ARMBRUST & BROWN, PLLC

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dmotal@abaustin.com

MEMORANDUM

TO: Board of Directors -
Block House Municipal Utility District

FROM: Denise L. Motal
Legal Assistant

DATE: January 11, 2024

RE: Block House Municipal Utility District -
January 17, 2024 Special Meeting

Enclosed please find the agenda and support materials for the special meeting of the Board of Directors of Block House Municipal Utility District scheduled for Wednesday, January 17, 2024, at 6:30 p.m., at 2600 Block House Drive South, Leander, Texas.

Please let me know if you cannot attend the meeting so that I can confirm that a quorum will be present.

Please do not hesitate to contact me if you have any questions.

Lisa Torres (Crossroads Utility Services, LLC)
Andrew Hunt (Crossroads Utility Services, LLC)*
Ben Ingallina (Crossroads Utility Services, LLC)*
Taylor Kolmodin (Municipal Accounts & Consulting, L.P.)*
Nur Labardini (Municipal Accounts & Consulting, L.P.)*
Antonio Lovato (Williamson County Sheriff's Dept.)*
Cheryl Allen (Public Finance Group LLC)*
Lauren Smith (Public Finance Group LLC)*
Carol Polumbo (McCall, Parkhurst & Horton L.L.P.)*
David Gray (Gray Engineering, Inc.)*
Tripp Hamby (Priority Landscapes, LLC)*
Jack Baker - Community Association Management
Jay Howard (Texas Disposal Systems, Inc.)*
Ja-Mar Prince (Texas Disposal Systems, Inc.)*
Casey Clough (Texas Disposal Systems, Inc.)*
Marc Marroquin (Premier Recreation Management)*
Mike McKelvey (Trinity AV Solutions)*
Chris Swedlund (McCall Gibson Swedlund Barfoot PLLC)*
Brian Toldan (McCall Gibson Swedlund Barfoot PLLC)*
Jan Gibson (McCall Gibson Swedlund Barfoot PLLC)*
Ashlee Martin (McCall Gibson Swedlund Barfoot PLLC)*
Sandy Martin (BHC Owners Association)*
Amanda Stanfield (Tidal Waves Swim Team)*

*AGENDA ONLY (via email)

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

January 17, 2024

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 special meeting at **6:30 p.m.** on **Wednesday, January 17, 2024,** 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. The live stream link is https://youtube.com/live/vvVye2Z5384?feature=share.

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.

	AGENDA	ANTICIPATED ACTION
	GENERAL	
1.	Citizens' communications;	Informational
	DISCUSSION / ACTION ITEMS	
2.	Tumlinson Park playscape;	Decision
3.	Future Board meetings/agenda items.	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.

2-5 play system

The system has expanded metal, welded to steel frames. Common design from this era.

Common problem is rusting, delamination, broken metal, pealing of coating. sharp edges. The metal has a limited life due to thickness and the number of welds.

The current system heavily rusting, the deck shows signs of metal fatigue, delamination of coating as well as the frame are seperating. They are a laminated-layered design,

Fail

All decks and stairs must be replaced.

Possible welding could be done.

1 (1)

1 (2)

1 (3)

1 (4)


1 (5)


1 (6)

Head and neck entrapment testing.

The tool represents the body size of the smallest user. If the device can penetrate the opening, the condition is a head and neck entrapment that can cause Strangulation

Pass


1 (7)


1 (8)

Head and neck entrapment testing.

The tool represents the body size of the smallest user. If the device can penetrate the opening, the condition is a head and neck entrapment that can cause Strangulation


1 (9)


1 (10)

Pass

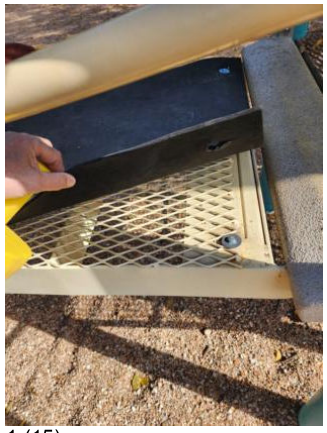

1 (11)


1 (12)

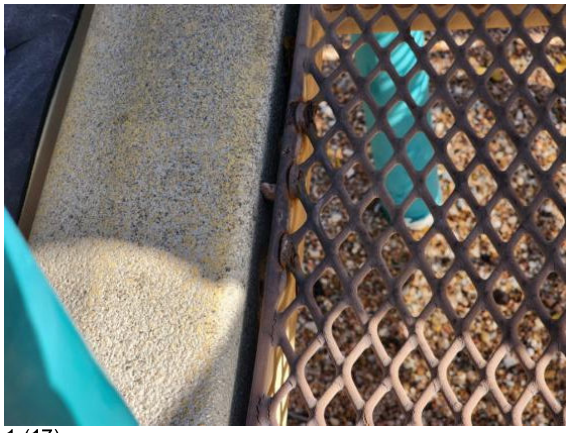
Pass


1 (13)


