

NOTICE OF MEETING

TAKE NOTICE THAT A REGULAR MEETING OF
the Board of Directors of
SENNA HILLS MUNICIPAL UTILITY DISTRICT
Will be held at the offices of Willatt & Flickinger, PLLC,
12912 Hill Country Boulevard, Suite F-232, Austin, Texas 78738
commencing at 7:10 a.m. on September 19, 2025 to consider and act upon the following:

PLEASE NOTE: THIS MEETING WILL BE HELD IN PERSON AT THE ABOVE LOCATION AND AT LEAST THREE DIRECTORS WILL BE PHYSICALLY PRESENT AT THE ABOVE LOCATION. ANY PERSON IS WELCOME AT THE MEETING LOCATION. HOWEVER, AS AN OPTION, MEMBERS OF THE PUBLIC MAY ACCESS THIS MEETING BY TELEPHONE AND PARTICIPATE IN THE MEETING BY CALLING ONE OF THE FOLLOWING TOLL-FREE NUMBERS: (877) 853-5247 OR (888) 788-0099 AND ENTERING THE FOLLOWING INFORMATION: MEETING ID: 847 0496 4254 AND PASSWORD: 464258. USING THE ZOOM APP YOU CAN ALSO ACCESS THE MEETING ON YOUR SMART PHONE OR COMPUTER BY ENTERING THE FOREGOING MEETING ID AND PASSWORD.

AGENDA

1. Call to Order.

2. Roll Call of Directors.

3. Public Comments.

This is an opportunity for members of the public to address the Board of Directors concerning any issue that is not on the agenda. The response of the Board to any comment under this heading is limited to making a statement of specific factual information in response to the inquiry, or, reciting existing policy in response to the inquiry. Any deliberation of the issues is limited to a proposal to place it on the agenda for a later meeting. Each speaker shall be limited to 3 minutes, unless more than 10 members of the public wish to speak during this meeting. In such case, speakers offering public comment shall be limited to 1 minute each.

Note: Members of the public wishing to address the Board of Directors on specific agenda items will be required to indicate the agenda items on which they wish to speak. They will be given an opportunity to speak when the item is called and prior to consideration by the Board. Such comments shall be limited to 3 minutes per speaker for each agenda item. If more than 10 members of the public wish to speak, all speakers shall be limited to 1 minute each per item per person.

4. Minutes of prior meetings.

5. Public Hearing on Tax Rate.

6. Order Approving Budget for 2025/2026 (*Taxpayer Impact Statement and draft Budget attached hereto*).

7. Order Approving the District's Appraisal Roll and Setting the District's Tax Rate for 2025.

8. Amended Information Form.

9. Annual insurance renewal with AJ Gallagher.

10. Hot Dog Marketing Website Contract with Senna Hills Municipal Utility District; Approval for additional charges.

11. All matters related to West Travis County Public Utility Agency.
12. LCRA Cost-Sharing Program.
13. HOA irrigation system improvements.
14. Engineer's Report on some or all of the agenda items.
 - a. Site Plan for SHL Offices; Status of construction
 - b. Effluent Irrigation System Improvements
 - c. Re-seeding and maintenance of effluent irrigation areas to comply with current permit
 - d. Amendment No. 4 to Engineering Services Agreement between Consor and the District.
15. Construction projects within the District, including advertisement for bids and approval, award, commendation, administration of construction contracts, change orders and pay estimates.
16. MS4 Permit; maintenance of drainage easements and ponds; issues with HOA amenity center drainage facilities.
17. Bookkeeper's report, including authorization of payment of bills; builder deposits and Quarterly Investment Reports.
18. District Manager's Report on operations.
 - a. Wastewater Treatment Plant
 - b. Distribution System – Billing
 - c. Collection System
 - d. Drainage/Ponds
 - e. Customer Requests
 - f. Landscape Maintenance Contracts; Additional landscaping services.
 - g. Inspections of HOA effluent irrigation system
 - h. Resident landscaping that obscures fire hydrant
19. Order Establishing Water and Wastewater Service Rates, charges and Tap Fees, and Adopting General Policies and Rules with Respect to the District's Water, Wastewater and Drainage Systems.
20. Customer Service Agreement.
21. Electronic Meters.
22. Billing Adjustments.
23. Taylor Lake Effluent Pond, the District's effluent disposal system; HOA's effluent irrigation system; Effluent Disposal Contract between the District and HOA.

24. Dates for future board meetings.

25. Report from Senna Hills, Ltd. representative on progress of approvals for and development of the 11.73-acre tract owned by Senna Hills, Ltd.

26. Agreement Concerning Payment of SHL Costs effective October 31, 2022 by and between Senna Hills MUD and SHL; Annual accounting of overseeding and additional mowing.

27. First Amended and Restated Contract effective May 23, 2018 by and among Senna Hills MUD, Senna Hills Homeowners Association, Inc., SHL and The Senna Hills Trust, as amended by the First Amendment to Amended and Restated Contract effective April 30, 2020 and as further amended by the Mediated Settlement Agreement dated August 24, 2021.

28. Enforcement procedures in connection with Drought Contingency Plan.

29. Adjourn.

The Board may go into closed session at any time when permitted by Chapter 551, Government Code. Before going into closed session a quorum of the Board must be assembled in the meeting room, the meeting must be convened as an open meeting pursuant to proper notice, and the presiding officer must announce that a closed session will be held and must identify the sections of Chapter 551, Government Code, authorizing the closed session.

