

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
MINUTES OF BOARD OF DIRECTORS' MEETING**

August 15, 2023

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A special meeting of the Board of Directors of Block House Municipal Utility District was held on August 15, 2023, at 2600 Block House Drive South, Leander, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the Notice is attached as **Exhibit “A”**.

The roll of the members of the Board of Directors was called, as follows:

Ursula Logan	-	President
David Shoemaker	-	Vice President
Robert Young	-	Secretary
Cecilia Roberts	-	Assistant Secretary
David Johnson	-	Treasurer

All of the Directors were present, thus constituting a quorum. Also present at the meeting were: Lisa Torres of Crossroads Utility Services, LLC (“*Crossroads*”); Lauren Smith of Public Finance Group; Chris Stanfield, resident of the District; and Sean Abbott of Armbrust & Brown, PLLC (“*A&B*”).

Director Logan called the meeting to order at 6:30 p.m. and welcomed those present. She announced that public comments were taken during designated portions of the meeting only and asked that anyone who wished to address the Board complete a Community Comment form.

Director Logan then stated that the Board would receive citizens’ communications. There being none, Director Logan stated that the Board would next discuss the 2023/2024 budget and 2023 tax rate, including: (i) work session on 2023/2024 budget; (ii) establish and take record vote on proposed 2023 tax rate; (iii) schedule a public hearing at which adoption of the 2023 tax rate will be considered; and (iv) authorize publication of Water District Notice of Public Hearing on Tax Rate. Director Logan then reviewed the proposed budget for the 2023/2024 fiscal year, attached as **Exhibit “B”**. The Board discussed various expense line items and the impact that the limitation on the maintenance and operations tax rate component of the total tax rate would have on the budget. No action was taken on the draft budget.

Director Logan then recognized Ms. Smith, who reviewed the 2023 tax rate analysis attached as **Exhibit “C”**, including the certified assessed valuation for the District. She then reviewed the proposed tax rate provided in the analysis, including the components of the District’s proposed tax rate: \$0.2881 for operations and maintenance, \$0.1194 for fire tax, and \$0.2035 for the debt service tax rate—a combined tax rate of \$0.6110 per \$100 of assessed valuation. Discussion ensued. Ms. Smith then confirmed that the Board was not levying it’s tax at the current meeting, but simply needed to establish a proposed tax rate and set a date in September for the public hearing on the tax rate. Ms. Smith recommended that the Board adopt a proposed tax rate of \$0.6110 per \$100 assessed valuation, which she noted was just below the District’s “rollback rate”. Directors Johnson and Shoemaker noted that they would not likely support a tax levy close

to the rollback rate and, as such, were opposed to the consideration of a \$0.6110 per \$100 of assessed valuation as the proposed tax rate.

Mr. Abbott then stated that, at this meeting, the Board would need to establish a proposed tax rate and that, following the public hearing on the tax rate, it could adopt a lower tax rate, but not a higher tax rate. He added that the Board also needed to schedule the public hearing at which the adoption of the tax rate would be considered and authorize publication of a Water District Notice of Public Hearing on Tax Rate. After discussion, upon motion by Director Roberts and second by Director Young, the Board voted 3-2 to adopt a proposed tax rate of \$0.6110 per \$100 of assessed valuation; to schedule a public hearing on the tax rate for September 6, 2023 at 6:30 p.m. at 2600 Block House Drive South, Leander, Texas, 78641, as outlined in the Water District Notice of Public Hearing on Tax Rate attached as **Exhibit “D”**; and to authorize Mr. Abbott to give notice of the public hearing, with Directors Logan, Roberts, and Young voting “yes” and Directors Johnson and Shoemaker voting “no.”

Director Logan stated that the Board would next discuss the Board’s future meeting schedule and agenda items. Mr. Abbott confirmed that the next meeting of the Board of Directors would occur on August 23, 2023.

There being no further items to come before the Board, upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to adjourn the meeting.

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[SIGNATURE PAGE TO AUGUST 15, 2023 MINUTES]



Robert Young, Secretary
Board of Directors

Date: 9-27-23