1 (14)


1 (15)


1 (16)


1 (17)


1 (18)


1 (19)


1 (20)

There is not safety surfacing around the play structure. The years of the pea gravel exposed to rain, wind, dust, dirt, has created a hard surface. The entire area of the use zone will need to be removed and a new surfacing added. Pea gravel has only been tested for a fall height of 60". Is not accessible for users with disabilities.

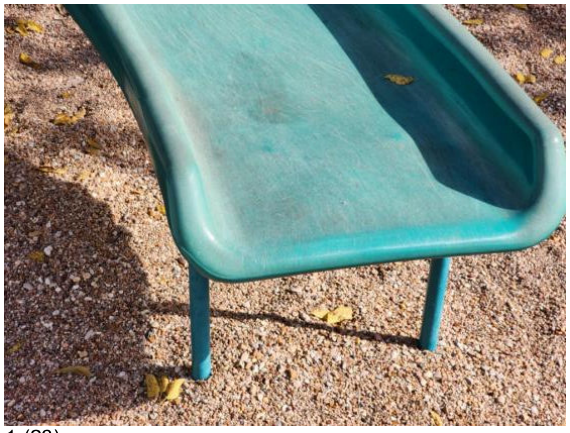
Deficiency


1 (21)


1 (22)

8.5.5.3 For slides with an elevation of no greater than 48 in. (1220 mm), the height of the exit end of the sliding surface shall be no greater than 11 in. (280 mm) above the protective surfacing. For slides with an elevation greater than 48 in. (1220 mm), the height of the exit end of the sliding surface shall be between 7 in. (180 mm) and 15 in. (380 mm) above the protective surfacing

Fail

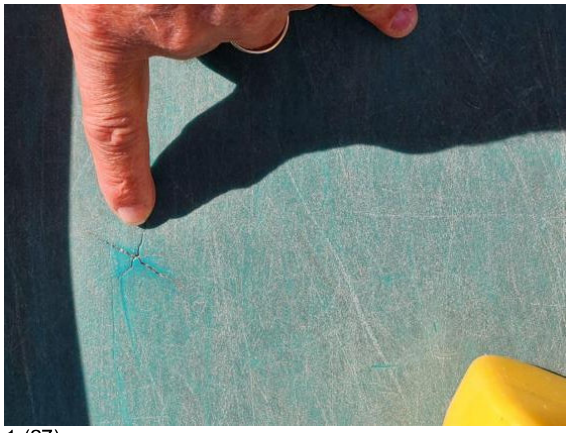

1 (23)


1 (24)

The slide has cracks. The support is starting to protrude. Replacement is needed.


1 (25)


1 (26)


1 (27)


1 (28)


1 (29)


1 (30)

The recommendation is to remove this play system, however many of the play panels can become ground level events. The panels are in fairly good condition. They can be placed where no surfacing will be needed, only an a route the children can access.


1 (31)


1 (32)


1 (33)


1 (34)


1 (35)


1 (36)


1 (37)


1 (38)


1 (39)


1 (40)

Heavy rusting and delamination.

Replace

Deficiency

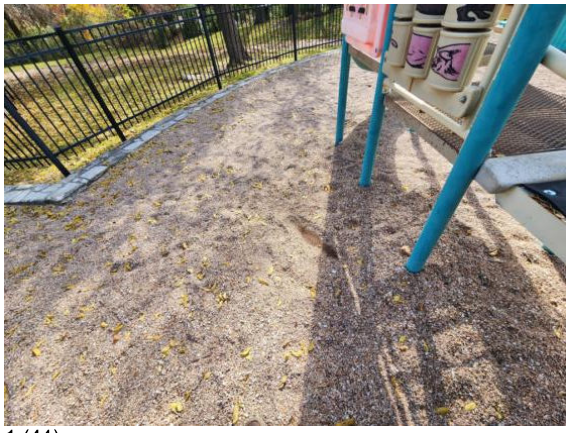
1 (41)

1 (42)

The dark area represents the earth beneath the surfacing.

There is not safety surfacing around the play structure. The years of the pea gravel exposed to rain, wind, dust, dirt, has created a hard surface. The entire area of the use zone will need to be removed and a new surfacing added. Pea gravel has only been tested for a fall height of 60". Is not accessible for users with disabilities.

