

**SONTERRA MUNICIPAL UTILITY DISTRICT
MINUTES OF BOARD OF DIRECTOR'S MEETING**

February 8, 2021

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A special meeting of the Board of Directors of Sonterra Municipal Utility District was held on February 8, 2021 via videoconference pursuant to Section 551.127, Texas Government Code, as modified temporarily by Governor Greg Abbott, and pursuant to the related guidance from the office of the Texas Attorney General in connection with the Governor's COVID-19 Disaster Proclamation. Notice of the meeting was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the notice is attached as **Exhibit "A"**. The meeting was open to the public via the website link provided in the meeting notice. An electronic agenda packet for the meeting was provided online via the link included in the meeting notice and the meeting was recorded and made available at the same link.

The videoconference meeting was called to order at 6:02 p.m. and the roll of the members of the Board of Directors was called, as follows:

John Faske	-	President
Darrell Goldman	-	Vice President
Camy Lenn Reynolds	-	Secretary
Raven Dunbar	-	Assistant Secretary
Michael Cosimeno	-	Assistant Secretary

and all of the Directors were present, thus constituting a quorum. Also present at the meeting were Andy Bilger of Vecindario Management, LLC; Jason Jones of Jones-Heroy & Associates, Inc.; Dennis Hendrix of Crossroads Utility Services LLC ("Crossroads"); Bart Fowler of McCall, Parkhurst & Horton, LLP; and Carter Dean of Armbrust & Brown, PLLC.

Director Faske stated that the Board would first receive any Board member remarks or citizens communications. There being none, Director Faske stated that the Board would consider the Master Services Agreement with HydroPro Solutions attached as **Exhibit "B"**. Mr. Dean reviewed the Agreement with the Board, explaining that under the Agreement HydroPro would install the physical infrastructure and software necessary to operate electronic meters, as well as provide electronic meters for installation, at the request of the District. He further explained that, in addition to the base price of \$36,900 for the infrastructure and software, the District would pay \$3.80 per meter, per month for HydroPro's management services and continued use of the software, this amount being reduced to \$0.80 once the District had installed 1,500 meters on its own, or 3,000 meters collectively with the City of Jarrell, and Jarrell-Schwertner Water Supply Corporation, which were also purchasing meters from HydroPro. Mr. Hendrix advised that the District would first install the electronic meters in the sections of new development, but that it could consider retrofitting old sections with the meters at a later date. Mr. Dean then stated that the Lease Agreement in the packet did not need to be considered at this time, as it was uncertain whether HydroPro would need to lease the District's water tower for purposes of installing a base station as part of the infrastructure necessary for the electronic meters. After discussion, upon motion by Director Goldman and second by Director Dunbar, the Board voted unanimously to approve the Master Services Agreement with HydroPro Solutions.

Director Faske next announced that the Board would consider the bond items on the agenda. Mr. Jones reviewed the Order Adopting Systems Facilities Engineering Report and Approving Plans and Improvements (the "*Order*") attached as **Exhibit "C"** and the Resolution Accepting Park Plan, Adopting Standards for Recreational Facilities, and Making Certain Findings Related Thereto (the "*Resolution*") attached as **Exhibit "D"** with the Board. He explained that the Order would adopt and approve the engineering report attached thereto, which recommended acquisition and construction of various water, wastewater, and drainage facilities necessary to complete the build-out of the District. He proceeded to review the facilities that needed to be acquired and constructed. He then advised that approving the Order was necessary to call a bond election to authorize the issuance of the \$45,000,000 of utility bonds necessary to fund such facilities. Mr. Jones then explained that the Resolution would accept the park plan attached thereto and adopt certain required standards for the proposed recreational facilities. He advised that the park plan was created by the developer and the Park and Recreational Subcommittee, and was subject to change over time. He then stated that approving the Resolution was necessary to call a bond election to authorize the issuance of the \$15,000,000 of park bonds necessary to fund the facilities outlined in the park plan. Mr. Jones then asked Mr. Dean if he would revise the Resolution to correct an error on the second page by revising the portion stating that all utility bonds had to be issued before issuing park bonds to state that only 90% of the utility bonds had to be issued prior to issuing park bonds, in accordance with current regulations of the Texas Commission on Environmental Quality. Mr. Dean stated that he would make the correction. After discussion, upon motion by Director Dunbar and second by Director Goldman, the Board voted unanimously to approve the Order and the Resolution, as revised.

Director Faske then stated that the Board would next consider the election items on the Supplemental Agenda. Mr. Fowler reviewed the Order Calling a System Facilities Bond Election and a Park and Recreational Facilities Bond Election for Sonterra Municipal Utility District and Making Provisions for Conducting Such Election and Other Provisions Incidental and Related Thereto ("*Bond Election Order*") attached as **Exhibit "E"** with the Board. He explained that the Bond Election Order would call the bond election necessary to authorize the issuance of bonds to fund the utility and park facilities covered by the engineering report and park plan presented by Mr. Jones, noting that the election would occur on May 1, 2021. After discussion, upon motion by Director Goldman and second by Director Reynolds, the Board voted unanimously to approve the Bond Election Order. Mr. Dean then reviewed the Resolution Establishing Locations for Posting Bond Election Order attached as **Exhibit "F"** with the Board, advising that Mr. Bilger would provide two additional physical posting locations to be included therein. Upon motion by Director Reynolds and second by Director Dunbar, the Board voted unanimously to approve the Resolution Establishing Locations for Posting Bond Election Order, as revised to include the additional posting locations. Mr. Dean then presented the Resolution Approving Election Agreement and Contract for Election Services Between Williamson County and Sonterra Municipal Utility District (Williamson County) attached as **Exhibit "G"** to the Board, and stated that it would allow for Williamson County to administer the District's utility and park bond election and for the District to hold its election alongside other jurisdictions in the area. Upon motion by Director Goldman and second by Director Cosimeno, the Board voted unanimously to approve the Resolution Approving Election Agreement and Contract for Election Services Between Williamson County and Sonterra Municipal Utility District (Williamson County). Mr. Dean then stated that the Board would need to authorize him to provide notice of the May 1, 2021 election. Upon motion by Director Goldman and second by Director Reynolds, the Board voted unanimously to so-authorize Mr. Dean.

There being no further business to come before the Board, the meeting was adjourned.

(SEAL)



Camy Reynolds

Camy Lenn Reynolds
Secretary, Board of Directors

Date: March 15, 2021