

**Chisholm Trail Special Utility District
Of Williamson, Bell, and Burnet Counties, Texas**

**Minutes of Meeting of the Board of Directors Workshop
April 3, 2014**

The Board of Directors of Chisholm Trail Special Utility District of Williamson, Bell, and Burnet Counties, Texas convened in a workshop at the administrative office of Chisholm Trail Special Utility District located at 851 FM 970, Florence, Williamson County, Texas beginning at 3:00 p.m. on the 3rd day of April, 2014. Notices of the time, place, and subject of the meeting were posted at the places and for the time required by law.

Meeting was called to order at 3:00 p.m.

Delton Robinson led those present in the Pledge of Allegiance to the American flag.

Linda White called roll:

Delton Robinson	President
Ed Pastor	Vice-President
Mike Sweeney	Secretary
James Pletcher	Treasurer
Pat Gower	Director
Gary Goodman	Director
Bob Johnson	Director

All Board members were present thus constituting a quorum. Also present were Jim Briggs, Leonard Dougal, Keith Walker, Linda White, and those listed on the attached sign-in sheet.

Legislative Regular Agenda

A. Consideration, discussion and possible action regarding District policies involving water supply and utility infrastructure commitments of the District and the development or subdivision of land, including new development service contracts, contracted entitlements to potential developable properties, water resource availability, the acquisition of additional water resources to meet indications of interest and new growth demands, and related matters and policies. The following is a summary of proposed changes to Non-Standard Service Agreements (NSSA):

- Section 1.10 – An LUE will be defined by 350 gallons per connection per day.
- Section 2.1 – Service Commitments – water will not be guaranteed to a development until the property is final platted.
- Section 3.1 – Developer will commit to a minimum build-out schedule of approximately 10% of LUEs per year. Failure to meet minimum build out requirements will result the developer paying the monthly base rate for any shortfall or release all remaining LUEs.

- Section 4.2 – A Water Acquisition Fee equal to \$6 per LUE requested will be charged annually until 50% of the requested connections are active. The Water Reservation Fee is proposed to be removed from future NSSA’s.
- Section 4.3 – Impact Fees will be negotiated on a case-by-case basis. Generally, impact fees will be payable upon account activation. Proposed Municipal Utility Districts (MUDs) will be required to pay all impact fees for a proposed development at the time of final plat. Also, impact fees may be collected at the time of agreement when the engineering review indicates that substantial system improvements will be needed to provide service.
- Section 7.2 – Off-site easements will no longer be the initial responsibility of the District. Developers must make a good-faith effort to obtain offsite easements before the District will agree to assist. Easement costs will be the responsibility of the developer.
- Exhibit C – Water Conservation Deed Restrictions Requirements were discussed.

Water Summary Data – Summary tables detailing the District’s water production since 2003, existing NSSA’s, proposed NSSA’s, and overall available raw water were attached for discussion.

Resource Development – Available water resources were discussed.

Recess

The Board recessed the meeting at 4:53 p.m., for a short break.

Reconvened

The Board reconvened into public session at 5:07 p.m. with all Board members present.

Executive Session

At 5:08 p.m., President Delton Robinson announced to the public that the Board of Directors would convene in Executive Session to seek legal advice from the District’s legal counsel as authorized by Section 551.071, Texas Government Code, and/or discuss the purchase, exchange, lease or value of real property in Williamson, Bell and Burnet Counties, pursuant to Section 551.072, Texas Government Code.

- A. Asset Transfer and utility system Consolidation Agreement between Chisholm Trail Special Utility District and the City of Georgetown.
- B. TCEQ Docket No. 2014-0437-UCR, regarding the STM Application of the District and City of Georgetown.

Adjourn Executive Session

At 6:40 p.m., the Board of Directors adjourned the Executive Session by unanimous acclamation by the Board.

Reconvene into Public Session

At 6:45 p.m., the Board of Directors reconvened into Public Session.

Mike Sweeney moved to approve the Joint Defense Agreement. James Pletcher seconded the motion, which the Board approved unanimously.

Adjournment

The meeting adjourned at 6:50 p.m. on a motion by Mike Sweeney and seconded by Ed Pastor, which the Board approved unanimously.



Mike Sweeney, Board Secretary