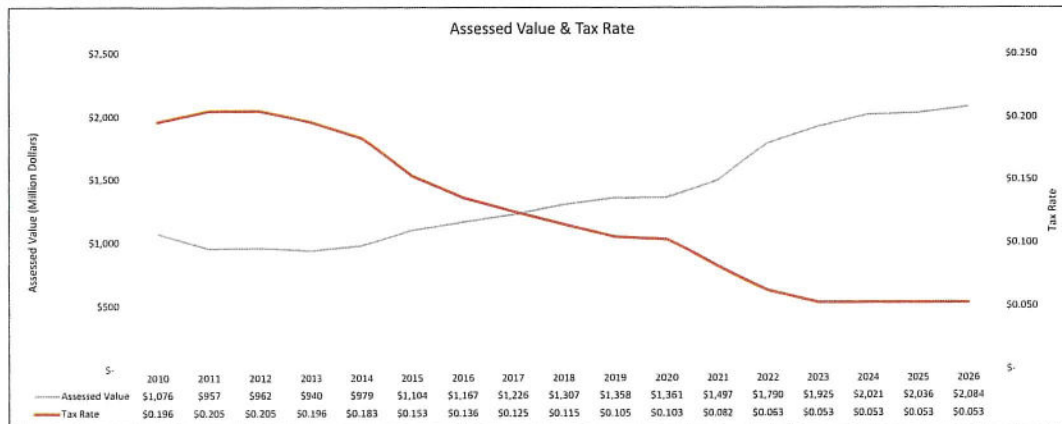
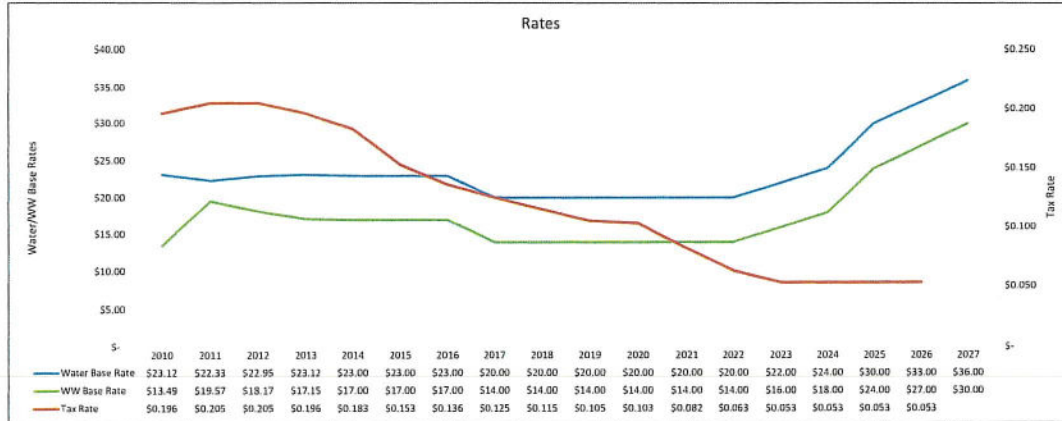
I, Loyd Smith, Finance/Administration Manager of the Lakeway Municipal Utility District, do hereby certify that this Notice of Meeting was posted on the bulletin board at the District's Offices, 1097 Lohmans Crossing, Lakeway, TX 78734-4459, a place readily accessible to the general public at all times, on 9/3/2026 at 9:00AM and remained so posted for at least 3 business days preceding the scheduled time of said meeting.


 Loyd Smith, Finance/Administration Manager

The Lakeway Municipal Utility District is committed to compliance with the Americans Disability Act. Reasonable modifications and equal access to communications will be made provided sufficient notification is given.



