

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**May 24, 2023**

TO: THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AND ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Block House Municipal Utility District will hold a regular meeting at **6:30 p.m.** on **Wednesday, May 24, 2023**, at 2600 Block House Drive South, Leander, Texas. The following matters may be considered and acted upon at the meeting:

**PLEASE NOTE: Public comments will be accepted only during designated portions of the Board meeting. Citizens wishing to address the Board must complete the citizens’ communication form provided at the entrance to the meeting room, so they may be recognized to speak.**

**The meeting will be preceded by the U.S. Pledge of Allegiance and a moment of silence or prayer.**

*Board member announcements and agenda prioritization requests may be considered at the beginning of the meeting. The meeting will be recorded via video. The link to the video can be found at <https://www.youtube.com/@blockhousemud>.*

**Note: Matters on which Board action is anticipated are noted as “Decision”. Matters on which Board action is not anticipated are noted as “Informational”. Such notations are intended as a guide to facilitate the conduct of the meeting based on information available at the time that this agenda was finalized and are not binding. The Board reserves the right to take action on any of the following matters.**

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
<b>GENERAL</b>	
1. Citizens’ communications;	Informational
<b>CONSENT ITEMS</b> <i>(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)</i>	
2. Minutes of April 26, 2023 regular meeting;	Decision
3. Amended and Restated Resolution Authorizing Transfers of Funds and Payment of Expenses;	Decision
<b>BHC OWNERS ASSOCIATION</b>	
4. Report from BHC Owners Association, including:	Informational
(a) Request for split in ground two faucet near water fountain in Tonkawa Park;	Decision
<b>GENERAL MANAGER REPORT / ITEMS</b>	
5. Report from and directives to General Manager, including:	Informational

(a) Requests for use of facilities, including:	Informational
(1) Request from Boy Scouts of America (North Shore District) Membership Team for community event in Jumano Park on September 9, 2023 from 9:00 a.m. to 4:00 p.m. for Scouting Adventure Day, including request for waiver of fees for event;	Decision
6. Upkeep on fences in Block House;	Decision
7. Report on GIS Asset Management Kick-Off Meeting;	Informational
8. Report from CD&P Kick-off Meeting for future District surveys and newsletters;	Informational
<b>PR/COMMUNICATIONS</b>	
9. Report from Williamson County Sheriff's Office;	Informational
10. Report from PR/Communications Subcommittee, including:	Informational
(a) Special events;	Informational
(b) Newsletter;	Decision
11. Transparency;	Decision
12. Resident survey;	Decision
<b>RESTRICTIVE COVENANTS</b>	
13. Report from and directives to Community Association Management, Inc.;	Informational
14. Pending or contemplated litigation, including:	Informational
(a) 15361 English River Loop;	Informational
15. Report from Restrictive Covenants Subcommittee;	Informational
<b>FINANCE/AUDIT</b>	
16. Report from and directives to Municipal Accounts & Consulting, L.P., including:	Informational
(a) Payment of bills and invoices;	Decision
(b) Fund transfers;	Decision
(c) Investments;	Decision
(d) CASE Conference attendees and related reservations;	Decision
17. Report from Finance/Audit Subcommittee;	Informational
18. Final Arbitrage rebate review and compliance summary from BLX Group for \$5,840,000 Unlimited Tax Refunding Bonds, Series 2014;	Informational
<b>AMENITIES</b>	
19. Report from and directives to Lifeguard 4 Hire, L.L.C.;	Informational
20. Amendment No. 1 to Pool Services Agreement with Lifeguard 4 Hire, L.L.C.;	Decision

21.	Tumlinson Pool slides inspection;	Informational
22.	Letter Agreement with Tidal Waves at BHC;	Decision
23.	Report from and directives to Priority Landscapes, LLC, including:	Informational
	(a) Proposal for St. Augustine Take All Patch treatment - Proposal #2471;	Decision
	(b) Proposal for front entry aeration - Proposal #2472;	Decision
	(c) Proposal for shaded out turf under trees – Certified Arbor recommendation - Proposal #2473;	Decision
	(d) Proposal for additional tree pruning due to Certified Arbor updated survey results - Proposal #2474;	Decision
	(e) Proposal for irrigation wire issue (Tumlinson Park) - Proposal #2477;	Decision
	(f) Proposal for additional tree pruning as result of tree survey update (reducing canopies) - Proposal #2478;	Decision
24.	Report from Amenities Subcommittee and related action;	Informational
25.	Order Establishing Rules and Regulations Governing Recreational Facilities and Related Fees and Charges;	Decision
<b>SERVICES</b>		
26.	Report from and directives to Gray Engineering, Inc., including:	Informational
	(a) Easement and drainage considerations relating to Creek Run Road;	Informational
	(b) Nebraska Furniture Mart considerations;	Informational
27.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational
	(a) System maintenance and repairs;	Informational
	(b) Write-offs;	Decision
	(c) Revised lead and copper rules;	Informational
	(d) Proposal from NRW Consulting Services, Inc. dba JBS Associates for leak detection services;	Decision
28.	Report from Texas Disposal Systems, Inc.;	Informational
29.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
30.	Report from Services Subcommittee and related action;	Informational
<b>LEGAL</b>		
31.	Report from and directives to Armbrust & Brown, PLLC;	Informational
32.	Illegal dumping (Director Young);	Decision
33.	Texting and the Texas Public Information Act (Director Young);	Informational
34.	Amended and Restated General Management Services Agreement;	Decision
35.	Order Establishing Water and Wastewater Service Rates, Charges, Tap Fees and Park Fees, and Adopting General Policies with Respect to the District's	Decision

	Water, Wastewater and Drainage Systems (adds language to prohibit late fees and disconnections during extreme weather emergencies);	
36.	Request for temporary waiver of use restrictions contained in Declaration of Covenants, Conditions, and Restrictions for Block House Commercial Areas;	Decision
37.	Conflict of Interest disclosure (Director Logan);	Informational
<b>OTHER DISCUSSION / ACTION ITEMS</b>		
38.	Meetings schedule for 2023;	Decision
39.	Subcommittee Assignments (Director Logan);	Decision
40.	Code of Ethics, Travel and Professional Services Policy, including:	Informational
	(a) Disclosure statement;	Informational
41.	Miscellaneous and Board/Subcommittee directives;	Informational
42.	Future Board meetings/agenda items;	Informational
43.	Review of Meeting Notes.	Informational

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); discussing security personnel or devices or security audits (Section 551.076); and discussing information technology security practices (Section 551.089). 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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Block House Municipal Utility District is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may utilize the statewide Relay Texas program at (800) 735-2988.