

**North Lake Land Owners Association  
Annual Meeting  
Feb 5<sup>th</sup>, 2025  
Meeting Minutes**

**Meeting held at the Jarell/Walberg room Cowen Creek Sun City**

**In Attendance:**

Orlando Rigueira, Dave Becerra, Blair Dillard, Bill Brady

**Absent:**

Bodie Wood

**The meeting was called to order by Orlando Rigueira at 7:10pm.**

- **Sign in – 32 attendees**
- **Introduction of Board Members**

**Guest Speakers**

- **Camille Weisman - Texas A&M Forest Service**
- **David Morgan - Georgetown City Manager**

**Camille Weisman – Texas A&M Forest Service**

- **Oak Wilt Presentation**
  - Oak wilt, one of the most destructive tree diseases in the United States, is killing [oak trees](#) in central Texas at epidemic proportions. Oak wilt is an infectious disease caused by the fungus *Bretziella fagacearum*, which invades and disables the water-conducting system (xylem) in oaks. **All** oaks can be infected by the fungus that causes oak wilt; however, some oak species are affected more than others. The successful management of oak wilt depends on correct diagnosis and an understanding of how the pathogen and different oak species interact. I have the oak wilt presentation in PDF form but it is 42 pages and too long to attach here. If you want a copy please email me [Orlando.rigueira@gmail.com](mailto:Orlando.rigueira@gmail.com) And I will send it to you. I was also given some laminated oak wilt reference cards if anyone wants one, Please let me know.

- **David Morgan City of Georgetown Manager**

## Water

<https://communityimpact.com/austin/georgetown/government/2024/05/07/water-treatment-plant-upgrades-add-12-million-gallons-to-georgetown-water-capacity/>

[https://georgetowntexas.gov/utilities/water/resources/water\\_sources/carrizo\\_wilcox\\_aquifer\\_water\\_supply\\_project.php](https://georgetowntexas.gov/utilities/water/resources/water_sources/carrizo_wilcox_aquifer_water_supply_project.php)

Two water treatment [projects](#)—the North Lake Water Treatment Plant expansion and Southside Water Treatment Plant rehabilitation—came online this spring. The upgrades came online as water usage and conservation efforts continue to be key topics for the city.

Along with 9 million gallons contracted from other cities, officials said the projects brought the city's production capacity to 49.9 million gallons per day.

Officials said the first phase of another project, the South Lake Water Treatment Plant, is set to come online in late 2025 and bring an additional 22 million gallons per day. Its second phase will bring another 22 million gallons once it comes online in 2026, bringing the overall owned capacity to 93.9 million gallons per day.

## Some context

According to Georgetown officials, an average of 42.8 million gallons of water are used per day during peak season. During the nonpeak season, water usage averages 17.63 million gallons per day. Per the [city's website](#), about 70% of Georgetown's residential water is used for irrigation during peak summer months.

Georgetown's water service spans 440 square miles—well beyond city limits—and gets most of its water from Lake Georgetown, Stillhouse Hollow Lake and Belton Lake.

## Looking ahead

Conservation needs to be a key component in Georgetown's water usage.

"One of the things that we are shouting from the rooftops is the way water is used, at least in Central Texas, is about to change forever, "We are out of surface water, ... and so folks are going to be relying on groundwater, which is extremely, extremely expensive."

## New Water Supply Projects

### The need to increase and diversify our water supply

In 2022, the City initiated its [Integrated Water Resource Plan](#) (IWRP) to address faster than anticipated growth in the utility's approximately 400-square mile service area, modify long-term needs, and recommend steps for securing the additional water sources necessary to meet those needs in the coming decades.

The IWRP identified a need for Georgetown to secure additional water by 2030 while also diversifying its water sources to improve resiliency during periods of drought. While the City will not run out of water in 2030 without additional water, it likely would have to impose system-wide water restrictions on irrigation year-round with even tighter restrictions under drought conditions.

With little additional water supply available from the Edwards Aquifer and the local lakes that have traditionally supplied the majority of Georgetown's water, the City is pursuing potential long-term water supply agreements with two companies that could provide groundwater from the Carrizo-Wilcox Aquifer.

## Potential New Water Supply Projects

### EPCOR

In August 2023, the City entered into a two-year reservation agreement with EPCOR to reserve rights to water while the parties negotiate a water supply agreement.