Lakeway MUD
Summary Charts



Lakeway MUD Summary Budget											
	Fiscal Year Annualized	8/25 - 5/26 FY Actuals	Budget FY 2020	Budget FY 2021	Budget FY 2022	Budget FY 2023	Budget FY 2024	Budget FY 2025	Budget FY 2026	Proposed Budget FY 2027	Orig. 2026 vs. 2027 Difference
ADMINISTRATIVE											
SALARIES & BENEFITS	\$918,623	\$852,803	\$821,248	\$846,572	\$674,203	\$728,529	\$763,412	\$828,759	\$913,790	\$1,001,202	\$87,412 10%
SUPPLIES	22,397	22,083	16,100	18,800	26,600	28,000	28,500	24,500	22,500	22,500	-2,000 -8%
MAINTENANCE	21,424	16,590	5,000	5,090	18,000	5,000	15,000	8,000	5,000	20,000	15,000 300%
PURCH & CONTRACT SERVICES	420,039	466,048	349,700	323,300	264,500	396,800	536,900	565,500	471,500	497,500	26,000 6%
CAPITAL EXPENDITURES	0	0	0	0	0	0	0	20,000	20,000	25,000	5,000 25%
TOTAL ADMINISTRATION	\$1,382,483	\$1,356,464	\$992,048	\$992,272	\$1,001,403	\$1,158,829	\$1,345,812	\$1,441,759	\$1,442,790	\$1,567,202	\$124,412 9%
WATER											
VARIABLES	\$728,141	\$741,565	\$681,000	\$670,000	\$697,000	\$756,684	\$786,000	\$756,000	\$831,000	\$1,257,000	\$426,000 51%
SALARIES & BENEFITS	1,013,800	924,250	825,787	732,022	894,759	748,037	890,214	915,184	1,010,407	1,099,237	88,830 9%
SUPPLIES	20,808	22,634	35,900	36,800	38,500	31,500	31,700	36,000	31,500	31,500	0 0%
MAINTENANCE	162,480	175,792	201,900	208,000	274,500	318,000	361,300	385,500	381,500	396,500	15,000 4%
PURCH & CONTRACT SERVICES	325,321	277,221	88,500	102,500	105,000	146,500	144,000	175,500	234,500	304,000	69,500 30%
CAPITAL EXPENDITURES	0	0	0	0	0	0	0	42,000	45,000	60,000	15,000 36%
TOTAL WATER	\$2,256,542	\$2,141,505	\$1,633,087	\$1,749,322	\$1,877,759	\$2,183,781	\$2,183,014	\$2,110,194	\$2,592,507	\$3,148,237	\$655,730 24%
WASTEWATER											
VARIABLES	\$517,830	\$545,035	\$318,000	\$347,000	\$347,000	\$365,000	\$405,000	\$480,000	\$550,000	\$550,000	\$0 0%
SALARIES & BENEFITS	1,474,457	1,421,298	996,637	1,080,888	1,009,252	1,052,018	1,260,372	1,326,994	1,362,585	1,429,171	66,586 6%
SUPPLIES	21,558	23,822	37,000	37,000	37,000	38,000	38,000	35,500	33,500	32,500	-1,000 -3%
MAINTENANCE	862,820	832,733	280,500	325,000	415,000	421,000	557,000	634,000	695,000	677,000	-18,000 -3%
PURCH & CONTRACT SERVICES	286,505	285,005	75,000	51,800	96,300	134,000	160,000	167,300	238,000	297,000	59,000 24%
CAPITAL EXPENDITURES	0	0	0	0	0	0	0	42,000	45,000	60,000	15,000 36%
TOTAL WASTEWATER	\$3,263,402	\$3,067,500	\$1,708,137	\$1,881,339	\$1,904,552	\$2,027,618	\$2,420,572	\$2,670,794	\$2,925,085	\$3,855,671	\$930,586 34%
TOTAL ALL DEPARTMENTS	\$6,806,438	\$6,577,860	\$4,833,867	\$4,622,893	\$4,793,720	\$5,179,129	\$5,845,798	\$6,422,737	\$6,900,782	\$8,071,110	\$1,170,328 17%
DEBT SERVICE PAYMENT											
WATER DEBT PAYMENT	\$826,056	\$826,056	\$1,036,872	\$985,579	\$821,952	\$726,991	\$628,056	\$623,020	\$639,816	\$730,249	\$90,433 14%
WATER DEBT PAYMENT	315,284	315,284	718,072	788,983	876,659	810,181	815,285	817,111	821,927	801,297	-20,630 -3%
I & I REPAIR FROM M&O TAXES	147,000	66,250	200,000	204,000	275,000	250,000	275,000	300,000	325,000	350,000	25,000 8%
TOTAL DEBT PAYMENTS + M&O	\$1,088,342	\$1,007,592	\$1,954,944	\$1,973,562	\$1,773,611	\$1,287,152	\$1,216,342	\$1,248,131	\$1,286,743	\$1,381,546	\$94,803 8%
GRAND TOTAL EXPENSES	\$7,894,779	\$7,585,452	\$6,788,811	\$6,596,455	\$6,567,331	\$6,466,280	\$7,162,140	\$7,668,868	\$8,187,525	\$9,452,656	\$1,265,131 15%
Variables											
Salaries & Benefits	\$1,245,991	\$1,286,630	\$998,000	\$1,017,000	\$1,044,000	\$1,121,684	\$1,201,000	\$1,221,000	\$1,381,000	\$1,807,000	\$426,000 31%
Supplies	3,401,689	3,208,447	2,249,367	2,459,293	2,378,320	2,523,614	2,874,198	3,038,937	3,286,782	3,389,610	252,828 8%
Maintenance	64,764	68,533	90,000	92,100	100,100	94,500	96,200	86,000	97,500	87,500	-10,000 -10%
Purch & Con	1,051,723	1,025,088	487,000	538,000	703,500	742,000	933,500	1,027,500	1,082,500	1,399,500	317,000 29%
Capital Exp	0	0	0	0	0	0	0	104,000	108,000	145,000	37,000 34%
Tax	773,056	652,906	1,236,472	1,189,579	1,096,952	976,931	901,050	929,020	864,315	1,030,219	165,893 19%
Water Debt	315,285	315,285	718,072	788,983	876,659	810,181	815,285	817,111	821,927	801,297	-20,630 -3%
TOTAL VARIABLES	\$7,894,779	\$7,585,452	\$6,788,811	\$6,596,455	\$6,567,331	\$6,466,280	\$7,162,140	\$7,668,868	\$8,187,525	\$9,452,656	\$1,265,131 15%