1 (43)



1 (44)

Age group for this play system: 5-12 years

The play area is covered with pea gravel as a safety surfacing, however the current depth of the gravel offers no fall protection.

There is not safety surfacing around the play structure. The years of the pea gravel exposed to rain, wind, dust, dirt, has created a hard surface. The entire area of the use zone will need to be removed and a new surfacing added. Pea gravel has only been tested for a fall height of 60". Is not accessible for users with disabilities.

1 (45)

No deficiency found on the climbing components

1 (46)

1 (47)


1 (48)


1 (49)


1 (50)


1 (51)

5.3. Chute exit region
All slides should have an exit region to help children maintain their balance and facilitate a smooth transition from sitting to standing when exiting. The chute exit region should:• Be between 0 and -4° as measured from a plane parallel to the ground.• Have edges that are rounded or curved to prevent lacerations or other injuries that could result from impact with a sharp or straight edge

Compliant

1 (52)

1 (53)

Crawl Tube

Compliant

1 (54)

1 (55)


1 (56)


1 (57)


1 (58)


1 (59)

The dark area represents the earth beneath the surfacing.

There is not safety surfacing around the play structure. The years of the pea gravel exposed to rain, wind, dust, dirt, has created a hard surface. The entire area of the use zone will need to be removed and a new surfacing added. Pea gravel has only been tested for a fall height of 60". Is not accessible for users with disabilities.

Replace

Deficiency

1 (60)

1 (61)

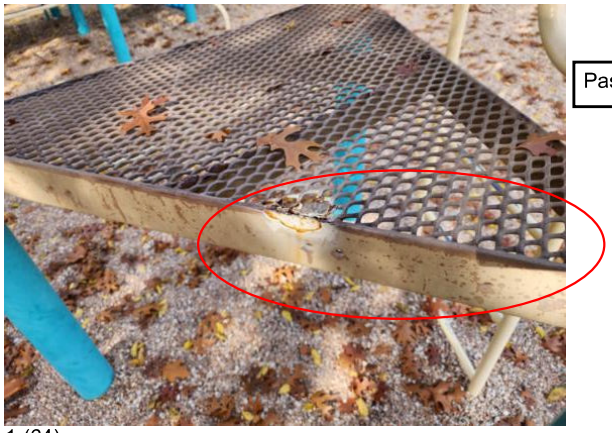
1 (62)

1 (63)

The expanded metal has rusted through. Repair or replace platform.

Deficiency

Suggest re coating platforms and stairs. The rust may not be presenting structural deficiencies. If that route is done, verify.



1 (64)

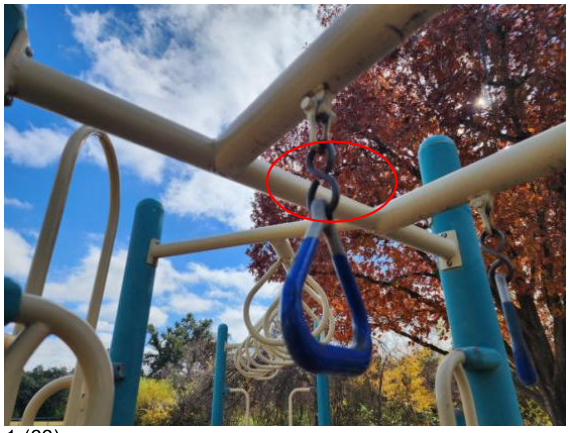
Pass

1 (65)

FAIL
Lower Loop gap
>0.04 in. (1.0 mm)

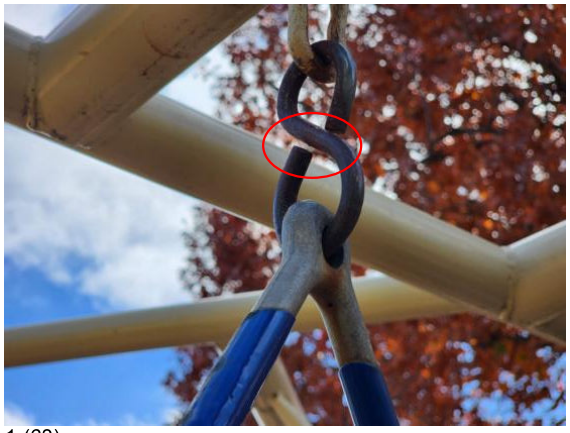
The "S" hook needs to be closed.

