

# SONTERRA MUNICIPAL UTILITY DISTRICT

## AGENDA

SEPTEMBER 16, 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, September 16, 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) Public hearing on District's 2019 tax rate;
  - (b) Budget for fiscal year 2019-2020, including Resolution Adopting Budget;
  - (c) Record vote on District's 2019 tax rate and adoption of Order Levying Taxes;

### 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 August 19, 2019 Board meeting;
5. Proposal from McCall Gibson Swedlund Barfoot PLLC for audit services for fiscal year ending September 30, 2019, including fraud questionnaire relating to 2019 audit;
6. Amended and Restated Information Form *(if necessary for tax rate change)*;

## DISCUSSION/ACTION ITEMS

7. Manager's report and any related action, including:
  - (a) Directive(s);
  - (b) Replacement of District sign;
  - (c) Community Library Northern Williamson County lease improvements, including proposed book box and flagpole;
8. Landscape maintenance services, including:
  - (a) Renewal of mowing contract with Edward Castro d/b/a Landscape Designs and Lawn Care by Eddie (current agreement expires September 30, 2019);
  - (b) Proposals for landscape maintenance services and authorizing contract;
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;
  - (f) Pool, including hours and staff (Director Reynolds);
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;
12. Water, wastewater, and rate matters, including:
  - (a) Water use restrictions;
  - (b) Water supply and water quality report, including water quality compliant and any related action;

- (c) Texas Commission on Environmental Quality approval of blending plan;
  - (d) Texas Commission on Environmental Quality revised sampling requirements;
  - (e) Wholesale wastewater treatment and capacity matters, including:
    - (i) Update regarding City of Jarrell wastewater treatment plant expansion and permit renewal and amendment;
    - (ii) Wastewater winter averaging;
  - (f) Water impact fee process, including preparation of land use assumptions and a capital improvements plan, appointment of capital improvements advisory committee;
  - (g) Retail water and wastewater services agreements, including:
    - (i) Status of Agreement for the Provision of Retail Water and Wastewater Services with Cool Water Partners, LP, and Cool Water Municipal Utility District;
    - (ii) Request for retail service agreement (Eastwood – 1800 LUEs);
13. Bookkeeper’s report and related action, including:
- (a) Funds transfers;
  - (b) Payment of bills and invoices;
14. 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, and acceptance of project for operation and maintenance;
    - (ii) Water Treatment Plants No. 1 and 2 Upgrades, including approval of any pay estimates and change orders;
    - (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;
15. Lone Star Regional Water Authority update, including:
- (a) Status of rate study;

- (b) Irrigation system damage, repairs and backcharges;
- (c) Proposed emergency water interconnect, including authorizing any related agreements;

16. Attorney's report and related action, including:

- (a) Directive(s);
- (b) Website Development and Maintenance Agreement;
- (c) Wireless Facilities Lease Agreement with Heritage Broadband LLC;
- (d) Arbitrage rebate review and compliance summary from BLX Group LLC for District's \$3,100,000 Unlimited Tax and Revenue Bonds, Series 2009;
- (e) Delegation of authority to call special meetings and reschedule meetings;

17. 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 Brink 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.