

**SONTERRA MUNICIPAL UTILITY DISTRICT**

**AGENDA**

**JANUARY 17, 2022**

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, January 17, 2022, 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;

**ELECTION ITEMS**

3. ***See Supplemental Agenda for Election Items;***

**CONSENT ITEMS**

*(These items may be approved collectively or individually. Any of these items may be pulled for discussion at the request of any member of the board.)*

4. Minutes of December 13, 2021 Board meeting;
5. Resolution Confirming Annual Review of Written Procedures for Post Bond Issuance Federal Tax Compliance;
6. Resolution Confirming Annual Review of Water Conservation and Drought Contingency Plan and Updating Water and Wastewater Utility System Profile;

**DISCUSSION/ACTION ITEMS**

7. Manager's report and any related action, including:
  - (a) Directive(s);
  - (b) Proposal for installation of new doors at office building;

8. Jarrell Community Library, including monthly report;
9. District website, including modifications thereto;
10. Parks and recreational facilities and related action items, including:
  - (a) Parks Subcommittee report;
  - (b) Design, planning, financing, and construction;
  - (c) Status of hiring Parks and Recreation Manager;
  - (d) Purchase of additional park land;
  - (e) Clubhouse rental and operation;
11. District security, including security patrol report;
12. Mowing and landscape maintenance, including monthly report from 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) First Amendment to Operations Services Agreement with Crossroads Utility Services LLC;
  - (g) Identity theft prevention program, including report and Resolution Confirming Annual Review of Identity Theft Prevention Program;
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 acceptance of project for operation and maintenance;
  - (ii) Rio Lobo Water, Wastewater and Drainage Improvements, including:
    - (1) Acceptance of project for operation and maintenance;
    - (2) Conveyance of Existing Facilities and Capacity and Bills Paid Warranty;
  - (iii) Water Treatment Plant No. 1 High Service Pump Station, including approval of any pay estimates and/or change orders;
  - (iv) Eastwood Sections 4, 5, and 6, including approval of any pay estimates and/or change orders;
  - (v) 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;
15. Bookkeeper's report and related action, including:
- (a) Funds transfers;
  - (b) Payment of bills and invoices;
16. Senate Bill 3 compliance, including status of preparation of emergency preparedness plan;
17. Attorney's report and related action, including:
- (a) Directive(s);
  - (b) Annual Review of Code of Ethics and Financial Investment, Travel and Professional Services Policies, and Amending List of Qualified Brokers, including related Resolution;
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)



*Eric Brown Littlefield*

Attorney for the District

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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.

**SONTERRA MUNICIPAL UTILITY DISTRICT**  
**SUPPLEMENT TO JANUARY 17, 2022 AGENDA**

TO: THE BOARD OF DIRECTORS OF SONTERRA MUNICIPAL UTILITY DISTRICT AND TO 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, January 17, 2022, at 6:00 p.m.**, at 113 Limestone Terrace, Jarrell, Texas. The following matters will be considered and may be acted upon at the meeting:

1. Order Calling Director Election for May 7, 2022;
2. Resolution Approving Election Agreement Between Williamson County and Sonterra Municipal Utility District and Joint Election Agreement (Williamson County);
3. Notice of Deadline to File Applications for Place on the Ballot;
4. Authorize the District's attorney to give notice of May 7, 2022 Director election;
5. Any other matters relating to the District's May 7, 2022 Director election.

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**DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE SONTERRA**  
**AVISO SUPPLEMENTAL A LA AGENDA**  
**17 DE ENERO DE 2022**

A: LA JUNTA DE DIRECTORES DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DESONTERRA Y A TODA PERSONA INTERESADA:

Se pone en conocimiento del público que la Junta Directiva del Distrito Municipal de Servicios Públicos de Sonterra va a tener una reunión **el lunes, el día 17 de enero de 2022, a las 6:00 p.m.** en 113 Limestone Terrace, Jarrell, Texas. Los siguientes propósitos *adicionales* se consideran y pueden ser llevados a cabo en la junta:

1. Orden convocando elección de Directores para el 7 de mayo de 2022;
2. La resolución que aprueba el acuerdo de elección entre el Condado de Williamson y el Distrito Municipal de Servicios Públicos de Sonterra y el acuerdo de elección conjunta (del Condado de Williamson);
3. Aviso de fecha límite para presentar solicitudes para un lugar en la boleta;
4. Autorizar a la Abogada del Distrito a dar aviso de la elección de Directores del 7 de mayo de 2022;
5. Cualquier otro asunto con respecto a la elección de Directores del 7 de mayo de 2022.

(SEAL)  
(SELLO)



A handwritten signature in black ink that reads "Sara Booth Littlefield".

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Attorney for the District  
Abogada del Distrito