

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

July 26, 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, July 26, 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>
GENERAL	
1. Citizens’ communications;	Informational
CONSENT ITEMS <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 June 12, 2023 special meeting and June 28, 2023 regular meeting;	Decision
3. Amended and Restated Resolution Authorizing and Setting Limits on the Payment of Fees of Office;	Decision
4. Proposal from McCall Gibson Swedlund Barfoot PLLC for audit services for fiscal year ending September 30, 2023;	Decision
5. Secretary’s Certificate and Resolutions Regarding Manager’s Account;	Decision
BHC OWNERS ASSOCIATION	
6. Report from BHC Owners Association;	Informational
GENERAL MANAGER REPORT / ITEMS	

7.	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 to change the location and timeframe for Scouting Adventure Day on September 9, 2023 from 9:00 a.m. to 2:00 p.m. and from Jumano Park to Luther Chance Practice Field;	Decision
	(b) Replacement of damaged mail box kiosk at 502/503 Kathleen Cove;	Decision
	(c) Proposal from Empire Fence Co. for replacement of hockey court fence;	Decision
	(d) Proposal from Empire Fence Co. for ornamental iron security gate at Apache Park pool and ornamental iron security gate at pickleball court;	Decision
	(e) Proposal from Trinity AV Solutions for Tennis Court Gate Access Control Modifications;	Decision
	(f) Proposal from Trinity AV Solutions for Community Garden Gate Access Control;	Decision
PR/COMMUNICATIONS		
8.	Report from Williamson County Sheriff's Office;	Informational
	(a) Security incident – tagging and property damage;	Informational
9.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
10.	Transparency;	Decision
11.	Resident survey;	Decision
12.	Avaya Cloud Office proposal from Datavox Business Communications, Inc.;	Decision
RESTRICTIVE COVENANTS		
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
FINANCE/AUDIT		
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

17.	Report from Finance/Audit Subcommittee;	Informational
AMENITIES		
18.	Report from and directives to Premier Recreation Management Services LLC;	Informational
19.	Report from and directives to Priority Landscapes, LLC, including:	Informational
	(a) Proposal for water barrel install and filling - Proposal #2705;	Decision
	(b) Proposal for invasive vine control in trees – native area behind Walker House - Proposal #2706;	Decision
	(c) Proposal for Tumlinson Pool artificial turf install - Proposal #2721;	Decision
	(d) Proposal for Walker House back porch landscape repair - Proposal #2725;	Decision
20.	Jumano – One Year Goals (Director Young);	Informational
21.	Report from Amenities Subcommittee and related action;	Informational
22.	Report on Pickleball Meet and Play event;	Informational
SERVICES		
23.	Report from and directives to Gray Engineering, Inc.;	Informational
24.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational
	(a) System maintenance and repairs;	Informational
	(b) Write-offs;	Decision
25.	Report from Texas Disposal Systems, Inc.;	Informational
26.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
27.	Report from Services Subcommittee and related action;	Informational
LEGAL		
28.	Report from and directives to Armbrust & Brown, PLLC;	Informational
29.	Renewal of Pool Use Agreement with Tidal Waves Swim Team (expired July 15, 2023);	Decision
30.	Operations Services Agreement;	Informational
31.	Texting and the Texas Public Information Act (Director Young);	Informational
32.	Park Bonds;	Informational
33.	Right-of-Entry Agreement with Nebraska Furniture Mart;	Decision
34.	2023/2024 budget and 2023 tax rate, including:	
	(a) District tax rate classification under Texas Water Code Sections 49.23601-23603, including recommendations from District financial advisor and District engineer;	Decision
	(b) Schedule for adopting 2023/2024 budget and 2023 tax rate;	Decision

(c) Preliminary assessed values from Williamson Central Appraisal District (as of July 8, 2023);	Informational
OTHER DISCUSSION / ACTION ITEMS	
35. Code of Ethics, Travel and Professional Services Policy;	Informational
36. Miscellaneous and Board/Subcommittee directives;	Informational
37. Future Board meetings/agenda items;	Informational
38. Discussion relating to preparation of meeting minutes (Director Logan);	Informational
39. Review of General Manager (Director Roberts);	Informational
40. Crossroads Utility Services, LLC re-assignment of Utility Operations Manager (Director Roberts);	Informational
41. Role and scope of General Manager (Director Roberts);	Informational
42. Approval and vetting of three contractors for general management by General Manager (Director Roberts);	Informational
43. Approval of General Manager limits on authorized spending cap (Director Roberts).	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)



Attorney for the District

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.