

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

MARCH 18, 2019

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 meeting on **Monday, March 18, 2019, 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: PUBLIC COMMENTS 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 citizens communications;

BOND ITEMS

3. District's \$7,580,000 Unlimited Tax and Revenue Bonds, Series 2019, including:
 - (a) Timetable for issuance, including scheduling special meeting for April 8, 2019;
 - (b) TCEQ staff memorandum and Order Approving An Engineering Project And The Issuance of \$7,580,000 In Unlimited Tax And Revenue Bonds;
 - (c) TCEQ pre-purchase inspection;
 - (d) Preliminary Official Statement, including Resolution Approving Preliminary Official Statement; Authorizing Distribution of Preliminary Official Statement and Publication of Notice of Sale of Bonds; and Approving Other Related Matters;
 - (e) Payment of Attorney General bond review fee;
 - (f) Designation of Paying Agent/Registrar;
 - (g) Any other matters in connection with the Bonds;

DISCUSSION/ACTION ITEMS

4. Minutes of February 18, 2019 Board meeting;
5. Manager's report and related action, including:
 - (a) Directive(s), including:
 - (i) Marquee signs, including approving any related proposals;
 - (ii) District equipment, including purchase of new zero-turn mower;
 - (iii) Research regarding deed restriction enforcement fees;
 - (iv) Update regarding Annual Bulk Waste Clean-Up Day;
 - (b) Proposed over-55 Housing and Urban Development project;
6. District security, including:
 - (a) Security patrol reports;
 - (b) Status of request for detailed reports and billing reconciliation for final payment to City of Jarrell;
7. District park and recreational facilities, including:
 - (a) Directive(s);
 - (b) Park and Trails Subcommittee report;
 - (c) Green Planet Scapes monthly maintenance report;
 - (d) Sidewalk and trail improvements, including review of bid tabulation and award of contract;
 - (e) Park master plan update;
8. Operator's report and related action, including:
 - (a) Directive(s);
 - (b) Maintenance program for portable generator, including proposal from Fleet Maintenance of Texas;
 - (c) Leak detection and water loss report;
 - (d) Billing report;
 - (e) Reverse Osmosis Filling Station report;
 - (f) Repairs, operations and maintenance;

9. Water, wastewater, and rate matters, including:
 - (a) Water use restrictions;
 - (b) Water supply and water quality reports;
 - (c) Wholesale wastewater treatment and capacity matters, including:
 - (i) City of Jarrell wastewater treatment plant expansion and permit, including renewal and amendment:
 - (1) Letter to City of Jarrell;
 - (2) Proposal from DCS Engineering, LLC, relating to Texas Pollutant Discharge Elimination System Permit renewal and minor amendment;
 - (3) Appointment of subcommittee and delegation of authority related to City of Jarrell wastewater plant and permit matters;
10. Bookkeeper's report and related action, including:
 - (a) Directive(s);
 - (b) Funds transfers;
 - (c) Payment of bills and invoices;
11. Engineer's report and related action, including:
 - (a) Directive(s);
 - (b) Engineering status report, including General Services, District Facilities Construction, and Non-District Facilities Construction;
 - (c) Acquisition of off-site easements for CR 314 Improvements, including authorizing execution of related rights of entry;
 - (d) Engineering action items, including:
 - (i) Sonterra West Section 12, including approval of any pay estimates and change orders;
 - (ii) Sonterra West Section 8N, including approval of any pay estimates and change orders;
 - (iii) Sonterra West Section 11, Phase 3 and Sonterra West Section 12B, including approval of any pay estimates and change orders;
 - (e) Water Plant No. 1 – Phase III 8-inch Waterline and Site Improvements, including claims against Central Road and Utility, LTD;

- (f) Water Plant 1 – Phase IIB Trinity Water Well Construction, including possible contractor/bond claim and warranty issues;
 - (g) Update on status of pump and haul program;
12. Lone Star Regional Water Authority update, including:
- (a) Rate study matters;
 - (b) Acquisition of excess capacity and allocation of related costs, including:
 - (i) First Amendment to Water Supply Agreement;
 - (ii) First Amendment to Water Facilities Acquisition, Construction and Financing Contract;
 - (c) Lone Star Regional Water Authority Water Supply pipeline and financing matters, including authorization to calculate and provide requested water use estimate;
13. Attorney’s report and related action, including:
- (a) Directive(s);
 - (b) Open Meetings Act update.

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.



Emilie Rose Littlefield

 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.