

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

JULY 15, 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, July 15, 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, including John Aregood, LGI Homes, and Matt Dingham, A Team Plumbing, Inc., regarding violation of District rules; illegal water connections at 5036 Cressler, 5033 Cressler and 5037 Cressler; and related penalties;

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.)

3. Minutes of June 17, 2019 Board meeting;
4. Release and Termination of Easements;

DISCUSSION/ACTION ITEMS

5. Manager's report and related action, including:
 - (a) Directive(s);
 - (b) Proposal for installation of internet on water tower;
6. District security, including security patrol report;
7. District park and recreational facilities, including:

- (a) Park and Trails Subcommittee report;
 - (b) Green Planet Scapes monthly maintenance report;
 - (c) Sidewalk and trail improvements, including:
 - (i) Status of funding from Homeowners Association;
 - (ii) Approval of any pay estimates and change orders;
 - (d) Update on park master plan;
8. Operator's report and related action, including:
- (a) Leak detection and water loss report;
 - (b) Billing report;
 - (c) Reverse Osmosis Filling Station report;
 - (d) Repairs, operations and maintenance;
 - (e) Update on status of pump and haul program;
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 update regarding City of Jarrell wastewater treatment plant expansion and permit renewal and amendment;
 - (d) 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;
 - (e) Retail water and wastewater services agreement with Cool Water Municipal Utility District;
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) Engineering action items, including:
 - (i) Sonterra West Section 8N, including approval of any pay estimates and change orders and acceptance of project for operation and maintenance;
 - (ii) 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;
 - (iii) Sonterra West Section 11, Phase 3 and Sonterra West Section 12B, including approval of any pay estimates and change orders;
 - (d) Water Plant 1 – Phase IIB Trinity Water Well Construction;
 - (e) Bond Application No. 9;
12. Lone Star Regional Water Authority update, including:
- (a) Rate study matters;
 - (b) Irrigation system damage, repairs and backcharges;
13. Attorney's report and related action, including:
- (a) Directive(s);
 - (b) Texas Municipal League Intergovernmental Risk Pool Summary of Claim Experience Report;
 - (c) Future meeting schedule.

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.



Jim B. O'Hara

 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.