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MEMORANDUM

TO: Board of Directors -
Block House Municipal Utility District

FROM: Denise L. Motal
Legal Assistant

DATE: February 1, 2024

RE: Block House Municipal Utility District -
February 8, 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 Thursday, February 8, 2024, at 5:00 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)	Jay Howard (Texas Disposal Systems, Inc.)*
Andrew Hunt (Crossroads Utility Services, LLC)*	Ja-Mar Prince (Texas Disposal Systems, Inc.)*
Ben Ingallina (Crossroads Utility Services, LLC)*	Casey Clough (Texas Disposal Systems, Inc.)*
Taylor Kolmodin (Municipal Accounts & Consulting, L.P.)*	Marc Marroquin (Premier Recreation Management)*
Nur Labardini (Municipal Accounts & Consulting, L.P.)*	Mike McKelvey (Trinity AV Solutions)*
Antonio Lovato (Williamson County Sheriff's Dept.)*	Chris Swedlund (McCall Gibson Swedlund Barfoot PLLC)*
Cheryl Allen (Public Finance Group LLC)*	Brian Toldan (McCall Gibson Swedlund Barfoot PLLC)*
Lauren Smith (Public Finance Group LLC)*	Jan Gibson (McCall Gibson Swedlund Barfoot PLLC)*
Carol Polumbo (McCall, Parkhurst & Horton L.L.P.)*	Ashlee Martin (McCall Gibson Swedlund Barfoot PLLC)*
David Gray (Gray Engineering, Inc.)*	Sandy Martin (BHC Owners Association)*
Tripp Hamby (Priority Landscapes, LLC)*	Amanda Stanfield (Tidal Waves Swim Team)*
Jack Baker - Community Association Management	

*AGENDA ONLY (via email)

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

February 8, 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 **5:00 p.m.** on **Thursday, February 8, 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/qoA8KYTgIUo?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.

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
GENERAL	
1. Citizens’ communications;	Informational
2. Resolution Accepting Amended Park Plan;	Decision
3. Tumlinson Pool slide repairs, including:	
(a) Inspection report;	Decision
(b) Proposal from Progressive Commercial Aquatics, Inc. for slide tower restoration (steel structure and treads/decking only)– Quote #QA2856;	Decision
(c) Proposal from DigDug Construction, LLC for repair of stairs, footers and miscellaneous rust areas, tower platform, and stair handrail– Estimate 317SH;	Decision
(d) Proposal from Safe Slide Restoration;	Decision
4. Replacement pumps for Tumlinson Pool, including consideration of proposals;	Decision
5. Code of Ethics, Travel, and Professional Services Policy (Director Logan);	Informational

6. Future Board meetings/agenda items.	Informational
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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.

RESOLUTION ACCEPTING AMENDED PARK PLAN

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, Block House Municipal Utility District (the “District”) is a political subdivision of the State of Texas, located in Travis County, Texas, which has been duly created and is operating pursuant to Chapters 49 and 54 of the Texas Water Code, as amended (the “Code”); and

WHEREAS, as provided by Section 49.4645 of the Code, the District is authorized to issue a limited amount of bonds supported by ad valorem taxes to pay for the development and maintenance of certain recreational facilities, if those bonds are authorized by a majority vote of the qualified voters of the District voting in an election held for that purpose; and

WHEREAS, Section 49.4645 of the Code further requires that, on or before the 10th day before the first day for early voting by personal appearance in an election held to authorize the issuance of bonds for the development and maintenance of park and recreational facilities, the Board of Directors of the District (the “Board”) must file in the District office a park plan (the “Park Plan”) covering the land, improvements, facilities and equipment to be purchased or constructed, and their estimated costs, together with other information fully showing and explaining the Park Plan;

WHEREAS, on July 22, 2020, in accordance with Section 49.4645 of the Code, the Board adopted a Park Plan in advance of the November 3, 2020 election (the “2020 Park Bond Election”) held within the boundaries of the District to authorize the issuance of bonds for the development and maintenance of park and recreational facilities; and