Fail



1 (66)

1 (67)


1 (68)


1 (69)

Compliant

Distance between rings


1 (70)


1 (71)


1 (72)

Fail


1 (73)

Pass


1 (74)


1 (75)

Compliant


1 (76)


1 (77)

Pass

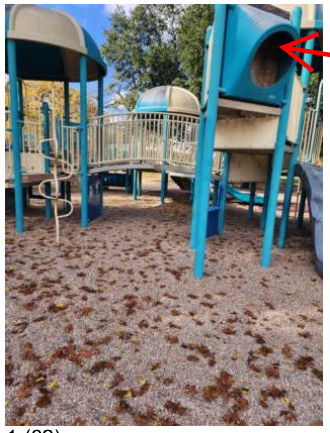

1 (78)


1 (79)

The applied coating is performing well.

1 (80)

1 (81)



1 (82)

Fail

Replace with commercial barrier panel

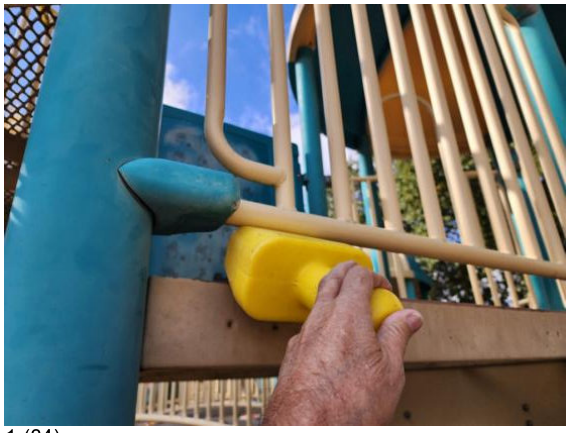
1 (83)

Head entrapment by head-first entry generally occurs when children place their heads through an opening in one orientation, turn their heads to a different orientation, then are unable to get themselves out. Head entrapment by feet first entry involves children who generally sit or lie down and slide their feet into an opening that is large enough to permit their bodies to go through but is not large enough to permit their heads to go through.

Opening 3.5", and less than 9" is considered entrapment

Pass

The yellow probe represents the body of a child. for the 5-12 age group, 5% percentile, (smallest child)


1 (84)


1 (85)

The dark area represents the earth beneath the surfacing.

Fail

There is not safety surfacing around the play structure. The years of the pea gravel exposed to rain, wind, dust, dirt, has created a hard surface. The entire area of the use zone will need to be removed and a new surfacing added. Pea gravel has only been tested for a fall height of 60". Is not accessible for users with disabilities.


1 (86)


1 (87)

Commercial barrier panel is needed.

Compliant

1 (88)

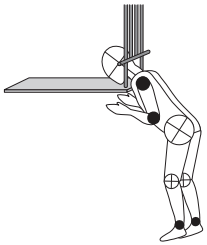
1 (89)

1 (90)

1 (91)

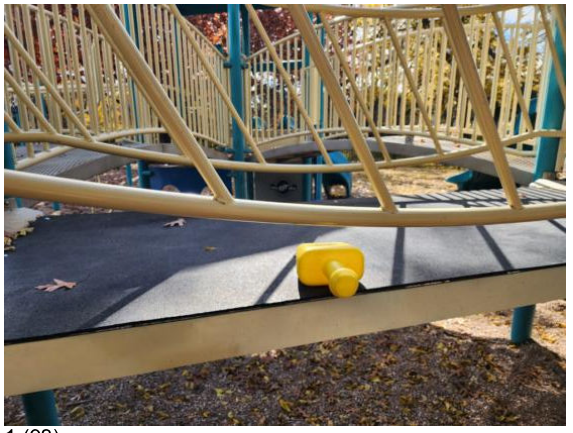
This rigid deck replaced the flexible bridge that was witnessed during the 2022 inspection. The replacement has created head and neck entrapment. Rigid bridge, horizontal bridge of this design do not have curved safety barriers,

Fail



The body can gain access, the head will remain,

1 (92)



1 (93)

This rigid bridge replace the flexible bridge since the last inspection in 2022.

Barrier panels are now an issue with clearance.

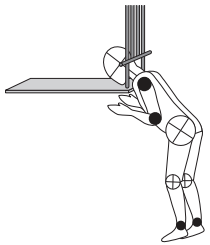
Fail

1 (94)

2022, this event was a flexible bridge.

Head and neck entrapment testing.

The tool represents the body size of the smallest user. If the device can penetrate the opening, the condition is a head and neck entrapment that can cause Strangulation. The blue tool is the head size of the largest child, 95th percentile.



