

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

AUGUST 16, 2021

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 regular meeting on **Monday, August 16, 2021, 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: COMMENTS FROM MEMBERS OF THE PUBLIC 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 public comment;

BUDGET AND TAX ITEMS

3. Tax rate classification under Texas Water Code Sections 49.23601-.23603, including recommendations from District engineer and financial advisor;
4. 2021/2022 budget and 2021 tax rate, including:
 - (a) 2021 certified appraised values from Williamson Central Appraisal District;
 - (b) Work session on 2021-2022 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

5. Minutes of July 19, 2021 Board meeting;

DISCUSSION/ACTION ITEMS

6. Amendment No. 2 to Real Property Lease/Purchase Agreement with Sonterra West Homeowners' Association, Inc.;
7. Office lease to Jarrell Community Library, including:
 - (a) Second Amendment to Lease Agreement;
 - (b) New Lease Agreement;
8. Manager's report and any related action, including directive(s);
9. Parks and recreational facilities and related action items, including:
 - (a) Parks Subcommittee report;
 - (b) Design, planning, financing, and construction;
 - (c) Hiring of parks and recreational facilities coordinator, including consideration of job description, duties, qualifications, compensation, and benefits;
 - (d) Request from Wayfinders Church to host grand opening for splash pad (Director Reynolds);
10. District security, including:
 - (a) Security patrol report;
 - (b) Renewal of Standard Agreement with Interlocal Governmental Entity Regarding Off-Duty Contracting of County Sheriff Deputies with Williamson County Sheriff's Office (current agreement expires September 30, 2021);
 - (c) Renewal of Memorandum of Understanding with Williamson County Sheriff's Office (current memorandum of understanding expires September 30, 2021);
11. Mowing and landscape maintenance, including report from Landscape Designs and Lawn Care;
12. 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;
 - (e) Repairs, operations, and maintenance items;
13. 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) Eastwood Phases I, II, and III, including:
 - (1) Eastwood Phase I, including approval of any pay estimates and/or change orders;
 - (2) Eastwood Phase II, including approval of any pay estimates and/or change orders;
 - (3) Eastwood Phase III, including approval of any pay estimates and/or change orders;
- (c) Water Treatment Plant No. 1 High Service Pump Station, including:
 - (i) Approval of any pay estimates and/or change orders;
 - (ii) SCADA upgrades proposal; and
 - (iii) Recommendation for electric service provider to site;
- (d) Eastwood Sections 4, 5, and 6, including approval of any pay estimates and/or change orders;
- (e) Eastwood Sections 7 and 8, including review of bid tabulation and award of contract;
- (f) Bond Application No. 11;
- (g) Acquisition of offsite utility easements for District facilities, including:
 - (1) Interlocal agreement with City of Jarrell to share cost of easement acquisitions adjacent to Willis Creek;
 - (2) Approval of retaining condemnation attorney to assist with easement acquisitions adjacent to Willis Creek and CR 315;
 - (3) Proposal(s) for appraisal of easement tracts for purposes of condemnation;
- (h) Williamson County Standard Utility Agreement for CR 332 realignment;
- (i) Out of District service request – Cornhill Business Park, including pass-through agreement with City of Jarrell;
- (j) Wholesale wastewater treatment and capacity matters;
- (k) Lone Star Regional Water Authority update, including emergency interconnect agreement;

14. America's Water Infrastructure Act of 2018 (AWIA), including proposal for completion of emergency response plan;
15. Bookkeeper's report and related action, including:
 - (a) Funds transfers;
 - (b) Payment of bills and invoices;
16. Emergency response matters, including:
 - (a) Report from subcommittee regarding emergency coordination with City of Jarrell;
 - (b) Emergency notification system;
17. Attorney's report and related action, including:
 - (a) Directive(s);
 - (b) 2021 Legislative Session update, including Senate Bill 3 (disaster preparedness, prevention, and response);
18. 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)



John Robert 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.