Lakeway MUD Revenues											
	Fiscal Year Annualized	6/25 - 5/25 FY Actuals	Budget FY 2020	Budget FY 2021	Budget FY 2022	Budget FY 2023	Budget FY 2024	Budget FY 2025	Budget FY 2026	Proposed Budget FY 2027	Orig. 2026 vs. 2027 Difference
WATER REVENUES											
4110 Residential Water	\$3,074,739	\$3,130,497	\$1,600,662	\$1,913,290	\$1,993,941	\$2,160,000	\$2,399,000	\$2,482,000	\$3,081,866	\$3,153,438	\$71,572
Water Debt Service	0	0	718,072	783,983	676,059	516,830	315,286	317,111	321,927	301,297	-20,630
4120 Commercial Water	338,523	337,894	260,000	260,000	260,000	260,000	265,000	265,000	295,000	337,894	42,894
4125 District #11 Water	316,317	330,573	270,000	290,000	320,000	360,000	435,000	335,000	314,000	1,671,000	1,357,000
4140 Water Tap Fees	17,850	16,700	5,500	2,400	2,400	2,400	10,000	10,000	9,200	16,000	6,800
4150 Reconnect/Transfers	27,900	31,350	35,000	32,000	32,000	32,000	30,000	30,000	30,000	32,000	2,000
4160 Water Inspections	19,125	17,288	11,000	15,000	15,000	15,000	20,000	20,000	20,000	20,000	0
4540 B-4 Operations Agreement	21,600	21,600	14,400	14,400	14,400	14,400	21,600	21,600	21,600	21,600	0
Total Water Revenues	\$3,816,054	\$3,885,902	\$2,914,634	\$3,311,673	\$3,313,800	\$3,360,630	\$3,435,886	\$3,480,711	\$4,093,593	\$5,553,229	\$1,459,636
WASTEWATER REVENUES											
4210 Residential Wastewater	\$1,598,501	\$1,552,438	\$1,200,000	\$1,080,000	\$1,100,000	\$1,100,000	\$1,212,000	\$1,265,000	\$1,540,000	\$1,575,000	\$35,000
ODWW Residential	169,608	159,811	10,000	10,000	30,000	30,000	80,000	95,000	127,000	175,000	48,000
ODWW Debt Service Fee	254,473	172,034	14,000	20,000	70,000	70,000	155,000	175,000	212,000	175,000	-37,000
4220 Commercial Wastewater	198,100	193,262	138,000	120,000	120,000	120,000	130,000	137,000	159,000	200,000	41,000
4221 District #11 Wastewater	983,874	983,522	330,000	350,000	350,000	330,000	640,000	1,006,078	1,033,800	1,269,000	175,200
4225 Commercial Reuse	147,234	162,762	95,000	185,000	160,000	160,000	206,000	145,000	108,000	165,000	59,000
4240 Wastewater Tap Fees	16,200	12,000	5,500	5,500	5,500	6,000	49,000	50,000	60,800	12,000	-48,800
ODWW Service Fee/System Maint	29,843	28,939	1,200	6,000	1,250	14,000	25,000	25,000	27,000	30,000	3,000
4260 Wastewater Inspections	17,550	16,088	9,500	14,000	14,000	20,000	20,000	20,000	16,800	16,800	0
4280 Reuse Tap Fees	1,800	1,200	6,000	6,000	6,000	1,000	1,000	1,000	1,000	1,200	200
4285 Wastewater Od App Fee	94,350	71,700	10,000	10,000	10,000	18,000	50,000	50,000	20,000	20,000	0
4286 WCID #17 Wastewater	325,299	313,709	110,000	118,000	150,000	216,000	240,000	303,943	300,170	325,000	24,830
Total Wastewater Revenues	\$3,836,833	\$3,667,554	\$1,929,200	\$1,924,500	\$2,016,790	\$2,284,000	\$2,808,000	\$3,273,021	\$3,603,570	\$3,904,000	\$300,430
PENALTY REVENUES											
4310 Water & Wastewater	\$39,020	\$32,956	\$30,000	\$30,000	\$30,000	\$30,000	\$34,000	\$54,000	\$31,840	\$33,000	\$1,160
Total Penalty Revenues	\$39,020	\$32,956	\$30,000	\$30,000	\$30,000	\$30,000	\$34,000	\$54,000	\$31,840	\$33,000	\$1,160
MISCELLANEOUS REVENUES											
4314 Debt Service Tax	\$0	\$0	\$1,036,872	\$985,579	\$821,952	\$726,991	\$626,056	\$629,020	\$629,020	\$730,249	\$101,229
4315 M&O Taxes	148,000	367,009	200,000	204,000	275,000	250,000	275,000	300,000	325,000	350,000	25,000
4316 District #11 OSG	0	0							0	0	0
4510 Interest Income	123,298	157,281	95,000	81,000	6,000	6,000	120,000	150,000	80,000	45,000	-35,000
4520 Miscellaneous	11,263	8,301	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	0
4525 Miscellaneous contracts	0	0							0	0	0
4530 Expense Recovery	162	158	1,500	1,500	1,500	1,500	1,000	1,000	1,000	0	-1,000
9010 B-4 System Monthly Charge	0	0	167,424	167,424	167,424	0	0	0	0	0	0
Total Miscellaneous Revenues	\$282,723	\$532,750	\$1,502,796	\$1,441,503	\$1,273,876	\$986,481	\$1,024,056	\$1,082,020	\$1,037,020	\$1,127,249	\$90,229
GRAND TOTAL	\$7,974,630	\$8,119,202	\$6,376,630	\$6,707,076	\$6,634,426	\$6,661,121	\$7,301,942	\$7,889,752	\$8,766,023	\$10,617,478	\$1,851,455