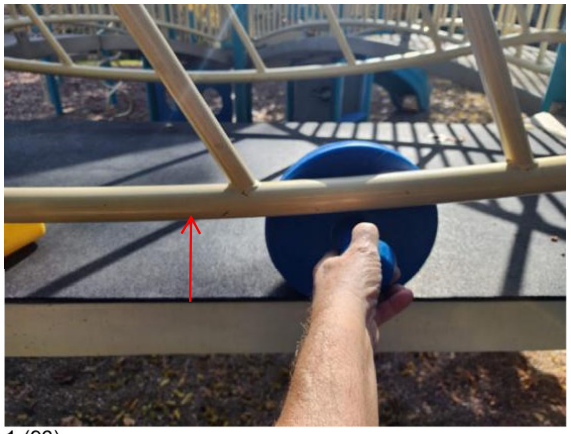
Fail

1 (95)

Less than 9".

The body can gain access, the head will remain,

Fail



1 (96)

1 (97)

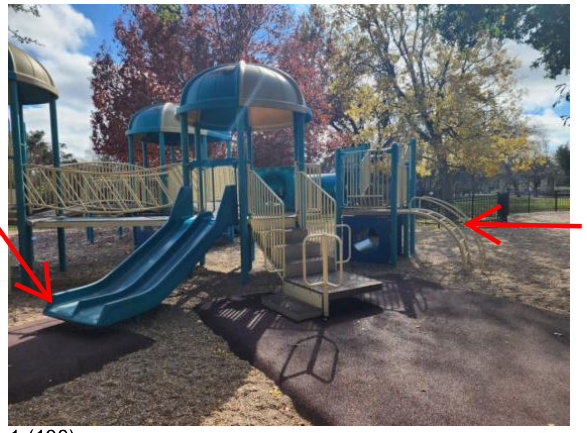
Greater than the 9"

Pass Head can pass through opening


1 (98)

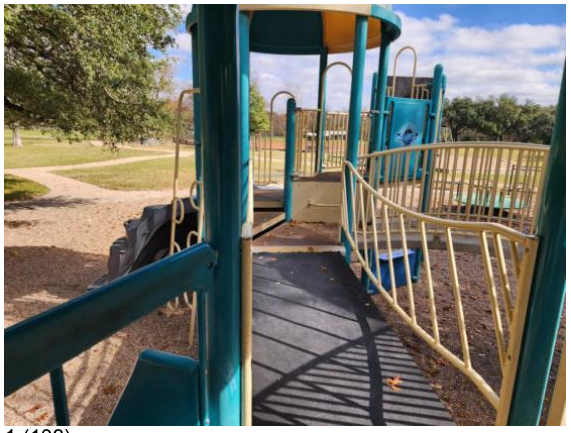

1 (99)

Compliant

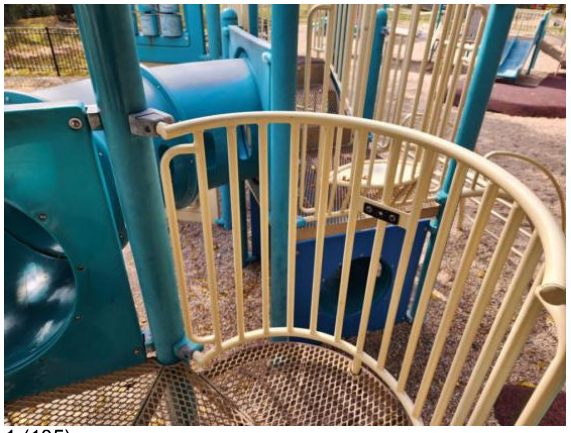

1 (100)


1 (101)

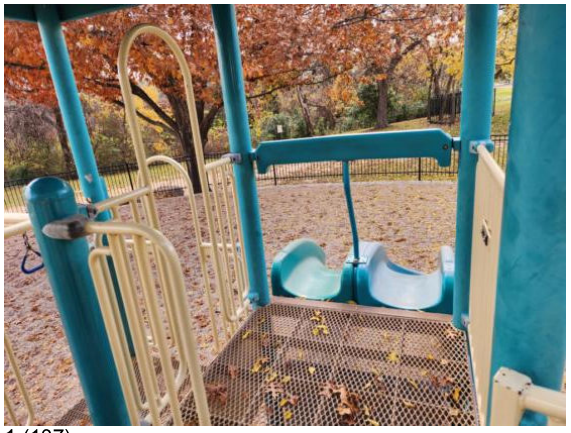

1 (102)

