

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

JUNE 17, 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, June 17, 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. Sonterra West Section 8-O, 10-3, 11-2, and 12C Construction, including status of administrative acceptance of project for operation and maintenance;
4. Supplemental report on reimbursable costs from McCall Gibson Swedlund Barfoot PLLC (release of hold-back for Sonterra West Section 8O, Section 10 Phase 3, Section 11 Phase 2 and Section 12C);
5. Disbursement of additional bond proceeds pursuant to supplemental report on reimbursable costs and disbursement letter;

DISCUSSION/ACTION ITEMS

6. Minutes of May 20, 2019 Board meeting;
7. Manager's report and related action, including directive(s);
8. Review of current Board officers and District Registration Form, and consider any changes in officers and amendment to District Registration Form;
9. District security, including security patrol report;
10. District park and recreational facilities, including:

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- (a) Park and Trails Subcommittee report;
 - (b) Sidewalk and trail improvements, including
 - (i) Status of funding from Homeowners Association;
 - (ii) Status of notice of proceed; and
 - (iii) Approval of any pay estimates and change orders,
 - (c) Update on park master plan;
11. Green Planet Scapes, including:
- (a) Landscape Maintenance Agreement;
 - (b) Monthly maintenance report;
12. Operator's report and related action, including:
- (a) Directive(s);
 - (b) Leak detection and water loss report;
 - (c) Billing report;
 - (d) Reverse Osmosis Filling Station report;
 - (e) Repairs, operations and maintenance;
 - (f) Update on status of pump and haul program;
13. 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 renewal and amendment;
 - (ii) Fourth Amendment to Agreement for Wholesale Wastewater Service;
14. Bookkeeper's report and related action, including:
- (a) Directive(s);
 - (b) Funds transfers;
 - (c) Payment of bills and invoices;

15. Bond Application No. 9, including:
 - (a) Resolution Authorizing Application to Texas Commission on Environmental Quality for Approval of Project and Bonds;
 - (b) Street and Utility Construction Agreements for (i) Sonterra West Section 12B and Sonterra West Section 11, Phase 3; (ii) Sonterra West, Section 13; and (iii) Bailey Park Phase 1 and Bailey Park IV, and Sonterra West Section 7, Phase 2A-1, Block 12, Lot 34; and
 - (c) Agreement Regarding Hold-Back of Bond Proceeds for (i) Sonterra West Section 12B and Sonterra West Section 11, Phase 3; (ii) Sonterra West, Section 13; and (iii) Bailey Park Phase 1 and Bailey Park IV, and Sonterra West Section 7, Phase 2A-1, Block 12, Lot 34;
16. 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) Engineering action items, including:
 - (i) Sonterra West Section 11, Phase 3 and Sonterra West Section 12B, including approval of any pay estimates and change orders;
 - (ii) Water Treatment Plants Nos. 1 and 2 Upgrades, including review of bid tabulation and award of contract;
 - (iii) Sonterra West Bailey Park Phase 1 and IV and Sonterra West Section 7, Phase 2A-1, Block 12, Lot 34, including approval of any pay estimates and change orders;
 - (d) Water Plant 1 – Phase IIB Trinity Water Well Construction, including update regarding contractor/bond claim and warranty issues;
 - (e) Temporary Easement for Section 12B Offsite Interceptor;
17. Lone Star Regional Water Authority update, including:
 - (a) Rate study matters;
 - (b) Irrigation system damage, repairs and backcharges;
18. Water impact fee process, including preparation of land use assumptions and a capital improvements plan, appointment of capital improvements advisory committee, and approving any related proposals;
19. Attorney's report and related action, including:
 - (a) Directive(s);

- (b) Budget and tax items, including:
 - (i) Preliminary estimate of 2019 taxable value;
 - (ii) Schedule for adopting 2019-2020 budget and 2019 tax rate.

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.



Armbrust & Brown

 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.