

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

August 23, 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, August 23, 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 July 26, 2023 regular meeting and August 11, 2023 special meeting;	Decision
BHC OWNERS ASSOCIATION	
3. Report from BHC Owners Association;	Informational
GENERAL MANAGER REPORT / ITEMS	
4. Report from and directives to General Manager, including:	Informational
(a) Requests for use of facilities;	Informational

PR/COMMUNICATIONS		
5.	Report from Williamson County Sheriff's Office, including:	Informational
	(a) Speed limit signs on residential streets (Director Logan);	Informational
6.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
7.	Transparency;	Decision
8.	Resident survey;	Decision
RESTRICTIVE COVENANTS		
9.	Report from and directives to Community Association Management, Inc.;	Informational
10.	Pending or contemplated litigation, including:	Informational
	(a) 15361 English River Loop;	Informational
11.	Report from Restrictive Covenants Subcommittee;	Informational
FINANCE/AUDIT		
12.	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
13.	Report from Finance/Audit Subcommittee;	Informational
AMENITIES		
14.	Report from and directives to Premier Recreation Management Services LLC;	Informational
15.	Report from and directives to Priority Landscapes, LLC, including:	Informational
	(a) Proposal for water barrel install and filling – Proposal #2831;	Decision
	(b) Proposal for additional irrigation zone at main entry – Proposal #2832;	Decision
16.	Report from Amenities Subcommittee and related action;	Informational
SERVICES		
17.	Report from and directives to Gray Engineering, Inc., including:	Informational
	(a) 5 Year Projects Capital Improvements Plan;	Informational
18.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational

(a)	System maintenance and repairs;	Informational
(b)	Write-offs;	Decision
(c)	Wastewater billing rates;	Decision
19.	Report from Texas Disposal Systems, Inc.;	Informational
20.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000;	Informational
21.	Report from Services Subcommittee and related action;	Informational
LEGAL		
22.	Report from and directives to Armbrust & Brown, PLLC;	Informational
23.	Schedule for adopting 2023/2024 budget and 2023 tax rate;	
24.	Texting and the Texas Public Information Act (Director Young);	Informational
25.	Park Bonds;	Informational
26.	Temporary Right-of-Entry Agreement and License Agreement with 121 Acquisition Company, LLC;	Decision
27.	Standard Agreement with Local Governmental Entity Regarding Off-Duty Contacting of County Sheriff Deputies - Williamson County for patrol services Vehicle Use Form, including review of Agreement and contractor;	Decision
28.	Fire Protection Services Agreement with City of Cedar Park;	Decision
29.	Code of Ethics, Travel and Professional Services Policy;	Decision
OTHER DISCUSSION / ACTION ITEMS		
30.	Policy/procedure regarding interaction between Directors and District contractors (Director Logan);	Informational
31.	Policy/procedure regarding Subcommittees, Subcommittee meetings, and related matters (Director Logan);	Informational
32.	Trinity AV Solutions contract and contractor review (Director Logan);	Informational
33.	Subcommittee assignments (Director Logan);	Decision
34.	Miscellaneous and Board/Subcommittee directives;	Informational
35.	Future Board meetings/agenda items;	Informational
36.	Discussion relating to preparation of meeting minutes (Director Logan).	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.