

# SONTERRA MUNICIPAL UTILITY DISTRICT

## AGENDA

**AUGUST 18, 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, August 18, 2025 at 6:00 p.m.** at 113 Limestone Terrace, Ste. 100, 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;

### DIRECTOR ITEMS

3. Election of Officers;
4. Revised District Registration Form;
5. Revised account resolutions, including:
  - (a) Resolution Approving Change in Bank Signatories and Change Certificate (Bookkeeper's Account);
  - (b) Resolution Approving Change in Bank Signatories and Change Certificate (Operating Account and Capital Projects Fund Account);
  - (c) Resolution Approving Change in Bank Signatories and Change Certificate (Lock Box Clearing Account);
  - (d) Resolution Approving Change in Bank Signatories & Change Certificate (Park and Pool Account);

### TAX ITEMS

6. Tax rate classification for 2025 tax year, including recommendations from District engineer and financial advisor;
7. 2025 tax rate, including:

- (a) 2025 certified appraised values from Williamson Central Appraisal District;
- (b) Establish and take record vote on proposed tax rate;
- (c) Schedule a public hearing at which adoption of tax rate will be considered;
- (d) Authorize publication of Water District Notice of Public Hearing on Tax Rate;

**CONSENT ITEMS**

- 8. Minutes of July 21, 2025 Board meeting and July 25, 2025 special Board meeting;

**DISCUSSION/ACTION ITEMS**

- 9. Eastwood Recreation Center, including:
  - (a) Financial considerations regarding design, construction, and operation;
  - (b) Phase 2 Proposal for Detailed Design Services and Amendment to Architectural Services Agreement with Barker Rinker Seacat;
- 10. Bookkeeper's report and related action, including funds transfers and payment of bills and invoices;
- 11. District security and related action, including security patrol report, including any adjustments to patrol hours;
- 12. Mowing and landscape maintenance report and related action, including:
  - (a) Proposals from Landscape Designs & Lawn Care for various landscape maintenance services, including:
    - (i) Cleanup services along fence line behind Athena Way;
    - (ii) Hauling of rocks and limbs on lot north of Cool Water MUD Amenity Center;
    - (iii) Repair of stone monument located at Sonterra Boulevard;
    - (iv) Cleaning of drainage area along CR 332;
    - (v) Mowing maintenance of additional areas within District;
    - (vi) Trail maintenance;
- 13. Operator's report and related action, including:
  - (a) Directives;
  - (b) Water report, including leak detection and water loss;
  - (c) Billing report and write-offs;
  - (d) Water and wastewater system operation, maintenance, and repair of District facilities, including any proposals;

- (e) Inflow and infiltration into District wastewater system;
- 14. 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;
- 15. America's Water Infrastructure Act of 2018 (AWIA), including status update regarding emergency response plan;
- 16. Manager's report and any related action, including:
  - (a) District matters, including status updates;
  - (b) Parks and Recreation matters, including:
    - (i) Renewal of advertising contract with Fidelis Publishing Group, LLC for My Jarrell Monthly magazine;
    - (ii) Aquatics update, including resident pool pass removal;
    - (iii) Proposal from Landmark Aquatic for ultraviolet light for District's lap pool;
    - (iv) Proposals from Lee Lewis Pro Tracks LLC for trail repairs;
    - (v) Monthly report;
  - (c) Facilities and Maintenance matters, including repair of Sonterra monument sign at entry to District;
- 17. Attorney's report and related action, including:
  - (a) Directive(s);
  - (b) Erosion control inspections, including enforcement activities and penalties for violations under Rules Regarding Erosion Control and Protection of District Utility Systems;
  - (c) 2025 legislative update, including House Bill 1522 – Change to Meeting Notice (Agenda Posting) Requirements;
  - (d) Cybersecurity Assessment from Defensor Solutions (*executive session*);
- 18. Subcommittee list and related action, including scope of authority for Parks Subcommittee and expenditure limits;
- 19. Employment matters and related action, including:
  - (a) Demand letter from General Manager (*executive session*);

- (b) Separation Agreement with and resignation of General Manager (*executive session*);
- (c) Public hearing regarding payment to an employee or former employee more than owed under a contract with the employee in the position of General Manager in accordance with Local Government Code section 180.007;
- (d) Compensation for Interim General Manager (*executive session*);
- (e) Recruitment of permanent General Manager (*executive session*);
- (f) Maintenance staffing needs (*executive session*);

20. 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)




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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.