

SONTERRA MUNICIPAL UTILITY DISTRICT

AGENDA

JUNE 20, 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, June 20, 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;

DISCUSSION/ACTION ITEMS

3. Minutes of May 16, 2022 Board meeting;
4. Request from Sonterra West Homeowners' Association to hold 2022 Independence Day event on District property;
5. Manager's report and any related action, including directives;
6. Parks and recreational facilities and any related action, including:
 - (a) Parks Subcommittee report;
 - (b) Design, planning, financing, and construction;
 - (c) Proposal from Landscape Designs & Lawn Care for mulch installation at playground;
 - (d) Hiring of Parks and Recreation Manager;
 - (e) District pool, including:
 - (i) Proposal from SCP Distributors for pool supplies;

- (ii) Resident request for reinstatement of pool pass;
- (f) Response to use of motor vehicles on District property;
- 7. Jarrell Community Library and any related action, including:
 - (a) Monthly report;
 - (b) Proposal for inserts in utility bills requesting library donations;
- 8. District security and any related action, including:
 - (a) Security patrol report;
 - (b) Adjustment to security patrol hours;
- 9. Mowing and landscape maintenance and any related action, including report from Landscape Designs & Lawn Care;
- 10. Operator's report and any related action, including:
 - (a) Directives;
 - (b) Recovery of costs due to line breaks caused by homebuilders and contractors;
 - (c) Disposition of replaced water meters;
 - (d) Leak detection and water loss report;
 - (e) Billing report, including write-offs;
 - (f) Reverse Osmosis Filling Station report;
 - (g) Repairs, operations, and maintenance items;
- 11. Engineer's report and any related action, including:
 - (a) Directive(s);
 - (b) Engineering status report, including General Services, District Facilities Construction, and Non-District Facilities Construction;
 - (c) Engineering action items, including:
 - (i) Rio Lobo, including update regarding acceptance of facilities;
 - (ii) Cool Water Phase 2, including update regarding acceptance of facilities;
 - (iii) Water Treatment Plant No. 1 High Service Pump Station, including approval of any pay estimates and/or change orders;
 - (iv) Bond Application No. 12, including consideration of funding EST No. 2;

- (v) Out of District request for wastewater service to 1100 CR 313, including feasibility study;
 - (d) Eastwood Sections 4, 5, and 6, including cost share agreement with Cool Water MUD;
 - (e) Lone Star Regional Water Authority, including:
 - (i) Groundwater supply study;
 - (ii) Appointment of District representative;
- 12. Bond Issue No. 11, including:
 - (a) Release of funds withheld under Agreement Regarding Hold-Back of Bond Proceeds for Eastwood Phase I;
 - (b) Release of funds withheld under Agreement Regarding Hold-Back of Bond Proceeds for Eastwood Phase II;
- 13. Bookkeeper's report and any related action, including:
 - (a) Funds transfers;
 - (b) Payment of bills and invoices;
- 14. Budget and tax items, including:
 - (a) Preliminary estimate of 2022 taxable value;
 - (b) Schedule for adopting 2022-2023 budget and 2022 tax rate;
- 15. Acceptance of easements from KB Home Lone Star for Cool Water Phase 3, including:
 - (a) Temporary 0.026 water and wastewater easement (Brannigan Drive);
 - (b) Temporary 0.026 water and wastewater easement (Old Western Pass);
 - (c) Temporary 0.026 water and wastewater easement (Ringo Kid Road);
- 16. Attorney's report and any related action, including:
 - (a) Directives;
 - (b) Texas Commission on Environmental Quality Public Drinking Water Conference;
 - (c) Texas Rural Water Association membership invitation and quote;
 - (d) Rescheduling of September meeting to comply with Williamson County Tax Assessor/Collector tax rate submission deadline;
 - (e) Proposal from Williams Mapping for erosion control and trash inspections at construction sites and related agreement;

- (f) Acquisition of easements for Willis Creek interceptor, including:
 - (i) Use of eminent domain (executive session);
 - (ii) Appointment of new member to subcommittee;
- (g) Inspection report regarding District pool and splash pads (executive session);

17. 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)



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.