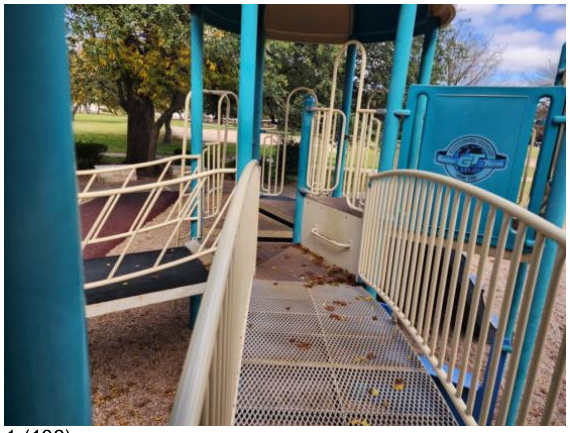

1 (103)


1 (104)


1 (105)


1 (106)

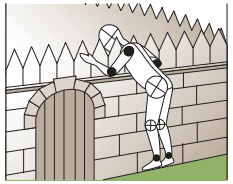

1 (107)


1 (108)

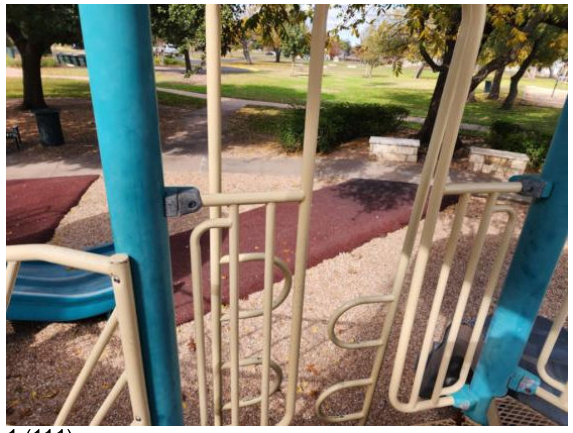

1 (109)

3.3.2 Partially bound openings and angles. Children can become entrapped by partially bound openings, such as those formed by two or more playground parts.
• Angles formed by two accessible adjacent parts should be greater than 55 degrees unless the lowest leg is horizontal or below horizontal.

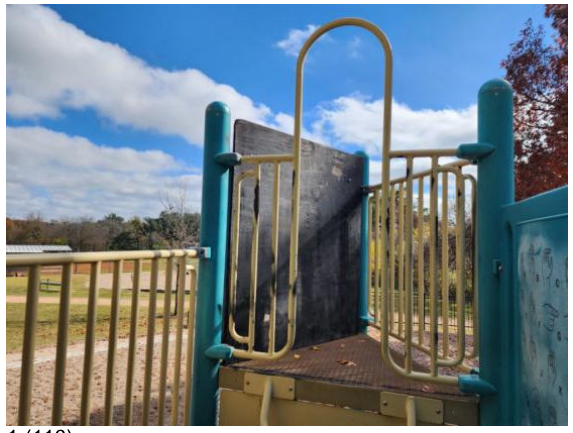
Pass




1 (110)


1 (111)


1 (112)


1 (113)

The slide has been replaced with a wood barrier panel. Mixing of material is discouraged. A commercial barrier panel should replace this . Children must be visible when using the play system.


1 (114)


1 (115)

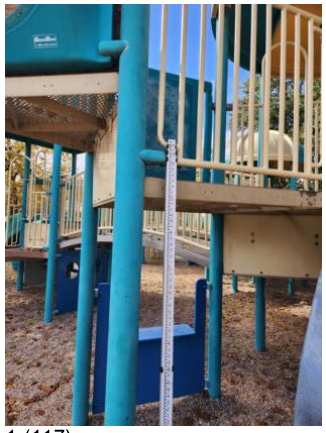
The dark area represents the earth beneath the surfacing.

Fail

There is not safety surfacing around the play structure. The years of the pea gravel exposed to rain, wind, dust, dirt, has created a hard surface. The entire area of the use zone will need to be removed and a new surfacing added. Pea gravel has only been tested for a fall height of 60". Is not accessible for users with disabilities.

Replace


1 (116)


1 (117)

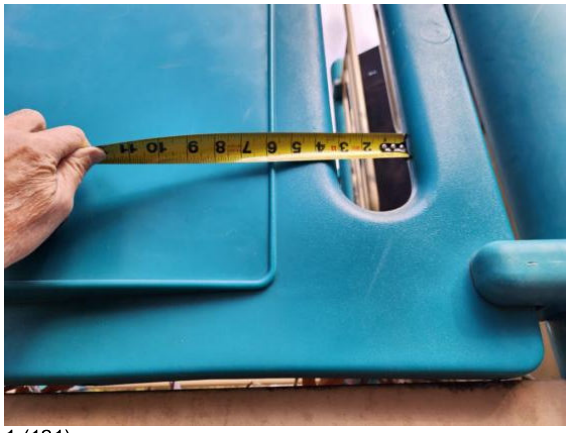
Checking fall heights.


