

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

OCTOBER 20, 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, October 20, 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. Discussion regarding appointment of Director to fill vacancy on Board of Directors;

BOND ITEMS

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 \$4,850,000 Unlimited Tax and Revenue Bonds, Series 2015 (*Computation Period: September 10, 2015 through September 10, 2025*);

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.)

5. Minutes of September 8, 2025 regular Board meeting, September 24, 2025 special Board meeting, and October 13, 2025 special Board meeting;

DISCUSSION/ACTION ITEMS

6. Bookkeeper's report and related action, including funds transfers and payment of bills and invoices;
7. District security and related action, including security patrol report;
8. Mowing and landscape maintenance report and related action, including:
 - (a) Proposals, including:
 - (i) Mulch installation;
 - (ii) Tree trimming;
 - (iii) Trail repairs;
 - (iv) Mowing maintenance pricing for new areas;
 - (b) Discussion regarding scope of services provided by Landscape Designs and Lawn Care LLC;
 - (c) Consider and take possible action regarding amendment to or renewal of the following agreements with Landscape Designs and Lawn Care LLC:
 - (i) Landscape Maintenance Agreement (*expires September 30, 2026*);
 - (ii) Landscape Maintenance Agreement [Shared Park and Recreational Facilities] (*expires September 30, 2026*);
9. Operator's report and related action, including:
 - (a) Water report, including leak detection and water loss;
 - (b) Billing report and write-offs;
 - (c) Water and wastewater system operation, maintenance, and repair of District facilities, including any proposals;
 - (d) Inflow and infiltration into District wastewater system;
10. 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) Willis Creek Wastewater Interceptor, including request for authorization to review requirements for additional Out of District pass-through wastewater service to City of Jarrell;
 - (ii) Drainage Maintenance Plan, including approval of proposed Phase I Drainage Maintenance Improvements project;

- (iii) Spectrum and Frontier fiber installation, including request for authorization to engage additional inspection services to support District's response to fiber network construction activities;
- 11. Manager's report and any related action, including:
 - (a) District matters, including status updates;
 - (b) Parks and Recreation matters, including:
 - (i) Quotes for column replacement at District Office;
 - (ii) Parks and recreation update, including:
 - (1) Aquatics update, including end of summer report;
 - (2) Monthly report;
 - (iii) Sonterra pool splash pad replacement project, including:
 - (1) Presentation and approval of schematic design by Hitchcock Design Group;
 - (2) Authorization to advertise project for bids;
 - (c) Facilities and Maintenance matters;
- 12. Discussion and possible action regarding planning for parks and recreation capital improvement projects, including potential land acquisition, design, and construction.
- 13. Attorney's report and related action, including:
 - (a) Directives;
 - (b) Interlocal Agreement with Jarrell Independent School District regarding use of recreational facilities;
 - (c) Aerial Easement and Right of Way to Oncor Electric Delivery Company, LLC;
 - (d) Vendor Agreement with Nerdy Cooks LLC for Thanksgiving Camp;
 - (e) Performance Agreement with Mr. and Mrs. Ron Mayfield for Santa Claus performance;
 - (f) Event Space License Agreement with Jarrell Community Library and Resource Center for Harvest Festival;
 - (g) Texas Municipal League Intergovernmental Risk Pool Summary of Claim Experience Report;
- 14. Subcommittee list and related action;
- 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.