

MINUTES OF MEETING  
OF  
SENNA HILLS MUNICIPAL UTILITY DISTRICT

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

A meeting of the Board of Directors of Senna Hills Municipal Utility District, open to the public, was held at 7:10 a.m. on May 26, 2017 at Willatt & Flickinger, PLLC, 12912 Hill Country Blvd., Ste. F-232, Austin, Texas 78738, pursuant to notice duly given in accordance with law.

1. CALL TO ORDER

The meeting was called to order.

2. ROLL CALL OF DIRECTORS

The Directors present were:

David I. Perl – Vice President  
Lisa S. McKenzie – Secretary  
Joe Szoo – Assistant Secretary  
Corey Newhouse – Assistant Secretary

thus, constituting a quorum. President Chet A. Palesko was absent.

Also, present at the meeting were Scott Manuel of ST, David Malish of Murfee Engineering, Bill Flickinger, Matt McPhail and Jeniffer Concienne of Willatt & Flickinger, PLLC and Allen Douthitt of Bott & Douthitt, P.L.L.C.

3. CITIZEN COMMENTS

No citizens were present.

4. MINUTES OF PRIOR MEETINGS

David I. Perl had a few revisions to the Minutes, which he presented to Jeniffer Concienne. Motion was made by Lisa McKenzie and seconded by Joe Szoo to approve the Minutes of the April 28, 2017 board meeting with the revisions noted by Mr. Perl. The motion carried unanimously.

5. ALL MATTERS RELATED TO WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY

This item was not discussed.

6. ENGINEER'S REPORT ON SOME OR ALL OF THE AGENDA ITEMS

Engineer David Malish discussed the report as included in the agenda package.

Excel has been provided with the executed contracts and notice to proceed on the wastewater treatment plant project. Mr. Malish reported that the shop drawings are being put together by the contractor(s)/supplier. The construction schedule shows the project being completed by March 27, 2018. There was discussion of how this construction would disrupt the subdivision. Mr. Malish reported that there should not be much disruption, just the presence of large trucks in the subdivision.

7. MS4 PERMIT; MAINTENANCE OF DRAINAGE EASEMENTS AND PONDS

Lisa McKenzie asked what year the District is in for reporting purposes in connection with the MS4 permit. It appears the District is in its third year. Scott Manuel will check with Kristi Hester and have her report back to the Board at the next meeting.

8. EFFLUENT IRRIGATION AGREEMENT BETWEEN THE HOA AND THE DISTRICT

Attorney Bill Flickinger presented the draft Effluent Disposal Contract between the HOA and the District. The Board discussed the proper application of effluent so that the District does not get hit with a violation from the TCEQ. The provision for free effluent needs to be included in the contract as well. Attorney Matt McPhail will provide the HOA attorney with a draft for his review and comment. No Board action was needed at this time.

9. BOOKKEEPER'S REPORT, INCLUDING AUTHORIZATION OF PAYMENT OF BILLS

Bookkeeper Allen Douthitt discussed the updated cash activity report. Mr. Douthitt will void Chet A. Palesko's per diem due to his absence. Today's consideration will include the director and vendor payments and three fund transfers. After discussion, motion was made by Joe Szoo and seconded by Corey Newhouse to approve payment of the vendor invoices, per diems and three fund transfers as presented. The motion carried unanimously.

10. DISTRICT MANAGER'S REPORT ON OPERATIONS

a. Painting of lift stations and associated pruning

Scott Manuel discussed the Manager's Report as included in the agenda package. There are 405 residential connections. The average monthly residential water consumption is 12,580 gallons, which is up from last year. There was one disconnect for non-payment of the water bill.

The water loss is up again. In April, it was 3% and now it is 12%. ST will continue to monitor it. The wastewater plant is operating at 88% capacity.

Mr. Manuel reported that ST solicited two bids in connection with the pond work. David Malish will check with Robert Ferguson on the design of the gabion wall and if it should be redesigned.

Mr. Manuel reported that Blower 3 broke down at the plant. It seized up and is just worn out. The blower is about six years old. A spare blower is operating it now. The blower needs to be replaced rather than repaired. The cost of a new blower is approximately \$9,000. There was discussion of how many blowers are at the plant. Mr. Manuel advised that there are four. After discussion, motion was made by Lisa McKenzie and seconded by Corey Newhouse to authorize the expenditure of not to exceed \$10,000 to replace the blower at the plant. The motion carried unanimously.

There is a bad asphalt patch on Rivina. ST has contacted the county and the county will be fixing it. There was discussion as to how many lift stations are located in the District. Mr. Manuel advised that there are six. In regards to the fence painting around the Strawflower lift station and the one located by the pond, ST will follow-up with the vendor that the HOA uses.

Mr. Manuel reported that an owner had an irrigation leak and sent all the repair documentation to ST for an adjustment on the water bill. ST is recommending adjusting the water usage to the first tier. The original bill was in the amount of \$1,337. The adjustment would reduce the amount by \$1,000 leaving the total amount due of \$337. After discussion, motion was made by Corey Newhouse and seconded by Joe Szoo to approve the billing adjustment as presented. The motion carried unanimously.

#### 11. RULES AND REGULATIONS FOR WATER, WASTEWATER AND DRAINAGE

Attorney Bill Flickinger advised that demand letters were sent to residents regarding dumping yard debris on District property. There was discussion about the rate order also containing the District's rules. The rate order should be revised to incorporate provisions on dumping and associated fines. Some erosion control provisions have been added to these rules. Lisa McKenzie discussed the price for effluent and if that should be included in this revision. Vice President David I. Perl advised that he reviewed the rate order/rules and has some recommended revisions. No Board action is needed at this time.

#### 12. DISTRICT WEBSITE

This topic was not discussed.

#### 13. TAYLOR LAKE EFFLUENT POND AND THE DISTRICT'S EFFLUENT DISPOSAL SYSTEM

This is a standing item and was not discussed.

14. BILLING ADJUSTMENTS

This is a standing item and was not discussed.

15. CONSTRUCTION PROJECTS WITHIN THE DISTRICT, INCLUDING CHANGE ORDERS, PAY ESTIMATES, ACCEPTANCES AND AWARD OF CONTRACTS

This is a standing item and was not discussed.

16. REVISED MUD LAND USE PLAN AND CONSENT AGREEMENT WITH SENNA HILLS, LTD. AND THE CITY OF AUSTIN; INCLUDING PROPOSED OFFICE BUILDING AND LITIGATION WITH SENNA HILLS, LTD. OVER THE FOREGOING AND THE WEAVER SEWER LINE PROJECT; PROPOSED SETTLEMENT AGREEMENT WITH SENNA HILLS, LTD. AND SENNA HILLS HOA

Vice President David I. Perl announced that the Board of Directors will go into closed session for consultation with the District's attorney pursuant to Section 551.071 of the Texas Government Code regarding matters related to Agenda Item No. 16. The Board went into closed session at 8:06 a.m.

At 8:26 a.m., Vice President David I. Perl announced that the Board of Directors have concluded its closed session and is returning to open meeting, and that no action was taken during the closed session.

17. DATES FOR FUTURE BOARD MEETINGS

The meetings through September have been set.

18. ADJOURN

The meeting was adjourned.

  
Chet A. Palesko, President

ATTEST:

  
Lisa S. McKenzie, Secretary

