

# SONTERRA MUNICIPAL UTILITY DISTRICT

## AGENDA

NOVEMBER 18, 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, November 18, 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 October 21, 2024 Board meeting;
4. Amended and Restated Resolution Establishing Offices and Meeting Places of the Board of Directors of Sonterra Municipal Utility District and Establishing Locations for Posting of Notices of Meetings of the Board;

### DISCUSSION/ACTION ITEMS

5. Bookkeeper's report and related action, including:
  - (a) Directives;
  - (b) Funds transfers and payment of bills and invoices;
  - (c) Positive Pay Services provided by First Citizens Bank, including approval of any related agreements;
6. Manager's report and any related action, including:
  - (a) Directives;

- (b) District-related action, including:
  - (i) Proposals from NeoGov, including negotiation and execution of Services Agreement and any related documentation;
  - (ii) Proposal from Forte, including negotiation and execution of Payment Processing Agreement;
  - (iii) Eastwood Project, including Proposal for Professional Landscape Architectural Services: Eastwood Amenity Center, and Contract Amendment #2 thereto;
  - (iv) Retirement Benefits for Employees;
- (c) Operations-related action, including:
  - (i) Christmas decoration at District's facilities;
  - (ii) Proposals for column repair and replacement in Eastwood from Landscape Designs & Lawn Care;
  - (iii) Security cameras at District office;
  - (iv) Proposals from Alpha Paving for repairs at District office;
  - (v) Proposals from Texas Bright Ideas and Allied Electric for lighting fixtures at District office;
  - (vi) Concerns at District office and County Road 332;
- (d) Parks and Recreation-related action, including:
  - (i) Monthly report and update;
  - (ii) Breakfast with Santa and Santa Paw Photos Event;
  - (iii) Youth basketball league;
- 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;
- 10. Jarrell Community Library and Resource Center, including matters relating to lease agreement for 2025;
- 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;
  - (e) Inflow and infiltration into District wastewater system;
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) 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) Covered Applications and Prohibited Technology Policy;
  - (c) Erosion control inspections, including enforcement activities and penalties for violations under Rules Regarding Erosion Control and Protection of District Utility Systems;
  - (d) Subcommittee assignments;
  - (e) Acceptance of Lot 19, Block "C", SONTERRA WEST PHASE 1B and Lot 35, Block "C", SONTERRA WEST PHASE V-A from Sonterra West HOA, including:
    - (i) Warranty Deed;
    - (ii) Termination and Release of Memorandum of Real Property Lease/Purchase Agreement;
14. Future meeting schedule and agenda items, including rescheduling January Board meeting in connection with sale of bonds.

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)





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Attorney for the District

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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.