

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

OCTOBER 18, 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, October 18, 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;

SUBSTITUTION OF LAND

3. Proposed substitution of land of equal value, including:
 - (a) Conduct public hearing on Application for Approval of Substitution of Land of Equal Value, including Application to Exclude Property from Sonterra Municipal Utility District (0.581 acres) and Application to Include Property Within Sonterra Municipal Utility District (0.581 acres);
 - (b) Receive Certifications from District's financial advisor and District's engineer;
 - (c) Accept Waiver of Special Appraisal for 0.581 Acres proposed to be included in the District;
 - (d) Receive proof of payment of taxes for 2021 and accept payment of taxes for 2022 for 0.581 acres proposed to be excluded from the District;
 - (e) Resolution and Order Granting Application to Substitute Land, Excluding Certain Land From and Including Certain Land in Sonterra Municipal Utility District, and Redefining the Boundaries of the District (Excluding 0.581 Acres and Including 0.581 Acres);

BOND ITEMS

4. District's \$12,910,000 Unlimited Tax and Revenue Bonds, Series 2021, including:
 - (a) Receive and review bids for \$12,910,000 Unlimited Tax and Revenue Bonds, Series 2021;
 - (b) Award sale of \$12,910,000 Unlimited Tax and Revenue Bonds, Series 2021;
 - (c) Order Authorizing the Issuance of \$12,910,000 Sonterra Municipal Utility District Unlimited Tax and Revenue Bonds, Series 2021; Levying an Ad Valorem Tax and a Pledge of Net Revenues of the District's Waterworks and Sanitary Sewer System in Support of the Bonds; Approving Official Statement; Authorizing the Execution of a Paying Agent/Registrar Agreement; Awarding the Sale of the Bonds; and Authorizing Other Matters Related to the Issuance of the Bonds;
 - (d) Statement on Auditing Standards No. 133 Official Statement Management Representation Letter;
 - (e) Authorize payment of Attorney General bond review fee;
 - (f) Any other matters in connection with District's \$12,910,000 Unlimited Tax and Revenue Bonds, Series 2021;

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 September 20, 2021 Board meeting;
6. Amended and Restated Information Form, including Notice to Purchaser and District boundary map;
7. Engagement letter with McCall Gibson Swedlund Barfoot PLLC for report on reimbursable costs for District's \$12,910,000 Unlimited Tax and Revenue Bonds, Series 2021;
8. BBVA Compass / PNC Bank merger, including authorizing negotiation and execution of any documents, resolutions, or other account related materials required or necessary in connection therewith, including Resolution Authorizing Consultant Representative;

DISCUSSION/ACTION ITEMS

9. Manager's report and any related action, including directive(s);
10. Parks and recreational facilities and related action items, including:
 - (a) Parks Subcommittee report;
 - (b) Design, planning, financing, and construction;
 - (c) Status of hiring of Parks and Recreation Manager;

11. District security, including security patrol report and consideration of increase of patrol hours;
12. Mowing and landscape maintenance, including:
 - (a) Report from Landscape Designs and Lawn Care;
 - (b) First Amendment to Mowing and Maintenance Agreement with Edward Castro dba Landscape Designs and Lawn Care LLC;
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;
 - (e) Repairs, operations, and maintenance items;
 - (f) Proposal from Advanced Water Well Technologies for servicing of suction pumps/motors;
 - (g) Administrative staff and office location;
14. 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, and request of authorization to accept project for operation and maintenance contingent upon receipt of Engineer's Certificate of Completion and Contractor's Affidavit of All Bills Paid;
 - (ii) Eastwood Sections 4, 5, and 6, including approval of any pay estimates and/or change orders;
 - (iii) Eastwood Sections 7 and 8, including approval of any pay estimates and/or change orders;
 - (c) Water and Wastewater Facilities Cost-Sharing Agreement with Cool Water Municipal Utility District (Eastwood 4, 5, and 6);

- (d) Acquisition of offsite utility easements for District facilities;
 - (e) Lone Star Regional Water Authority update;
15. Application for electric service and related electric easement to Bartlett Electric Cooperative, Inc., including delegating authority to District consultant to approve between meetings;
16. Bookkeeper's report and related action, including:
- (a) Funds transfers;
 - (b) Payment of bills and invoices;
17. 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) Senate Bill 3, including proposal to prepare required Emergency Preparedness Plan;
18. Attorney's report and related action, including:
- (a) Texas Municipal League Intergovernmental Risk Pool Summary of Claim Experience Report;
 - (b) First Amendment to Agreement for the Provision of Retail Water and Wastewater Services [Eastwood];
 - (c) Consent to Partial Assignment of Agreement for the Provision of Retail Water and Wastewater Services [Eastwood] (49.654 acres);
 - (d) Consent to Partial Assignment of Agreement for the Provision of Retail Water and Wastewater Services [Eastwood] (27.47 acres);
 - (e) First Amendment to Amended and Restated Agreement for the Provision of Retail Water and Wastewater Services;
 - (f) Consent to Partial Assignment of Agreement for the Provision of Retail Water and Wastewater Services (80.722 acres);
 - (g) Consent to Partial Assignment of Agreement for the Provision of Retail Water and Wastewater Services (71.956 acres);
 - (h) Consent to Partial Assignment of Agreement for the Provision of Retail Water and Wastewater Services (66.948 acres);

- (i) Amendment No. 2 to Agreement Concerning Certificates of Convenience and Necessity Between Sonterra Municipal Utility District and Jarrell-Schwertner Water Supply Corporation;
 - (j) Request to City of Jarrell for use of funds from the American Rescue Plan Act (ARPA) for District water and wastewater projects;
19. Future meeting schedule, including holiday meeting schedule (November-December 2021) 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)



Eric Brown 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.