

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

FEBRUARY 17, 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, February 17, 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;
3. Recognition of Sonterra MUD Parks and Recreation staff for award of Class III Agency of the Year for 2024 from Texas Public Pool Council;

BOND ITEMS

4. \$3,820,000 Unlimited Tax Bonds, Series 2025 (Park Facilities), including:
 - (a) Report on reimbursable costs from McCall Gibson Swedlund Barfoot Ellis PLLC;
 - (b) Statement on Auditing Standards For Attestation Engagements (SSAE) No. 21 Management Representation Letter;
 - (c) Pre-purchase inspection by TCEQ;
 - (d) Developer conveyance, authority, and disbursement documentation;
 - (e) Authorize disbursement of funds pursuant to report on reimbursable costs following closing of bond sale;
 - (f) Arbitrage and private use materials from McCall, Parkhurst & Horton L.L.P.;
 - (g) Any other matters in connection with \$3,820,000 Unlimited Tax Bonds, Series 2025;

CONSENT ITEMS

5. Minutes of January 13, 2025 Board meeting;

DISCUSSION/ACTION ITEMS

6. Amended and Restated Resolution Adopting Credit Card Use Policy;
7. Consider renewal of solid waste disposal services agreement with Al Clawson Disposal versus solicitation of proposals for solid waste disposal services;
8. Bookkeeper's report and related action, including:
 - (a) Funds transfers and payment of bills and invoices;
 - (b) Recommendation to move fiscal year;
9. District security and related action, including security patrol report;
10. Mowing and landscape maintenance and related action, including monthly mowing and landscape maintenance report from Landscape Designs & Lawn Care;
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 proposals;
 - (e) Inflow and infiltration into District wastewater system;
 - (f) TCEQ 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) Elevated Storage Tank at WTP No. 2, including approval of any pay applications and/or change orders;
 - (ii) Parks and Recreational Facilities Bond Application No. 13, including:
 - (1) Recommendation to terminate letter agreement with A&G Appraisal Group;
 - (2) Proposal from Ardent Appraisals for appraisal of two tracts;
13. Manager's report and any related action, including:

- (a) District-related action, including:
 - (i) Eastwood Recreation Center, including proposal from Barker Rinker Seacat Architecture and authorization to negotiation and execute Standard Form of Agreement Between Owner and Architect;
 - (ii) Proposal from Oliver Insurance Brokerage for employee health insurance annual benefits;
 - (iii) Proposal from Mac Haik Ford for two additional District vehicles;
 - (iv) Clarifications regarding CEFCO Fleet Card account;
 - (v) Consider engaging CardConnect versus CSG Forte for payment processing services;
 - (b) Maintenance and Facilities-related action, including:
 - (i) Quarterly maintenance update/report;
 - (ii) Proposals for fencing at District Office;
 - (iii) Purchase of shed for seasonal and recreation storage in maintenance yard;
 - (iv) Installation of replacement materials from CMA at the basketball pavilion park restrooms;
 - (c) Parks and Recreation-related action, including:
 - (i) Monthly report, including aquatics overview;
 - (ii) Proposal from Landmark Aquatic, including options to repair interior splash pad at District pool;
 - (iii) Repairs to concrete walls, including (i) proposals from Landscape Designs & Lawn Care for column replacement and topsoil and erosion blanket installation; and (ii) proposal from Fencecrete America, Inc. for wood style precast concrete fencing;
 - (d) Status updates;
14. Attorney's report and related action, including:
- (a) Directives;
 - (b) Resolution Authorizing General Manager to Execute Certain Documents;
 - (c) Erosion control inspections, including enforcement activities and penalties for violations under Rules Regarding Erosion Control and Protection of District Utility Systems;
 - (d) Texas Municipal League Intergovernmental Risk Pool Summary of Claim Experience Report;

- (e) Modification to subcommittee list;
- (f) Responsibility for maintenance and repair of District fences;
- (g) Purchase of land from Williamson County along CR 332 for use as park (executive session);
- (h) Reconciliation of employee health insurance payments (executive session);
- (i) Final payment of Oro Design Group for work provided in connection with design of Eastwood Amenity Center (executive session);

15. 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.