1 (118)


1 (119)

Compliant


1 (120)


1 (121)


1 (122)


1 (123)

Fall height of the swing

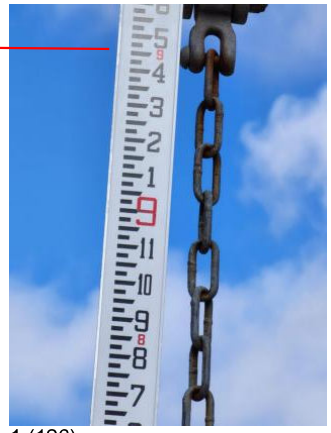

1 (124)


1 (125)

Fall height of the swing

Pea gravel has only been tested for a fall height of 60".

Fail



1 (126)


1 (127)


1 (128)


1 (129)

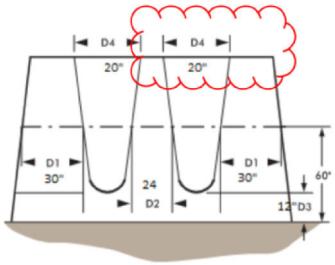
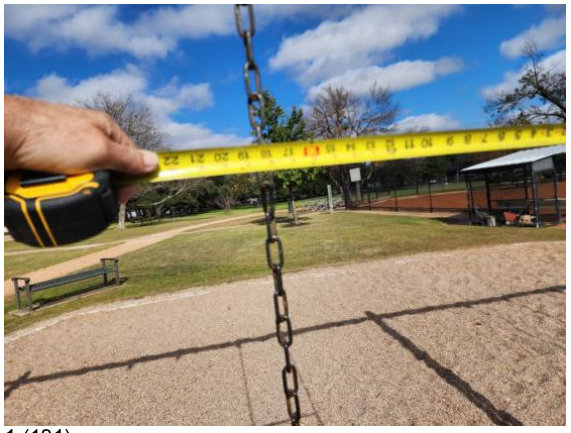
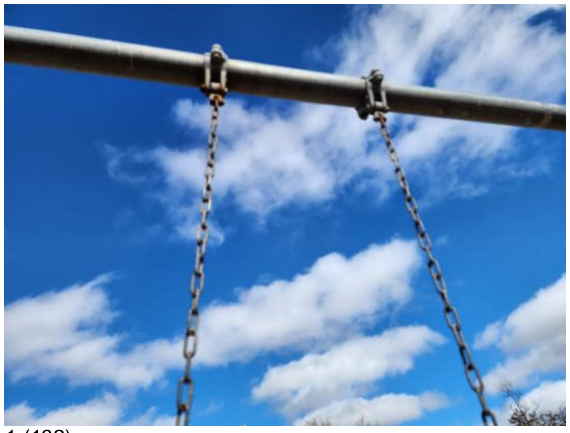


Figure 23. Minimum Clearances for Single-Axis Swings

Chain couplings need to be adjusted for a minimum of 20"


1 (130)


1 (131)


1 (132)

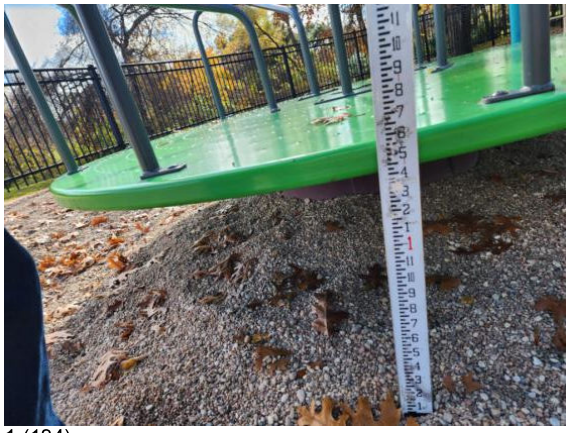
Pea Gravel will not protect from this fall height of 9'4".

(Photo from 2022, same condition in 2023. Due to the sun brightness, and position, current photo is not viewable.)

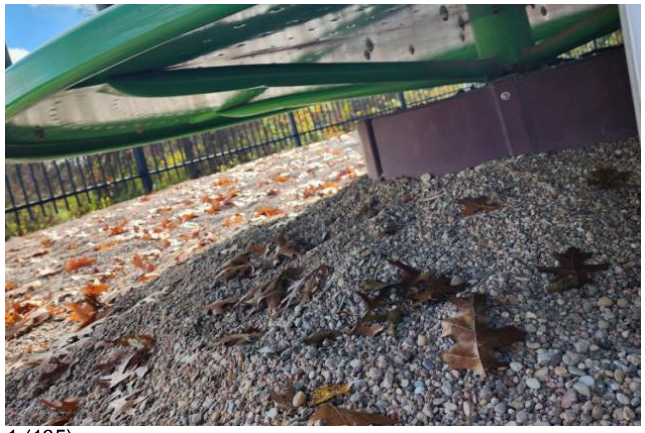
The underside of the perimeter of the platform should be no less than 9 inches above the level of the protective surfacing beneath it.

