

## SONTERRA MUNICIPAL UTILITY DISTRICT

### AGENDA

**FEBRUARY 21, 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, February 21, 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;

#### AUDIT ITEMS

3. Audit of District's financial statements for fiscal year ended September 30, 2021, including report from McCall Gibson Swedlund Barfoot PLLC, approval of audit report and client representation letter, and authorizing filing of audit report;

#### 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 January 17, 2022 Board meeting;
5. Resolution Requesting Updated Appraised Value;

#### DISCUSSION/ACTION ITEMS

6. Manager's report and any related action, including:
  - (a) Directive(s);
7. Jarrell Community Library, including:
  - (a) Monthly report;

- (b) Request regarding amendments to Lease Agreement;
- 8. District website and any related action, including:
  - (a) Modifications to District website;
  - (b) Construction of parks and recreation website;
  - (c) Clover point of sale system for pool and clubhouse rentals;
- 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 Recreation Manager;
  - (d) Pool and clubhouse rental and operation;
  - (e) Purchase of additional park land;
- 10. District security and any related action, including:
  - (a) Security patrol report;
  - (b) Transition to RollKall by Williamson County Sheriff's Office for off-duty patrol management;
- 11. Mowing and landscape maintenance, including monthly report from Landscape Designs and Lawn Care LLC;
- 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. Letter of Authorization from retail electric provider, MP2 Energy Texas LLC;
- 14. Engineer's report and related action, including:
  - (a) Engineering status report, including General Services, District Facilities Construction, and Non-District Facilities Construction, including:
    - (i) Out of District retail water and wastewater service to Cool Water Municipal Utility District Phase 2 Subdivision;

- (ii) SCADA upgrades;
  - (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;
      - (3) Eastwood Phase III;
    - (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 approval and filing of emergency preparedness plan with Texas Commission on Environmental Quality;
17. Attorney's report and related action, including:
- (a) Directive(s);
  - (b) Amendment No. 1 to Consent to Partial Assignment of Amended and Restated Agreement for the Provision of Retail Water and Wastewater Services (Eastwood – 33.110 acres);
  - (c) Amendment No. 1 to Consent to Partial Assignment of Amended and Restated Agreement for the Provision of Retail Water and Wastewater Services (Eastwood – 24.071 acres);

- (d) Amendment No. 1 to Consent to Partial Assignment of Amended and Restated Agreement for the Provision of Retail Water and Wastewater Services (71.956 acres);
- (e) Texas Municipal League Intergovernmental Risk Pool Summary of Claim Experience Report;

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*

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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.