

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

SEPTEMBER 20, 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, September 20, 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;

BOND ITEMS

3. District's \$12,910,000 Unlimited Tax and Revenue Bonds, Series 2021, including:
 - (a) Timetable for issuance;
 - (b) TCEQ staff memorandum and Order Approving an Engineering Project and the Issuance of \$12,910,000 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 bonds;

BUDGET AND TAX ITEMS

4. 2021/2022 budget and 2021 tax rate, including:

{W1087045.2}

- (a) Recommendation from District's financial advisor regarding District's 2021 tax rate;
- (b) Public hearing on District's 2021 tax rate;
- (c) Budget for fiscal year 2021-2022, including Resolution Adopting Budget;
- (d) Record vote on District's 2021 tax rate and adoption of Order Levying Taxes;
- (e) Amended and Restated Information Form (*if necessary for tax rate change*);

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 August 11 and August 16, 2021 Board meetings;
- 6. Proposal from McCall Gibson Swedlund Barfoot PLLC for audit services for fiscal year ending September 30, 2021, including fraud questionnaire relating to 2021 audit;
- 7. Collateralization Agreement with PNC Bank for Lockbox Clearing Account;
- 8. Plumbing Inspection Services Agreement with Roadrunner Inspection Services;

DISCUSSION/ACTION ITEMS

- 9. Manager's report and any related action, including directive(s);
- 10. Website services, including renewal of Website Maintenance Agreement (current agreement with James Williams expires September 30, 2021);
- 11. First Amendment to Development, Utility Construction and Reimbursement Agreement;
- 12. Development, Utility Construction and Reimbursement Agreement (58.845 acres);
- 13. Development, Utility Construction and Reimbursement Agreement (59.382 acres);
- 14. Consent to Assignment of Development, Utility Construction and Reimbursement Agreement (58.845 acres);
- 15. Consent to Assignment of Development, Utility Construction and Reimbursement Agreement (59.382 acres);
- 16. First Amendment to Agreement for the Provision of Retail Water and Wastewater Services [Eastwood];
- 17. First Amendment to Amended and Restated Agreement for the Provision of Retail Water and Wastewater Services;
- 18. Parks and recreational facilities and related action items, including:
 - (a) Parks Subcommittee report;

- (b) Design, planning, financing, and construction;
 - (c) Hiring of Parks and Recreation Director, including consideration of job description, duties, qualifications, compensation, and benefits;
- 19. District security, including security patrol report;
- 20. Mowing and landscape maintenance, including:
 - (a) Report from Landscape Designs and Lawn Care;
 - (b) Renewal of Mowing and Maintenance Agreement with Edward Castro dba Landscape Designs and Lawn Care LLC (current agreement expires September 30, 2021);
- 21. 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;
- 22. 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, and request for authorization for administrative acceptance of project for operation and maintenance;
 - (c) Eastwood Sections 4, 5, and 6, including approval of any pay estimates and/or change orders;
 - (d) Eastwood Sections 7 and 8, including approval of any pay estimates and/or change orders;

- (e) Bond Application No. 11;
 - (f) Acquisition of offsite utility easements for District facilities;
 - (g) Lone Star Regional Water Authority update, including emergency interconnect agreement;
 - (h) Amendment to pass-through agreement with Jarrell-Schwertner Water Supply Corporation to include two additional water connections;
23. Proposed substitution of land of equal value, including:
- (a) Application for Approval of Substitution of Land of Equal Value, including application for exclusion of land and application for inclusion of land;
 - (b) Establish time and place for public hearing on applications for exclusion of land and inclusion of land and adopt Order Calling Public Hearing on Applications for Exclusion and Inclusion of Land;
 - (c) Authorize notice of public hearing;
24. Cost Sharing Agreement with Cool Water Municipal Utility District [Eastwood Sections 4, 5, and 6];
25. Bookkeeper's report and related action, including:
- (a) Funds transfers;
 - (b) Payment of bills and invoices;
26. Emergency response matters, including:
- (a) Report from subcommittee regarding emergency coordination with City of Jarrell;
 - (b) Reciprocal Emergency Interconnection Agreement with Lone Star Regional Water Authority, City of Jarrell, and Jarrell-Schwertner Water Supply Corporation;
 - (c) Emergency notification system;
27. Attorney's report and related action, including:
- (a) Directive(s);
 - (b) Senate Bill 3: disaster preparedness, prevention, and response to weather emergencies and power outages, including authorizing the District's operator and engineer to undertake, identify, and complete all notice requirements for critical load facilities, emergency contact information, and any other matters in connection with compliance with the November 1, 2021 deadline of Senate Bill 3;
 - (c) Legislative update;

28. 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.