

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

AUGUST 17, 2020

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 17, 2020, at 6:00 p.m.**

THIS MEETING WILL BE HELD VIA VIDEO CONFERENCE CALL PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, AS MODIFIED TEMPORARILY BY GOVERNOR GREG ABBOTT, AND THE RELATED GUIDANCE FROM THE OFFICE OF THE TEXAS ATTORNEY GENERAL, IN CONNECTION WITH THE GOVERNOR'S COVID-19 DISASTER PROCLAMATION.

MEMBERS OF THE PUBLIC ARE ENTITLED TO PARTICIPATE IN AND TO ADDRESS THE BOARD OF DIRECTORS DURING THE MEETING. ACCESS THE VIDEO CONFERENCE BY USING THE FOLLOWING LINK:

<https://carterwdean.my.webex.com/carterwdean.my/j.php?MTID=m3980c7d509510c89069ca98bf47f70c5>

AFTER CLICKING THE LINK, PLEASE FOLLOW THE INSTRUCTIONS PROVIDED ON THE WEBPAGE TO ACCESS THE MEETING.

AN ELECTRONIC AGENDA PACKET FOR THE MEETING IS AVAILABLE AT THE FOLLOWING LINK:

<https://abaustin.sharefile.com/share/view/sd538f44a2d14aa28/foab2774-83ef-45ff-b498-a7fc4a5f651d>

THIS MEETING WILL BE RECORDED AND, FOLLOWING THE MEETING, THE RECORDING WILL BE MADE AVAILABLE AT THE SAME LINK SPECIFIED ABOVE.

The following matters may be considered and acted upon at the meeting:

PUBLIC COMMENT

1. Board member remarks and citizens communications;

BOND ITEMS

2. District's \$4,900,000 Unlimited Tax and Revenue Bonds, Series 2020A, including:
 - (a) Timetable for issuance;
 - (b) TCEQ staff memorandum and Order Approving An Engineering Project And The Issuance of \$4,900,000 in Unlimited Tax And Revenue Bonds;

- (c) Preliminary Official Statement;
 - (d) Resolution Approving Preliminary Official Statement; Authorizing Distribution of Preliminary Official Statement and Publication of Notice of Sale of Bonds; and Approving Other Related Matters;
 - (e) Authorize payment of Attorney General bond review fee;
 - (f) Designation of Paying Agent/Registrar;
 - (g) Any other matters related to the proposed refunding bonds;
3. District's \$14,450,000 Unlimited Tax and Revenue Bonds, Series 2020, including:
- (a) Status of projects covered by Street and Utility Construction Agreement and Agreement Regarding Hold-Back of Bond Proceeds;
 - (b) Supplemental report on reimbursable costs from McCall Gibson Swedlund Barfoot PLLC;
 - (c) Status of Application to the Texas Commission on Environmental Quality for Release of Escrowed Funds;
 - (d) Disbursement of bond proceeds pursuant to supplemental report on reimbursable costs and disbursement letter;

BUDGET AND TAX ITEMS

4. 2020/2021 budget and 2020 tax rate, including:
- (a) 2020 certified appraised values from Williamson Central Appraisal District;
 - (b) Work session on 2020-2021 proposed budget;
 - (c) Establish and take record vote on proposed tax rate;
 - (d) Schedule a public hearing at which adoption of tax rate will be considered;
 - (e) Authorize publication of Water District 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.)

- 5. Minutes of July 20, 2020 Board meeting;
- 6. Amended and Restated Information Form;

DISCUSSION/ACTION ITEMS

- 7. Manager's report and any related action, including:

- (a) Directive(s);
 - (b) District Pool, including:
 - (i) Pool operation, hours, and staffing;
 - (ii) Facility maintenance;
 - (c) Update regarding discussion with Williamson County ESD No. 5 regarding no-charge account and hydrant testing services;
8. Jarrell Community Library, including amendment to office lease agreement;
9. Website services, including renewal of services under Website Development and Maintenance Agreement (current agreement with James Williams expires September 30, 2020);
10. District security, including security patrol report;
11. Park and recreational facilities and related action items, including:
- (a) Park Subcommittee report;
 - (b) Park planning and construction, including:
 - (i) Report from Hitchcock Design;
 - (ii) Status of the linear park;
 - (iii) Park and recreational facility budget and financing;
12. Mowing and landscape maintenance, including:
- (a) Monthly maintenance report;
 - (b) Renewal of Mowing and Maintenance Agreement with Edward Castro dba Landscape Designs and Lawn Care by Eddie (current agreement expires September 30, 2020);
13. Operator's report and related action items, including:
- (a) Directive(s);
 - (b) Leak detection and water loss report;
 - (c) Billing report, including write-offs;
 - (d) Reverse Osmosis Filling Station report, including summary of operations costs;
 - (e) Repairs, operations, and maintenance items;
 - (f) Electronic metering, including update regarding possible conversion and replacement program;

- (g) Renewal of Operations Services Agreement with Crossroads Utility Services, LLC;
14. Bulk waste pick-up, including consideration and approval of First Amendment to Collection and Disposal of Solid Waste and Recycling Contract with Al Clawson Disposal, Inc. for additional containers and pick-up day;
 15. Water, wastewater, and rate matters and related action items, including:
 - (a) Water use restrictions;
 - (b) Water supply and water quality reports;
 - (c) Rate matters, including status of revised rate order;
 - (d) Wholesale wastewater treatment and capacity matters, including update on City of Jarrell wastewater improvements and master plan;
 16. Engineer's report and related action, including:
 - (a) Engineering status report, including General Services, District Facilities Construction, and Non-District Facilities Construction;
 - (b) Engineering action items, including:
 - (i) Sonterra West Bailey Park Phase II and III, including approval of any pay estimates and change orders, and final acceptance for operation and maintenance;
 - (c) Status of Bond Application No. 10;
 - (d) Status of Jarrell-Schwertner Water Supply Corporation pass-through agreement;
 - (e) Acquisition of offsite utility easements for District facilities;
 - (f) Water impact fee, including status of application to Texas Commission on Environmental Quality;
 17. Bookkeeper's report and related action, including:
 - (a) Funds transfers;
 - (b) Payment of bills and invoices;
 18. Proposed response to COVID-19 public health emergency, including bill payment options, suspension of late fees, suspension of delinquent letters and/or disconnections, and any to address any financial hardship issues;
 19. Attorney's report and related action, including:
 - (a) Directives(s);
 - (b) Agreement for the Provision of Retail Water and Wastewater Services regarding proposed Eastwood MUD;

20. Future meeting schedule and agenda items.

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.

(SEAL)

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.