

# SONTERRA MUNICIPAL UTILITY DISTRICT

## AGENDA

**OCTOBER 21, 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, October 21, 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. Supplemental report on reimbursable costs for land acquisition prepared by McCall Gibson Swedlund Barfoot PLLC;
4. Acceptance of Warranty Deed and related closing documents for land acquisition;
5. Disbursement of additional bond proceeds for land acquisition pursuant to supplemental report on reimbursable costs and disbursement letter;

### DISCUSSION/ACTION ITEMS

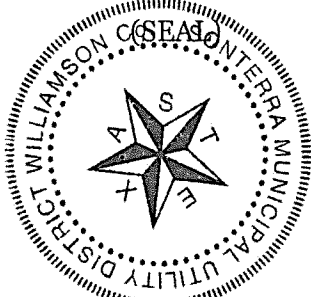
6. Minutes of September 16, 2019 Board meeting;
7. Manager's report and any related action, including:
  - (a) Directive(s);
  - (b) Replacement of District sign;
  - (c) Fence repair, replacement and maintenance and related policy;
8. District security, including security patrol report;

9. District park and recreational facilities, including:
  - (a) Directive(s);
  - (b) Park and Trails Subcommittee report, including:
    - (i) Presentation of UT Arlington Park Plan and any related action;
    - (ii) Park grant process, including any related proposals;
  - (c) Sidewalk and trail improvements;
  - (d) Maintenance, including monthly maintenance report;
  - (e) Pool hours and staffing;
10. Operator's report and related action, including:
  - (a) Directive(s), including proposal for fire hydrant inspection and maintenance;
  - (b) Leak detection and water loss report;
  - (c) Billing report, including write-offs;
  - (d) Reverse Osmosis Filling Station report;
  - (e) Repairs, operations and maintenance items;
  - (f) Update on status of pump and haul program;
11. Water, wastewater, and rate matters, including:
  - (a) Water use restrictions;
  - (b) Water supply and water quality reports and related action, including report on private fire lines, fire hydrants and service lines and proposed Order Establishing Rules and Regulations Governing Maintenance Requirements for Private Fire Lines, Fire Hydrants and Water Service Lines;
  - (c) Status of rate study;
  - (d) 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;
  - (e) Water impact fee process, including land use assumptions, capital improvements plan, and appointment of capital improvements advisory committee;

- (f) Retail water and wastewater services agreements, including:
  - (i) Agreement for Provision of Retail Water and Wastewater Services (Eastwood);
  - (ii) Amendment to Agreement for Provision of Retail Water and Wastewater Services (Cool Water);
- 12. Bookkeeper's report and related action, including:
  - (a) Funds transfers;
  - (b) Payment of bills and invoices;
- 13. 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) Jarrell ISD Elementary No. 2 12-inch waterline extension, including 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 Section 13, including approval of any pay estimates and change orders;
    - (iv) 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;
- 14. Lone Star Regional Water Authority update, including irrigation system damage, repairs and backcharges;
- 15. Attorney's report and related action, including:
  - (a) Directive(s);
  - (b) Texas Municipal League Intergovernmental Risk Pool Summary of Claim Experience Report;
  - (c) Wireless Facilities Lease Agreement with Heritage Broadband LLC;
- 16. Holiday meeting schedule (November-December 2019).

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 Littlefield*

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Attorney for the District

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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.