

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

JANUARY 13, 2025

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, January 13, 2025 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 Bonds, Series 2025 (Park Facilities), including:
 - (a) Texas Commission on Environmental Quality pre-purchase inspection of facilities;
 - (b) Receive and review bids for, and consider award of sale of, the bonds;
 - (c) Written statement of increase in TCEQ-approved interest rate, if applicable;
 - (d) Order Authorizing the Issuance of \$3,820,000 Sonterra Municipal Utility District Unlimited Tax Bonds, Series 2025; Levying an Ad Valorem Tax in Support of the Bonds; Approving an Official Statement; Authorizing the Execution of a Paying Agent/Registrar Agreement; Awarding the Sale of the Bonds; and Authorizing Other Matters Related to the Issuance of the Bonds;
 - (e) Amended and Restated Information Form;
 - (f) Addendum to engagement letter with BLX Group LLC for arbitrage rebate compliance services;
 - (g) Any other matters in connection with \$3,820,000 Unlimited Tax Bonds, Series 2025;
4. Arbitrage rebate and yield restriction compliance, including:

- (a) Arbitrage Compliance Summary from BLX Group LLC;
- (b) Arbitrage Rebate Review Letter from BLX Group LLC for \$7,500,000 Unlimited Tax and Revenue Bonds, Series 2014 (Computation Period: December 16, 2014 through December 16, 2024);

ANNUAL REVIEW ITEMS

- 5. Resolution Adopting Amended Code of Ethics and Financial Investment, Travel, and Professional Services Policies and Investment Strategies; Adopting Amended List of Qualified Brokers; and Confirming Designation of Investment Officers;
- 6. Resolution Confirming Annual Review of Written Procedures for Post Bond Issuance Federal Tax Compliance;
- 7. Annual review of Real and Personal Property Schedule, including any updates;

CONSENT ITEMS

- 8. Minutes of December 16, 2024 Board meeting;

DISCUSSION/ACTION ITEMS

- 9. Bookkeeper's report and related action, including:
 - (a) Funds transfers and payment of bills and invoices;
- 10. District security and related action, including security patrol report;
- 11. Mowing and landscape maintenance and related action, including:
 - (a) Monthly mowing and landscape maintenance report from Landscape Designs & Lawn Care;
 - (b) Fencecrete and rock column inspection report;
- 12. 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 proposals;
 - (e) Services Proposal for Cybersecurity Assessment from Defensor Solutions;
 - (f) Inflow and infiltration into District wastewater system;
 - (g) Identity theft prevention program, including report and Resolution Confirming Annual Review of Identity Theft Prevention Program;
- 13. 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) Cornhill Business Park;
 - (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. 13 – Pre-Purchase Inspection and Summary of Repair Costs (*executive session*);
 - (d) Water and wastewater service to Cool Water MUD;
 - (e) Lone Star Regional Water Authority items;
14. Manager’s report and any related action, including:
- (a) District-related action, including:
 - (i) Recommendation and selection of architect for Eastwood Recreation Center, including solicitation of proposal from, and negotiation of agreement with, Barker Rinker Seacat Architecture;
 - (ii) Eastwood Amenity Center, including consideration of Contract Amendment No. 2 to Professional Services Agreement with Oro Design Group, LLC and termination of agreement (*executive session*);
 - (b) Maintenance and Facilities-related action, including:
 - (i) Proposal from Landmark Aquatic to replace baby pool filter;
 - (ii) Leak detection results from Landmark Aquatic for interior splash pad;
 - (iii) Proposal from Alpha Paving to repair pool parking lot;
 - (iv) Proposal for shade poles at splash pad;
 - (c) Parks and Recreation-related action, including:
 - (i) Monthly report, including aquatics overview;
 - (ii) Proposal for aquatic supplies;
 - (d) Status updates;
15. Attorney’s report and related action, including:
- (a) Directives;

- (b) Erosion control inspections, including enforcement activities and penalties for violations under Rules Regarding Erosion Control and Protection of District Utility Systems;

16. 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.