If the parties execute a water supply agreement, EPCOR would build an 80-mile pipeline to deliver water from the Carrizo-Wilcox Aquifer in Robertson County. The partnership contemplates Georgetown receiving about 32 million to 55 million gallons per day of treated groundwater (39,399-70,000-acre feet).

“We entered into the reservation agreement with EPCOR for 40,000 acre feet of water only after we understood that the Brazos Valley Groundwater Conservation District had approved the permits necessary to produce and transport this water in accordance with state law,” Mr. Morgan said.

If permits are approved, the water could be made available to the city at a delivery point or points throughout Williamson County via a constructed transmission pipeline infrastructure.

The water supply under the agreement would be permitted by EPCOR and be delivered to the city for industrial, commercial, agricultural, public and municipal water use. The water would be reserved per year for a term of two years while the city and EPCOR negotiate a water supply agreement to provide long-term delivery of the groundwater and other related items.

“The EPCOR project is just one of the investments Georgetown is pursuing to diversify and increase our long-term water supply,” Mr. Morgan said. “Fortunately, our planning efforts remain well ahead of our needs, and we are confident that we will be able to provide enough water to support our community.”

## **GateHouse**

In December 2024, the City entered into a 30-year agreement with GateHouse Water, LLC, to purchase 18,500-acre feet of groundwater per year from the Simsboro formation of the Carrizo-Wilcox Aquifer in Lee County. This water is already permitted for production and transport from the Lost Pines Groundwater Conservation District. At the end of the initial term, the City will have the option to purchase the project at no cost or to extend the term at a reduced water price.

GateHouse has three existing wells in the Simsboro formation and is authorized to build three more. The parties will jointly build the 36-mile pipeline from the GateHouse well field in Lee County to the City’s service area, with the City to build 28 miles of pipeline and GateHouse to build the wellfield, collection lines, and 8 miles of pipeline to the interconnection point.

## **Growth and Development**



Fact Sheet 2024.pdf

We had a discussion on the difficulties that cities like Georgetown have in controlling growth. Many folks attending the meeting were not thrilled with the rapid growth in the

area causing high traffic, constant construction and other issues such fast development brings. Texas is a property rights state and developers lobby the state government that they want to build low cost multifamily developments to have low cost housing. There is a senate bill currently being looked at, SB840 which could allow for 125,000 to 1 million additional multifamily units to be built in Georgetown, and the bill would also remove the City's ability to collect impact fees, which is one way the City works to limit how much existing residents pay for new growth.

“Anything that’s already zoned commercial or mixed-use, not just future [use], [developers] can [make multifamily housing],. “All of downtown is zoned mixed-use, and so they could walk in and redevelop any piece of property without any zoning case, to turn it into multifamily [housing].”

According to the bill, multifamily developers would not have to pay the city’s impact fees, which are in place to help mitigate resident costs to maintain roads and utilities that are impacted by the increased volume caused by the development.

The bill in its current state also doesn’t seem to make considerations for special zoning or building codes, like the historic overlays in place around the Square in Georgetown,

The bill’s sponsor, Senator Bryan Hughes — whose district encompasses Northeast Texas — and the Governor are submitting this bill under the guise of affordability.

- **ESD#8** - Bond was passed last year It is a 2% sales and use tax to supplement the money from property taxes. ESD 8 serves the greater Georgetown area, particularly to residents who live within the ETJ. Otherwise known as an extraterritorial jurisdiction, which is just outside the city limits.

ESD 8 and the Georgetown Fire Department partner to provide fire and emergency medical services to the city of Georgetown and the ETJ. The additional funding provided by the sales tax revenue would allow ESD 8 to keep up with its portion of the cost sharing agreement between the two entities.

## **Board discussion.**

- **Treasurers report** – Bill Brady
- Opening balance-\$3287
- **Expenses**
- P.O. Box \$188
- Insurance -\$1133

- Website -\$490.13
- GoDaddy \$22.90
- Office supplies \$91.80
- Room Rentals - \$225
- Restrictions enforcement - \$102
- Closing balance \$3722.53

### **Membership Report Dave Becerra**

- as of 2/15/2025 we have 40 Members
    - Currently we have board and volunteer positions open. We need volunteers for both. Please attend our monthly meetings to volunteer or apply to be a board member. Meetings are usually on second Wed of each month but will move if needed. Check the website.
- Meeting room time expired meeting Adjourned at 9:00PM