

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

OCTOBER 21, 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, October 21, 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;

BOND ITEMS

3. \$3,820,000 Unlimited Tax and Revenue Bonds, Series 2024 (Park Facilities), including:
 - (a) Texas Commission on Environmental Quality Order Approving an Engineering Project and the Issuance of \$3,820,000 in Unlimited Tax & Revenue Bonds for Sonterra Municipal Utility District;
 - (b) Timetable for issuance;
 - (c) Preliminary Official Statement;
 - (d) Resolution Approving Preliminary Official Statement; Authorizing Distribution of Preliminary Official Statement and Publication of a Notice of Sale of Bonds; and Approving Other Related Matters;
 - (e) Applications and fees for credit rating and bond insurance;
 - (f) Designation of Paying Agent/Registrar;
 - (g) Payment of Attorney General bond review fee;
 - (h) Texas Commission on Environmental Quality pre-purchase inspection of facilities;

- (i) Authorization of Urgent Matters Subcommittee to act on any and all bond-related matters that may be lawfully taken by a subcommittee;
- (j) Any other matters in connection with the bonds;

CONSENT ITEMS

- 4. Minutes of September 9, 2024 Board meetings;

DISCUSSION/ACTION ITEMS

- 5. Bookkeeper's report and related action, including:
 - (a) Directives;
 - (b) Funds transfers and payment of bills and invoices;
- 6. Manager's report and any related action, including:
 - (a) Directives;
 - (b) District related action, including:
 - (i) Resolution Adopting Revised Code of Ethics and Financial Investment, Travel and Professional Services Policy (*related to employee per diem and travel expenses*);
 - (ii) Administrative Assistant job description and authorization to hire;
 - (c) Operations related action;
 - (d) Parks and Recreation related action, including:
 - (i) Recreation Specialist job description and authorization to hire;
- 7. Hiring and employment and related action;
- 8. District security and related action, including security patrol report;
- 9. Mowing and landscape maintenance and related action, including:
 - (a) Monthly mowing and landscape maintenance report from Landscape Designs & Lawn Care;
 - (b) Proposal for mulch installation;
 - (c) Proposal for tree installation;
- 10. Jarrell Community Library and Resource Center, including:
 - (a) Kitchen and boardroom use;
 - (b) Discussion regarding lease of 113 Limestone Terrace, Suite 500 to Jarrell Community Library for 2025 calendar year;

- (c) Event Space License Agreement with Jarrell Community Library and Resource Center for Harvest Street Festival and Business Expo;
 - (d) Event Space License Agreement with Friends of the Jarrell Community Library for Community Market;
11. 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:
 - (i) Proposal from Alterman for construction of awning for Well No. 2;
 - (ii) Proposal from Crossroads to install ten Bac-T sample stations;
 - (e) Inflow and infiltration into District wastewater system;
 - (f) Texas Commission on Environmental Quality notice of violation and required corrective active;
12. 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) Park and Recreational Facilities - Bond Application No. 13, including proposal from A&G Appraisal Group;
 - (ii) Elevated Storage Tank at WTP No. 2, including approval of any pay estimates and/or change orders;
 - (d) Lone Star Regional Water Authority items;
13. Attorney's report and related action, including:
- (a) Directives;
 - (b) Demand letter to Parker Communications regarding damage to District water facilities located at CR 332 and Cleary Lane;
 - (c) Texas Municipal League Intergovernmental Risk Pool Summary of Claim Experience Report;
 - (d) Erosion control inspections and enforcement of erosion control rules;

(e) Status of conveyance of pool and clubhouse lots from Sonterra West HOA;

14. Future meeting schedule and agenda items.

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.