

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

NOVEMBER 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, November 17, 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 qualifications of candidates for appointment to Board of Directors;
4. Appoint Director to fill vacancy on Board of Directors;
5. Sworn Statement, Oath of Office, and Director bond for new Director;
6. Election of Officers;
7. Revised District Registration Form;
8. 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 (Lockbox Clearing Account);
 - (d) Resolution Approving Change in Bank Signatories & Change Certificate (Park and Pool Account);

CONSENT ITEMS

9. Minutes of October 20, 2025 Board meeting;

DISCUSSION/ACTION ITEMS

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;
12. Mowing and landscape maintenance report and related action, including:
 - (a) Monthly maintenance report;
 - (b) Any proposals;
13. 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;
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, including:
 - (i) Cornhill Business Park and Willis Creek Wastewater Interceptor, including requests for additional Out of District pass-through wastewater service to City of Jarrell;
 - (c) Engineering action items;
15. Manager's report and any related action, including:
 - (a) District matters, including status updates;
 - (b) Parks and Recreation matters, including:
 - (i) Civic Rec renewal quotation;
 - (ii) Parks and recreation update, including:
 - (1) Aquatics update;
 - (2) Monthly report;

- (c) Facilities and Maintenance matters, including:
 - (i) Maintenance Lead job description;
- 16. Jarrell Community Library and Resource Center, including:
 - (a) Status update;
 - (b) Request for extension of office lease;
- 17. Attorney's report and related action, including:
 - (a) Directives;
- 18. Subcommittee list and related action;
- 19. Real property matters, including:
 - (a) Deliberation regarding purchase of real property (*executive session*);
 - (b) Authorization to approve proposal for appraisal of real property;
- 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)



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.