Pass


1 (133)


1 (134)


1 (135)


1 (135)


1 (136)


1 (137)

Pass


1 (138)


1 (139)

Spring Rocker:

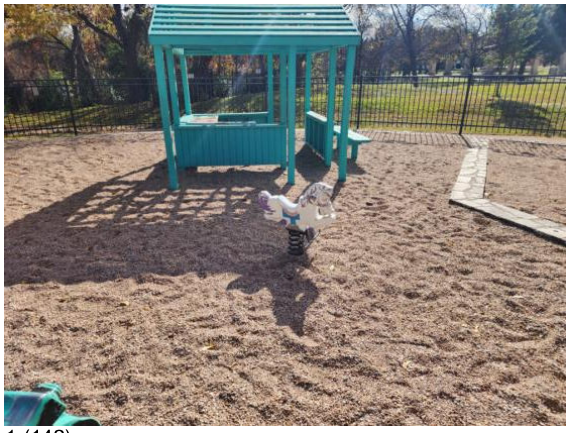
Metal rockers are no longer used due to the impact potential while in motion.

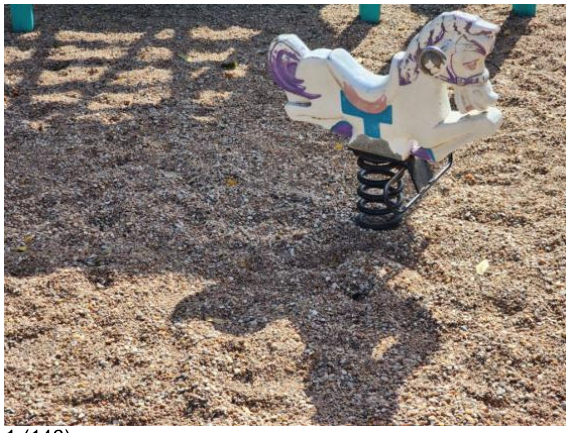
There is no requirement in the standards that prevents the use of metal spring rockers


1 (140)

Pass


1 (141)


1 (142)


1 (143)

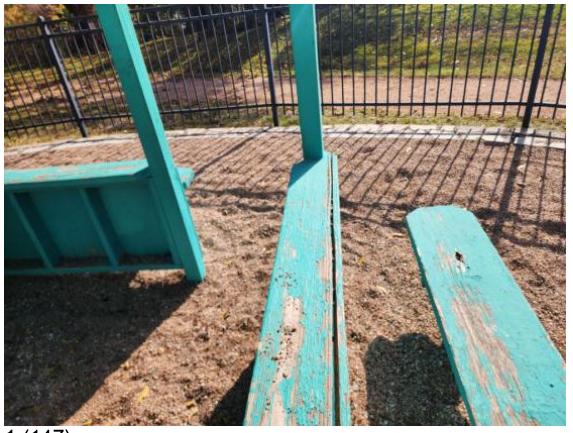

1 (144)


1 (145)

Peeling paint, splinters developing

FAIL


1 (146)


1 (147)

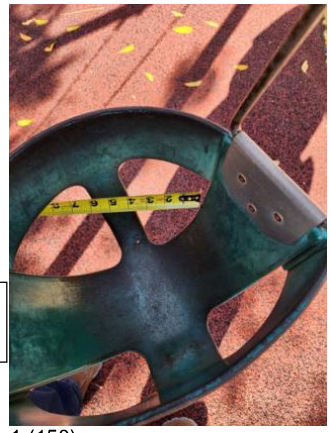
This photo is from 2022, to show play feature only.

1 (148)

1 (149)

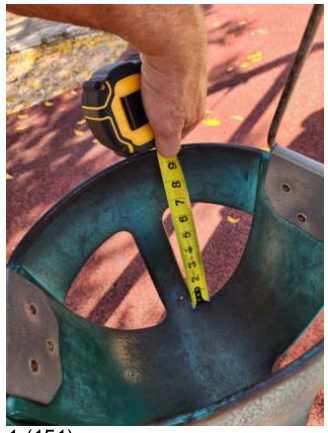
Pass

Seat at the 2-5 swing



1 (150)

Pass



1 (151)