

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

DECEMBER 15, 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, December 15, 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;

AUDIT ITEMS

3. Audit of District's financial statements for fiscal year ended July 31, 2025, including report from McCall Gibson Swedlund Barfoot Ellis PLLC, approval of audit report and client representation letter, and authorizing filing of audit report;

BONDS

4. Arbitrage rebate and yield restriction compliance, including:
 - (a) Interim Arbitrage Rebate and Yield Restriction Analyses from BLX Group LLC for \$4,900,000 Unlimited Tax & Revenue Bonds, Series 2020A (Computation Period: October 21, 2020 – October 21, 2025);

CONSENT ITEMS

5. Minutes of November 17, 2025 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) Monthly maintenance report;
 - (b) Any proposals;
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 Study, including request for additional out-of-District pass-through wastewater service to City of Jarrell to facilitate service to Walmart;
11. Manager's report and any related action, including:
 - (a) District matters, including status updates;
 - (b) Parks and Recreation matters, including:
 - (i) Parks and recreation update, including:
 - (1) Aquatics update;
 - (2) Monthly report;
 - (ii) Sonterra Pool - Splash Pad Replacement Project, including review of bid(s) received, award of contract, and authorization to negotiate and execute construction agreement;
 - (iii) Any proposals, including a proposal/agreement with Capital Air for Cool Water Amenity Center;
 - (c) Facilities and Maintenance matters, including any proposals;
12. Attorney's report and related action, including:
 - (a) Directives;

- (b) Director email addresses;
 - (c) Determination regarding provision of holiday meals and traditional holiday gifts to employees serving a public purpose;
 - (d) Resolution Approving Intent to Reimburse Certain Costs Related to Splash Pad Replacement Project;
 - (e) Fifth Amendment to Lease Agreement with Jarrell Community Library and Resource Center;
13. Subcommittee list and related action;
 14. Consideration regarding purchase of real property (*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.