

MINUTES OF MEETING  
OF  
SENNA HILLS MUNICIPAL UTILITY DISTRICT

STATE OF TEXAS §

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COUNTY OF TRAVIS §

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A special meeting of the Board of Directors of the Senna Hills Municipal Utility District, open to the public, was held at 7:30 PM on August 24, 2010, at Barton Creek Elementary School, 1370 Patterson Rd, Austin, TX 78733, pursuant to notice duly given in accordance with law. The purpose of the meeting was to conduct a public forum to solicit input from residents of the District on the request by Senna Hills Ltd. for Senna Hills MUD to support certain changes to the Conceptual M.U.D. Land Plan ("the Land Use Plan") contained within the Second Amended and Restated Agreement Concerning Creation and Operation of Senna Hills Municipal Utility District ("the Consent Agreement").

1. CALL TO ORDER

The meeting was called to order.

2. ROLL CALL OF DIRECTORS

A roll call of the Directors was taken. The Directors present were Chet Palesko, David I. Perl, Gregg Kronenberger and Mike Dansby, thus constituting a quorum. Kenneth A. Fox joined the meeting after the commencement of the meeting.

Also present at the meeting were several representatives of Senna Hills, Ltd. and approximately sixty non-director residents of the District.

3. PUBLIC FORUM

Per the published notice of the special meeting, the public forum was conducted. A summary of the topics discussed follows.

A. Presentation by Senna Hills, Ltd.

Don P. "Rip" Miller, president of Senna Hills, Ltd., made a brief presentation outlining his request and the reason he is pursuing changes to the Consent Agreement. Mr. Miller set forth his contention that 1) the Land Use Plan has errors and must be corrected, 2) irrigation requirements for the District's operation must now be recalculated based on changes in developed density of the homes in the District, and 3) the MUD must secure approval for the location of the expanded waste water treatment plant. He also questioned the legal right of the City of Austin to enforce land use restrictions within its extraterritorial jurisdiction and its legal basis for enforcing various City of Austin development restrictions.

Rip Miller briefly introduced his plan to construct three office buildings on the parcel of property owned by Senna Hills, Ltd. located on the furthest southwest corner of the Senna Hills subdivision. The parcel is currently described in the Land Use Plan as a site for a future school. Rip Miller outlined several possible benefits of constructing an office complex instead of a school.

Rip Miller introduced Alan D. Rhames, P.E. of Axiom Engineers, the engineer for the proposed project, who presented the proposed site plan for the project. Mr. Rhames fielded various questions from District residents involving traffic flow, parking arrangements, and building design density.

Rip Miller then introduced James Holland, an architect, who presented the architectural plan for the proposed office project.

B. Comments and questions from District residents

Several residents rose to address the Board, Senna Hills, Ltd. and/or the third party proposed project consultants. Among the many questions asked were several involving the expected traffic impact of the proposed project, changes in taxes that residents of the District would pay were the project to be constructed, the feasibility of converting Senna Hills to a gated community, and questions about the ultimate benefit to the neighborhood of suggesting a change to commercial office development instead of a school site. Several speakers insisted that they required more information before they could support any course of action and suggested that the MUD should have conducted more exhaustive research before convening the public forum.

Dan Young and Joe Szoo, the Senna Hills Municipal Utility District president and MUD board liaison respectively, addressed the assembled residents, and also presented the results of a survey conducted by the HOA that indicated 130 signatures "against" the change, and zero "for".

The overwhelming opinion of the District residents attending the forum appeared to be that the MUD should take no action to support the request by the developer to change the land use of the subject parcel. Chet Palesko indicated that the MUD board would meet at its next regularly scheduled meeting (September 16, 2010) to discuss the results of the public forum.

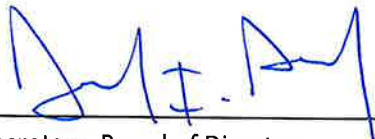
4. ADJOURN

There being no further business, the meeting was adjourned at 9:00 PM.



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President, Board of Directors  
Senna Hills MUD

ATTEST:



*Asst.* \_\_\_\_\_  
Secretary, Board of Directors  
Senna Hills MUD

