

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 7:00 a.m. on November 16, 2015, the CE-Bar Fire Department, 353 South Commons Ford Road, Austin, Texas 78733, pursuant to notice duly given in accordance with law.

1. CALL TO ORDER

The meeting was called to order.

2. ROLL CALL OF DIRECTORS

At the start of the meeting the Directors present were David I. Perl, Lisa McKenzie, Corey Newhouse and Joe Szoo, thus constituting a quorum. Chet A. Palesko was absent.

Also present at the meeting were David Malish, Allen Douthitt, Kristi Hester and Bill Flickinger.

3. CITIZEN COMMENTS

There were no citizen comments.

4. MINUTES OF PRIOR MEETINGS

The Board reviewed the minutes from the prior Board meeting on October 30, 2015. Motion was made by Lisa McKenzie and seconded by Corey Newhouse to approve the minutes as presented. The motion carried unanimously.

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

Lisa McKenzie discussed the cost of an additional raw water line and information that was contained in the community newspaper and article addressing PUA customer complaints regarding water bills.

Kristi Hester reported she had received the information from the PUA that was requested and is assembling that information along with her monitoring information. She will send it to Robert Ferguson for further review.

David Malish will also investigate the possible cause of high pressure in the District's system. Next week, the PUA will meet on its rates, and there will be a public hearing.

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

David Malish presented the Engineer's Report.

1. The plans for the treatment plant expansion will be ready to submit to the TCEQ soon. They send a form letter to the TCEQ, not the actual plans. David I. Perl commented that Robert Ferguson was looking at additional storage in the form of a diversion basin. David Malish said he would review the plans to be sure this was addressed prior to submission.
2. The application to amend the wastewater permit to add a 100,000-gpd phase will be ready to file prior to the next Board meeting. Motion was made by Lisa McKenzie and seconded by Joe Szoo to approve the filing of this application with the TCEQ. The motion carried unanimously.
3. The bond application is in process, and David Malish has contacted the financial advisor, Doug Whitt. He will continue obtaining additional information.
4. In connection with the MS4 permit, David Malish understands that ST and Lisa McKenzie are working on addressing the permit tasks. Lisa McKenzie reported that there will be a subcommittee meeting to work on the map of storm drains. Kristi Hester indicated that the Board packet included the list of measurable goals and timeline for the MS4 permit. The map will be the most significant task. David I. Perl asked if plans for the drainage system exist. David Malish agreed to attempt to locate the plans.

Lisa McKenzie asked if one of the tasks was regulating construction sites. Kristi Hester commented that the only potential future construction would be commercial and the treatment plant. David Malish discussed the site plan and the erosion controls required for the treatment plant expansion. He stated the erosion control requirements will be in the construction contract.

7. MS4 PERMIT

This item was discussed in connection with Item No. 6 above with the Engineer's report.

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

Allen Douthitt presented the bookkeeper's report. David I. Perl asked if the legal invoice was higher due to the Open Records requests. Attorney Bill Flickinger responded indicating that some of the increase in legal fees was due to the multiple Open Records requests received recently and the necessity to submit multiple requests to the Attorney General in connection with same. Motion was

made by Joe Szoo and seconded by Lisa McKenzie to authorize payment of the bills and the fund transfers as presented. The motion carried unanimously.

9. DISTRICT MANAGER'S REPORT ON OPERATIONS

Kristi Hester provided the Manager's Report.

1. The District has 96% water accountability as of the end of September.
2. There was a significant waterline repair at a meter box last night. It was on the District's side of the meter.
3. The wastewater treatment plant is at 92.5% capacity, and there are no compliance issues.

Lisa McKenzie asked about the customer disconnect and reconnect charges. David I. Perl asked if any hauling costs have been incurred. Kristi Hester responded that \$5,000 of hauling costs were incurred in October during the rains. Lisa McKenzie had a question regarding the LCRA bill and was concerned with why the billing on one of the meters was so high. Kristi Hester indicated it was due to the size of the meter plus the line loss costs. Lisa McKenzie inquired about delinquencies. Kristi Hester addressed those accounts.

Lisa McKenzie noted that water use by customers has decreased in general.

*** The Vice President then moved to Item No. 12. ***

12. BILLING ADJUSTMENTS

Kristi Hester reported that there are no billing adjustments this month.

*** The Vice President then moved to Item No. 10. ***

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

Kristi Hester reported that complaints have been received regarding the appearance of the liner in the pond primarily because the level has been lowered. It is operating properly for this time of year.

David I. Perl asked if any complaints have been received regarding smell. Kristi Hester reported that none have been received. Lisa McKenzie asked about possible safety fencing near the pond. Kristi Hester agreed to investigate this matter.

11. THE DISTRICT'S WASTEWATER TREATMENT PLANT

This item was discussed as part of Item 9 regarding District Manager's Report on Operations. The Board asked that this item be deleted from the next agenda as it is not needed.

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

No action was taken on this item.

14. THE DISTRICT'S WATER AND WASTEWATER SYSTEMS AND RULES PERTAINING THERETO

No action was taken on this item. The Board asked that this item be removed from the next agenda because it is not needed.

15. THE DISTRICT'S WATER AND SEWER RATES; AMENDED RATE ORDER

Lisa McKenzie reported finding a typographical error in the current rate order, and Attorney Bill Flickinger will correct it.

The Board discussed possible changes to the rate order including rates for larger meters, increases to customer security deposits and customer security deposits for larger meters, and possible increases to the volume rates. These changes were put on hold pending possible action by the PUA in connection with the wholesale rates.

16. DROUGHT CONTINGENCY PLAN

Lisa McKenzie asked if it is possible to power wash a resident's backyard. Kristi Hester reported that is, but the District still has a two-day-a-week watering schedule. The two-day-a-week watering requirement will likely be permanent.

17. LEGAL SERVICES AGREEMENT

Bill Flickinger presented the prior approved Legal Services Agreement dated September 8, 2005 with Willatt & Flickinger which was previously approved by the Board. He indicated the execution copy has been misplaced. Motion was made by David I. Perl and seconded by Lisa McKenzie to ratify and confirm the prior September 8, 2005 Legal Services Agreement with Willatt & Flickinger as presented.

18. ALL ACTIONS AND DOCUMENTS NECESSARY OR CONVENIENT, OR BOTH, FOR THE DISTRICT'S CURRENT BOND ISSUE

No action was taken on this item.

19. 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

Attorney Bill Flickinger reported on the status of scheduling mediation in connection with the Senna Hills, Ltd. lawsuits. The Senna Hills HOA and the City of Austin have not yet responded regarding their participation. The Board also discussed the possibility of a special Board meeting prior to that mediation.


Director Lisa McKenzie left the meeting at 8:18 a.m. prior to consideration of Item No. 20.

20. REQUEST TO THE TRAVIS CENTRAL APPRAISAL DISTRICT TO PURSUE LEGAL ACTION AGAINST PROPERTY OWNER(S) WHO PROVIDE FALSE OR MISLEADING TESTIMONY CONCERNING THE VALUE OF PROPERTY WITHIN THE DISTRICT

The Board discussed TCAD Property ID # 438033 and the prior testimony by the owner at the Appraisal Review Board. No action was taken.


21. ADJOURN

The meeting was adjourned.



Vice - President, Board of Directors
Senna Hills MUD

ATTEST:



Secretary, Board of Directors
Senna Hills MUD



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