

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

AUGUST 19, 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, August 19, 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;

BUDGET AND TAX ITEMS

3. 2019 - 2020 budget and 2019 tax rate, including:
 - (a) Review Certified 2019 Values;
 - (b) Worksession on 2019-2020 budget, including:
 - (i) Proposed increase in fee payable to Sonterra West Homeowners' Association, Inc., for deed restriction enforcement, including any related amendment to Real Property Lease/Purchase Agreement;
 - (ii) Proposed salary and benefit cost increase for Dan Fleece and Jesse Fleece under Professional Services Agreement with Vencindario Management, LLC;
 - (iii) Permanent insulation at well sites, including review of any related proposals;
 - (c) Financial Advisor's recommendation regarding 2019 debt service tax rate;
 - (d) Establish and take record vote on proposed tax rate;
 - (e) Schedule public hearing at which adoption of tax rate will be considered;

- (f) Authorize publication of Notice of Public Hearing on Tax Rate;

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.)

- 4. Minutes of July 15 and August 7, 2019 Board meetings;
- 5. Amended and Restated Resolution Establishing Offices and Meeting Places of the Board of Directors of Sonterra Municipal Utility District and Establishing Locations for the Postings of Notice of Meetings of the Board;

DISCUSSION/ACTION ITEMS

- 6. Manager's report and any related action, including:
 - (a) Directive(s);
 - (b) Marquee signs, including approving any related proposals;
- 7. Landscape maintenance services, including renewing or soliciting proposals for services provided under:
 - (a) Landscape Maintenance Agreement with Edward Castro d/b/a Landscape Designs and Lawn Care by Eddie (current agreement expires September 30, 2019);
 - (b) Landscape Maintenance Agreement with Green Planet Scapes of Austin, LLC (current agreement expires September 30, 2019);
- 8. Website services, including renewing or soliciting proposals for services under Website Development and Maintenance Agreement (current agreement with James Williams expires September 30, 2019);
- 9. District security, including security patrol report;
- 10. District park and recreational facilities, including:
 - (a) Directive(s);
 - (b) Park and Trails Subcommittee report;
 - (c) Sidewalk and trail improvements and any related action;
 - (d) Park master plan including update and any related action;
 - (e) Green Planet Scapes monthly maintenance report and any related action;
- 11. 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 items;
 - (e) Update on status of pump and haul program;
 - (f) Operations Services Agreement, including consumer price index adjustment and 2019 rate schedule;
12. Credit/debit card and electronic utility bill payment processing services, including:
- (a) Merchant Processing Application and Merchant Services Program Terms and Conditions with Bluefin Payment Systems, LLC;
 - (b) Addendum to Card Services Agreement by and Among Sonterra Municipal Utility District of Williamson County, Texas; Bluefin Payment Systems LLC; and Wells Fargo Bank USA, N.A.;
 - (c) Service Agreement with T Tech, LLC;
 - (d) Application for Service with Vanco Payment Solutions, LLC;
 - (e) Termination of agreements with Pace Payment Systems, Inc., Global Payments Direct, Inc., Wells Fargo, N.A., AVR, Inc., and T-Tech, Inc.;
 - (f) First Amendment to Operation Services Agreement with Crossroads Utility Services, LLC;
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 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) Status of Agreement for the Provision of Retail Water and Wastewater Services with Cool Water Partners, LP, and Cool Water Municipal Utility District;
14. Bookkeeper's report and related action, including:
- (a) Directive(s);
 - (b) Funds transfers;

- (c) Payment of bills and invoices;
15. 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 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;
 - (ii) 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;
16. Lone Star Regional Water Authority update, including:
- (a) Rate study matters;
 - (b) Irrigation system damage, repairs and backcharges;
17. Attorney's report and related action, including:
- (a) Directive(s);
 - (b) Wireless Facilities Lease Agreement with Heritage Broadband LLC;
 - (c) Legislative update;
18. 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.



Sam Brown 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.