

**SONTERRA MUNICIPAL UTILITY DISTRICT**

**AGENDA**

**MARCH 28, 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, March 28, 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;

**CONSENT ITEMS**

3. Minutes of February 28, 2022 Board meeting;

**DISCUSSION/ACTION ITEMS**

4. Manager's report and any related action, including:
  - (a) Directive(s);
5. Jarrell Community Library, including monthly report;
6. District website and any related action, including Subcommittee report regarding modifications to District website;
7. 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, including point of sale system to facilitate clubhouse reservation payments on the District website, pool attendance, and employment time capture;
  - (e) Purchase of additional park land;
- 8. District security and any related action, including security patrol report;
- 9. Mowing and landscape maintenance, including monthly report from Landscape Designs and Lawn Care LLC;
- 10. 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, including:
    - (i) United States Environmental Protection Agency unregulated contaminant monitoring rule for medium public water system registration, including proposal from Aqua-Tech Laboratories, Inc.;
- 11. Engineer's report and related action, including:
  - (a) Directive(s);
  - (b) Engineering status report, including General Services, District Facilities Construction, and Non-District Facilities Construction, including:
    - (i) Resident request for wastewater service to CR 313 tract, including recommendations and cost estimate;
  - (c) Engineering action items, including:
    - (i) Eastwood Phase 1, including approval of any pay estimates and/or change orders, status of final completion, and acceptance 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:

- (1) Request for authorization to permit Cuplin & Associates to perform survey for easement;
  - (2) Approval of Letter of Agreement for electric services with Oncor Electric;
  - (3) Authorization to notify Bartlett Electric of change in provider and cancellation of service;
  - (4) Approval of any pay estimates and/or change orders;
  - (iv) Williamson County CR 314 and CR 332 Realignment, including consideration of allocation to pay construction and easement costs to relocate District's waterline outside of proposed right-of-way;
  - (v) Eastwood Sections 4, 5, and 6, including approval of any pay estimates and/or change orders, and status of final completion and acceptance for operation and maintenance;
  - (vi) Eastwood Sections 7 and 8, including approval of any pay estimates and/or change orders, and status of final completion and acceptance for operation and maintenance;
- (d) Acquisition of offsite utility easements for District facilities;
- (e) Lone Star Regional Water Authority update;
12. Bookkeeper's report and related action, including:
  - (a) Funds transfers;
  - (b) Payment of bills and invoices;
13. Attorney's report and related action, including:
  - (a) Directive(s);
  - (b) Amendment No. 2 to Consent to Partial Assignment of Amended and Restated Agreement for the Provision of Retail Water and Wastewater Services (Eastwood – 33.110 acres);
  - (c) Partial Assignment of Agreement for the Provision of Retail Water and Wastewater Services (FR Eastwood, LLC to Starlight Texas, LLC);
  - (d) Consent to Partial Assignment of Agreement for the Provision of Retail Water and Wastewater Services (Eastwood – 24.071 acres) [FR Eastwood, LLC to Starlight Texas, LLC];
  - (e) Partial Assignment of Utility and Park Facility Construction, Advances, and Reimbursement Agreement (Eastwood Sonterra – 28.623 acres);

- (f) Consent to Partial Assignment of Utility and Park Facility Construction, Advances, and Reimbursement Agreement (Eastwood – 28.623 acres; FR Eastwood, LLC to Starlight Texas, LLC);

**ELECTION ITEMS**

- 14. ***See Supplemental Agenda for Election Items;***
- 15. 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)



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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.

**SONTERRA MUNICIPAL UTILITY DISTRICT**  
**SUPPLEMENT TO MARCH 28, 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, March 28, 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 Declaring Election of Unopposed Candidates and Cancelling May 7, 2022 Director Election;
2. 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**  
**28 DE MARZO DE 2022**

A: LA JUNTA DE DIRECTORES DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE SONTERRA 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 28 de marzo 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 declarando la elección de candidatos sin oposición y cancelando la elección de Directores el 7 de mayo de 2022;
2. Cualquier otro asunto con respecto a la elección de Directores del 7 de mayo de 2022.

(SEAL)  
(SELLO)



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Attorney for the District  
Abogada del Distrito