

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

NOVEMBER 15, 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, November 15, 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) Pre-purchase inspection letter from Texas Commission on Environmental Quality;
 - (b) Presentation of report on reimbursable costs from McCall Gibson Swedlund Barfoot PLLC;
 - (c) Escrow Agreement with BOKF, NA, Dallas;
 - (d) Conveyance of Existing Facilities and Capacity and Bills Paid Warranty and related closing documents;
 - (e) Amendment to Agreements Regarding Hold-back of Bond Proceeds for Eastwood Phase I and Eastwood Phase II;
 - (f) Distribution of proceeds pursuant to report on reimbursable costs, Escrow Agreement, Closing Memorandum, and disbursement letter;
 - (g) 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.)

4. Minutes of October 18, 2021 Board meeting;
5. BBVA Compass / PNC Bank merger, including Amended and Restated Secretary's Certificate and Resolutions Regarding Lock Box Clearing Account;

DISCUSSION/ACTION ITEMS

6. Manager's report and any related action, including directive(s);
7. Jarrell Community Library, including:
 - (a) Fire Safety Inspection report, including request to purchase replacement doors;
 - (b) Request for approval of security system, including proposal from Elite Technical Solutions LLC;
8. 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;
9. District security, including security patrol report;
10. Offer for purchase of additional park land;
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;
 - (ii) Water Treatment Plant No. 1 High Service Pump Station, including approval of any pay estimates and/or change orders;
 - (iii) Eastwood Sections 4, 5, and 6, including approval of any pay estimates and/or change orders;
 - (iv) Eastwood Sections 7 and 8, including approval of any pay estimates and/or change orders;
 - (c) Acquisition of offsite utility easements for District facilities;
 - (d) Lone Star Regional Water Authority update;
14. Bookkeeper's report and related action, including:
- (a) Funds transfers;
 - (b) Payment of bills and invoices;
15. Emergency response matters, including:
- (a) Report from subcommittee regarding emergency coordination with City of Jarrell;
16. Attorney's report and related action, including:
- (a) Update regarding request to Williamson County for use of funds from the American Rescue Plan Act (ARPA) for District water and wastewater projects;
17. Future meeting schedule, including holiday meeting schedule (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)

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Jim P. 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.