LAKEWAY MUNICIPAL UTILITY DISTRICT

**TAXPAYER IMPACT STATEMENT
PER TEXAS GOV'T CODE §551.043(c)(2)**

Property tax bill for the median-valued homestead for current fiscal year:	\$333.66
Estimated property tax bill for the median-valued homestead for the upcoming fiscal year if the proposed budget (attached) is adopted:	\$337.94
Estimated property tax bill for the median-valued homestead for the upcoming fiscal year if a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26 of the Texas Tax Code** is adopted:	\$334.17*

**The No-New-Revenue Tax Rate, as calculated under Chapter 26 of the Texas Tax Code, may not be capable of funding a balanced budget for the District.*

****No-New-Revenue Tax Rate** = rate expressed in dollars per \$100 of table value calculated according to the following formula:

$$\text{No-New-Revenue Tax Rate} = \frac{(\text{Last Year's Levy} - \text{Lost Property Levy})}{(\text{Current Total Value} - \text{New Property Value})}$$

Last Year's Levy = the total of the amount of taxes that would be generated by multiplying the total tax rate adopted in the preceding year by the total taxable value of property on the appraisal roll for the preceding year, including taxable value that was reduced in an appeal, all appraisal roll supplements and corrections as of the date of the calculation (other than corrections made under Texas Tax Code § 25.25(d) for errors that resulted in an incorrect appraised value that exceeds more than one-fourth of the correct appraised value for a residence or one-third the correct value in the case of all other property), portions of property involved in an appeal that are not in dispute, and the amount of taxes refunded by the taxing unit in the preceding year for tax years before that year.

Lost Property Levy = amount of taxes levied in the preceding year on property value that was taxable in the preceding year but is not taxable in the current year because the property is exempt in the current year under a provision of the Texas Tax Code other than 11.251 (Tangible Personal Property Exempt), 11.253 (Tangible Personal Property in Transit), and 11.35 (Temporary Exemption for Qualified Property Damaged by Disaster), the property has qualified for special appraisal under Chapter 23 of the Texas Tax Code in the current year, or the property is located in the territory that has ceased to be part of the taxing unit since the preceding year.

Current Total Value = total taxable value of property listed on the appraisal roll for the current year, including all supplements and corrections as of the date of the calculation, less the taxable value of property exempted for the current tax year for the first time under Texas Tax Code § 11.31 (Pollution Control Property) or 11.315 (Energy Storage System in Nonattainment Area).

New Property Value = means the following:

- o Total taxable value of property added to the appraisal roll in the current year by annexation and improvements listed on the appraisal roll that were made after January 1st of the preceding tax year, including personal property located in new improvements that was brought into the unit after January 1st of the preceding tax year.
- o Property value that is included in the current total value for the tax year succeeding a tax year in which any portion of the value of the property was excluded from the total value because of the application of a tax abatement agreement to all or a portion of the property, less the value of the property that was included in the total value for the preceding tax year.
- o For purposes of an entity created under Section 52, Article III, or Section 59, Article XVI of the Constitution, property value that is included in the current total value for the tax year succeeding a tax year in which the following occurs: (a) the subdivision of land by plat; (b) installation of water, sewer, or drainage lines, or (c) the paving of undeveloped land.