

MINUTES OF SPECIAL MEETING OF  
SONTERRA MUNICIPAL UTILITY DISTRICT  
Monday, September 16, 2013

STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON       §

The Board of Directors of Sonterra Municipal Utility District (the “District”) held a special meeting, open to the public, at 6:00 p.m., at 113 Limestone Terrace, Jarrell, Texas, inside the boundaries of the District, on the 16<sup>th</sup> day of September, 2013, and the roll was called of the duly constituted officers and members of the Board, to-wit:

John Faske	President
David Chandos	Vice President
Darrell Goldman	Secretary
Trisha Allen	Treasurer
Dale Thornton	Assistant Secretary

and all of said persons were present, thus constituting a quorum. Also in attendance were Sheila Cunningham; Ashley Singh; Mike Robinson of Baker-Aicklen Engineering; Robert Anderson of Crossroads Utilities; Michael Luft of Municipal Accounts & Consulting, L.P.; Annie Napoli; several citizens; and Ronald Freeman of Freeman & Corbett.

1. The Board first considered public comments. Ms. Napoli discussed the District’s proposed budget and tax rate.

2. The Board next considered the minutes of the Board’s August 12, August 19 and August 29, 2013, meetings. After discussion, Director Allen made a motion to approve the three sets of minutes. Director Chandos seconded the motion, which the Board passed unanimously.

3. The Board then considered the Utility Operator’s Report. Mr. Anderson gave a brief update on the status of facilities and services within the District.

4. Next, Mr. Luft presented a list of bills and invoices (including a supplemental list) to the Board. Director Allen made a motion to approve the bills and invoices on the Bookkeeper’s Report plus approve the list of Supplemental Checks. Director Goodman seconded the motion, which the Board passed unanimously. Copies of the list of checks, including supplemental checks, are attached as exhibits to these minutes.

5. The District next considered renewing the contract of Municipal Accounts and Consulting. Mr. Luft presented a new proposed agreement to the Board. Upon a motion by Allen and a second by Director Chandos, the agreement was unanimously approved. A copy of the agreement is attached to these minutes.

6. The Board next considered a report on the District’s recreational facilities by Ms. Singh. No action was taken.

7. The Board next considered changes to the District's Water Conservation and Drought Contingency Plan. Ms. Cunningham distributed some potential changes to the plan. After discussion, Director Thornton agreed to seek proposals for a consultant to assist the District regarding any amendments to the plan.

8. The Board then considered the Manager's Report. Ms. Cunningham gave a brief report. Upon a motion by Director Chandos and a second by Director Goldman, the Board unanimously approved:

- a. the sale of the surplus property subject to clearing any legal requirement with Mr. Freeman;
- b. the acquisition of the three signs for the District at a cost not to exceed \$1,295;
- c. the establishment of a subcommittee of Directors Thornton and Chandos to solicit proposals from possible engineering firms;
- d. the purchase of three trash receptacles for the District's park areas; and
- e. the solicitation by President Faske or an appraisal for the value of the District's park land for grant purposes.

9. Next, the Board considered the Engineer's Report. Mr. Haynie updated the Board on the status of development within the District in a written report. After discussion, upon a motion by Director Allen and a second by Director Chandos, the Board unanimously approved the plans and specifications for water, wastewater and drainage facilities for Sonterra West Section 8-F and Sonterra West Section 3 Phase 3 and authorized the bidding of the work, subject to conformity of the plans to comments made to the developers of those areas by Mr. Haynie, Jr. and receipt of bid documents by him. Then, upon a motion by Director Chandos and a second by Director Faske, the Board unanimously approved acceptance of the water, wastewater and drainage facilities for for Sonterra West Section 8-F and Sonterra West Section 3 Phase 3, the payment of Pay Estimates 1, 2 and 3 and change order 1, subject to conformity with the engineer's recommendation and provision of a payment and maintenance bond by the subdivision developer. Finally, the Board authorized the engineer to prepare plans and specifications for improvements to the District's water production facilities.

10. The Board then considered actions related to the Corn Hill Regional Water Authority. Mr. Robinson gave a brief update on the status of the Corn Hill Regional Water Authority. Upon a motion by Director Allen and a second by Director Chandos, the Board unanimously approved allowing Jarrell to become a member of the Authority.

11. The Board then considered taking action to renew the contract for Crossroads Utility Services. Mr. Anderson presented the proposed contract to the Board. Upon a motion by Thornton and a second by Director Chandos, the agreement was unanimously approved. A copy of the agreement is attached to these minutes.

12. The Board next considered approving a budget for FY 2014. Mr. Luft presented a draft budget to the Board. After discussion, upon a motion by Director Goldman and a second by Director Allen, the Board unanimously approved the budget, a copy of which is attached to these minutes.

13. The Board next conducted a public hearing on the District's proposed tax rate for FY 2014. Only Ms. Napoli presented testimony and the Board closed the hearing.

14. The Board next considered adopting a tax rate for the District. Upon a motion by Director Chandos and a second by Director Allen, the Board unanimously approved a tax rate of \$0.85 per \$100 of assessed valuation (consisting of \$0.70 for debt service and \$0.15 for maintenance purposes). A copy of the order approving and levying the taxes is attached to these minutes.

There being no further business to come before the Board, the meeting was adjourned.

  
Secretary, Board of Directors

