

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

AUGUST 19, 2024

TO: THE BOARD OF DIRECTORS OF SONTERRA MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Sonterra Municipal Utility District will hold a regular meeting on **Monday, August 19, 2024 at 6:00 p.m.** at 113 Limestone Terrace, Jarrell, Texas. The following matters may be considered and acted upon at the meeting:

PUBLIC COMMENT

PLEASE NOTE: COMMENTS FROM MEMBERS OF THE PUBLIC WILL BE TAKEN DURING DESIGNATED PORTIONS OF THE BOARD MEETING ONLY. COMMENTS FROM THE FLOOR ARE NOT ACCEPTED DURING THE BUSINESS PORTION OF THE BOARD MEETING. TO ADDRESS THE BOARD, PLEASE COMPLETE THE PUBLIC COMMENT FORM THAT IS AVAILABLE AT THE ENTRANCE TO THE BOARD MEETING ROOM AT LEAST FIVE MINUTES BEFORE THE TIME THE BOARD MEETING IS SCHEDULED TO BEGIN. AFTER BEING RECOGNIZED BY THE BOARD PRESIDENT, EACH SPEAKER WILL BE ALLOWED UP TO THREE MINUTES TO SPEAK.

1. Pledges of Allegiance to United States and Texas flags;
2. Board member remarks and public comment;

CONSENT ITEMS

(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)

3. Minutes of July 15, 2024 Board meeting;
4. Order Establishing Revised Water Conservation and Drought Contingency Plan;
5. Plumbing Inspection Services Agreement with Roadrunner Inspection Services (current agreement expires September 30, 2024);

BUDGET AND TAX ITEMS

6. Tax rate classification under Texas Water Code Sections 49.23601-.23603, including recommendations from District engineer and financial advisor;
7. 2024/2025 budget and 2024 tax rate, including:
 - (a) 2024 certified appraised values from Williamson Central Appraisal District;
 - (b) Work session on 2024-2025 proposed budget;
 - (c) Establish and take record vote on proposed tax rate;
 - (d) Schedule a public hearing at which adoption of tax rate will be considered;

- (e) Authorize publication of Water District Notice of Public Hearing on Tax Rate;

DISCUSSION/ACTION ITEMS

- 8. Request from Jarrell Community Library and Resource Center to use District office for fundraising event;
- 9. Bookkeeper's report and related action, including:
 - (a) Directives;
 - (b) Funds transfers and payment of bills and invoices;
 - (c) Amended Secretary's Certificate and Resolutions Regarding Bookkeeper's Account;
- 10. Manager's report and any related action, including:
 - (a) Directives;
 - (b) Parks and recreation and related action, including:
 - (i) Parks and recreation report;
 - (ii) Pre-qualification of landscape architecture firms based on Statements of Qualifications;
 - (c) Jarrell Independent School District rental agreement (youth volleyball and basketball leagues);
 - (d) Landscape Structures Manufacturer Tour, including per diem authorization for District attendees;
- 11. Identification and acquisition of real property for parks and recreational uses, including Eastwood Amenity Center;
- 12. Hiring and employment and related action;
- 13. District security and related action, including:
 - (a) Security patrol report;
 - (b) Amendment to Standard Agreement with Local Governmental Entity Regarding Off-Duty Contracting of County Sheriff Deputies (increase vehicle usage reimbursement rate);
- 14. Mowing and landscape maintenance and related action, including:
 - (a) Monthly maintenance report from Landscape Designs & Lawn Care;
 - (b) Landscape maintenance services, including renewal of Landscape Maintenance Agreement with Landscape Designs and Lawn Care LLC, and Joint Landscape Maintenance Agreement [Shared Park and Recreational Facilities], or solicitation of bids;

15. Operator's report and related action, including:
 - (a) Directives;
 - (b) Leak detection and water loss report;
 - (c) Billing report and write-offs;
 - (d) Operation, maintenance, and repair of District facilities, including any related proposals;
 - (e) Inflow and infiltration into District wastewater system;
 - (f) Renewal of Operations Services Agreement (current agreement expires September 30, 2024);
 - (g) Texas Commission on Environmental Quality notice of violation;
 - (h) Advisory from Texas Department of Public Safety regarding cybersecurity for water and wastewater utilities;
16. Engineer's report and related action, including:
 - (a) Directives;
 - (b) Engineering status report, including District General, District Facilities Construction, and Non-District Facilities Construction;
 - (c) Engineering action items, including:
 - (i) Lone Star Regional Water Authority items, including invoice received from Brazos River Authority for District's share of excess flow charges;
 - (ii) Elevated Storage Tank at WTP No. 2, including approval of any pay estimates and/or change orders;
 - (iii) Parks and Recreational Facilities Bond Application No. 1, including request for approval of additional engineering and landscape architect fees required to quantify District's repair costs to be deducted from developer reimbursement amount;
 - (iv) Letter to Parker Communications for reimbursement of CR 332 utility line repairs;
17. Attorney's report and related action, including:
 - (a) Directives;
 - (b) Erosion control inspections and enforcement of erosion control rules;
 - (c) Texas Municipal League Intergovernmental Risk Pool Cyber Liability and Data Breach Response Coverage Critical Alert, including "opt in" to continued coverage and related Cyber Liability and Data Breach Response Interlocal Agreement;

- (d) Purchase of property under Real Property Lease/Purchase Agreement with Sonterra West HOA (*executive session for purpose of receiving legal advice*);

18. Future meeting schedule and agenda items, including special meeting for budget work session.

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073), discussing personnel matters (Section 551.074) and discussing security personnel or devices (Section 551.076). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.

(SEAL)



Attorney for the District

Sonterra Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information. Hearing or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program, 1-800-735-2988.