(SEAL)



Attorney for the District

The District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Jeniffer Concienne, Willatt & Flickinger, PLLC, at (512) 476-6604, for information.

SENNA HILLS 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:	\$3,362.58
Estimated property tax bill for the median-valued homestead* for the upcoming fiscal year if the proposed budget (attached) is adopted:	\$3,388.58
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:	\$3,361.06**

**The Appraisal District has not historically reported "median" homestead values. The calculations above are based on "average" homestead values, which are reported.*

***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:

- 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.
- 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.
- 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.

Senna Hills MUD
Proposed Operating Budget: October 1, 2025 to September 30, 2026

	Proposed Budget FY-2026	Projected FY-2025	Approved Budget FY-2025	Variance FY-2024
Revenues:				
Property Tax Revenues	\$ 422,086	\$ 427,027	\$ 426,098	\$ 929
Service Accounts -				
Basic Service Fees	142,513	142,574	142,513	61
Water Service Fees	374,682	350,945	397,900	(46,955)
Sewer Service Fees	348,870	351,233	341,652	9,581
Drainage Service Fees	19,500	19,526	19,500	26
Service Account Penalties	4,330	3,180	4,410	(1,230)
Total Service Accounts	889,896	867,458	905,975	(38,517)
Interest Income	66,000	128,809	96,000	32,809
Miscellaneous Income	189,776	101,432	-	101,432
Total Revenues	1,567,758	1,524,726	1,428,073	96,653
Expenditures:				
District Facilities -				
Water Purchases -				
Potable Water Purchases - PUA	243,056	224,582	250,849	26,267
Raw Water Purchases - LCRA	21,962	19,463	23,275	3,812
Bulk Water Reservation - LCRA	33,330	32,826	33,330	504
Operations & Management	93,000	78,744	93,000	14,256
Repairs & Maintenance - Water	72,000	60,655	72,000	11,345
Repairs & Maintenance - WWTP	186,000	188,266	168,000	(20,266)
Repairs & Maintenance - WW Collection	30,000	10,005	30,000	19,995
Repairs & Maintenance - Lift Station	88,500	111,577	69,000	(42,577)
Repairs & Maintenance - Pond/Drainage	30,000	35,299	30,000	(5,299)
Water Meters	4,800	4,734	4,800	66
Sludge Hauling	45,000	32,691	66,000	33,309
Lab Fees	33,000	33,357	33,000	(357)
Chemicals	15,000	8,986	15,000	6,014
Landscaping	70,600	69,463	66,200	(3,263)
Irrigation Expenditure	36,000	30,412	36,000	5,588
Utilities	48,000	43,569	48,000	4,431
Telephone	12,000	12,744	12,000	(744)
Permit Fees	2,750	2,742	2,750	8
Fence Maintenance	15,000	15,000	15,000	-
Membrane Reserve	15,000	15,000	15,000	-
SB3 Compliance	-	-	40,000	40,000
Capital Outlay-Pond Liner	-	431,796	403,735	(28,061)
Capital Outlay-Irrigation Upgrades	300,000	-	100,000	100,000
Capital Outlay-Effluent Pond	130,000	-	-	-
Capital Outlay	-	-	225,000	225,000
Subtotal - District Facilities	1,524,997	1,461,911	1,851,938	390,027
Administrative Services -				
Director Fees	22,839	21,173	22,839	1,666
Insurance	24,000	23,965	24,000	35
Tax Appraisal/Collection Fees	4,300	2,939	4,300	1,361
Public Notices	2,000	2,000	2,000	-
Website	4,000	3,500	4,000	500
Legislative Consulting	-	-	-	-
Miscellaneous	3,000	2,952	3,000	48
Subtotal - Administrative Services	60,139	56,529	60,139	3,610
Professional Services -				
Legal Fees	102,000	92,359	86,400	(5,959)
Accounting Fees	36,000	35,750	35,500	(250)
Engineering Fees	69,000	69,890	60,000	(9,890)
Audit Fees	15,000	14,250	14,250	-
Subtotal - Professional Services	222,000	212,249	196,150	(16,099)
Total Expenditures	1,807,136	1,730,689	2,108,227	377,538
Operating Excess / (Deficiency) of Revenues over Expenditures	(239,378)	(205,963)	(680,154)	474,191
Other Sources/(Uses):				
Operating Transfer	-	-	-	-
Total Other Sources/(Uses)	(239,378)	(205,963)	(680,154)	474,191

Key Assumptions:

- * 2025 Assessed Valuation = \$498,31,002
- * GOF O&M Tax Rate / \$100 AV =
- * DSF Bond Tax Rate / \$100 AV =
- * Total Tax Rate / \$100 AV =
- * Current Retail Service Rate
- * 10% Water Loss

\$	0.0847
\$	0.1888
\$	0.2735

Reserve Analysis:

Est. Beg Fund Balance (FY 2025)	\$ 2,806,206
Operating Surplus	190,622
Capital Outlay	(430,000)
Est. Ending Fund Balance (FY 2026)	\$ 2,566,828
1-Year Operating Reserve	\$ 1,377,136