WHEREAS, at the 2020 Park Bond Election, voters within the District authorized the issuance of \$3,150,000 of bonds for park and trail improvements and the levy of taxes sufficient to pay the principal of and interest thereon; and

WHEREAS, in accordance with Section 49.4645(b) of the Code, the Board now desires to amend the Park Plan as necessary to meet the changing requirements of the District. Gray Engineering, Inc., the District Engineer, has submitted a proposed Amended Park Plan to the Board, attached to this Resolution as **Exhibit “A”**, and the Board wishes to adopt the Amended Park Plan, as contemplated by Section 49.4645 of the Code; and

IT IS THEREFORE RESOLVED BY THE BOARD OF THE DISTRICT THAT:

Section 1. The Board hereby accepts the Amended Park Plan and directs that it be filed in the District office. The Amended Park Plan will be open to inspection and review by the public.

Section 2. The Board hereby confirms the following statement, and directs that it be incorporated into the Amended Park Plan and provided to all members of the public who inspect or review the Amended Park Plan:

This Amended Park Plan sets forth proposed park improvements, facilities and equipment (“Park Facilities”) which the District may,

but is not obligated to, acquire, purchase or construct in the future. The acquisition, purchase or construction of any Park Facilities by the District is contingent upon (i) approval by the Board of Directors of the District and (ii) sufficient assessed value existing within the District to support bonds covering the cost of such Park Facilities. Any bonds issued for Park Facilities will be limited, in any event, to the estimated cost of the Park Facilities, as set forth in the Amended Park Plan, or the amount authorized by law, whichever is less. This Amended Park Plan does not create an obligation on the part of the District to construct or acquire any Park Facilities, nor does it constitute a contract with the voters of or residents and property owners in the District. This Amended Park Plan may be amended at any time. The District makes no representation or warranty that any Park Facilities shown in this Amended Park Plan will be constructed, acquired or provided. The District reserves the right to construct different Park Facilities than those shown in this Amended Park Plan, or to construct no Park Facilities at all.

PASSED AND APPROVED this the 8th day of February, 2024.

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

(SEAL)

By: _____
Ursula Logan, President
Board of Directors

ATTEST:

Robert Young, Secretary
Board of Directors

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned officer of the Board of Directors of Block House Municipal Utility District hereby certifies as follows:

1. The Board of Directors of Block House Municipal Utility District convened in a special meeting on the 8th day of February, 2024, and the roll was called of the duly constituted officers and members of the Board:

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

and all of said persons were present, except Director(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at the meeting:

RESOLUTION ACCEPTING AMENDED PARK PLAN

was introduced for the consideration of the Board. It was then duly moved and seconded that the Resolution Accepting Amended Park Plan ("Resolution") be adopted, and, after due discussion, the motion, carrying with it the adoption of the Resolution, prevailed and carried by majority of the Board.

2. A true, full and correct copy of the Resolution adopted at the meeting described in the above paragraph is attached to this certificate; the Resolution has been duly recorded in the Board's minutes of the meeting; the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting and that the Resolution would be introduced and considered for adoption at the meeting, and each of the officers and members consented, in advance, to the holding of the meeting for such purpose; the meeting was open to the public as required by law; and public notice of the time, place and subject of the meeting was given as required by Chapter 551 of the Government Code, as amended, and Section 49.063 of the Texas Water Code, as amended.

SIGNED AND SEALED the 8th day of February, 2024.

(SEAL)

Robert Young, Secretary
Board of Directors

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on _____, 2024,
by Robert Young, Secretary of the Board of Directors of Block House Municipal Utility
District, on behalf of said District.

Notary Public Signature

(seal)



Water Slide Inspection - 2023

Block House MUD

Complete

Score	7.14%	Flagged items	0	Actions	0
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Member Entity Name

Block House MUD



Photo 1

Date of Inspection

16.05.2023 13:02 CDT

Inspection Conducted By

Chris Remmert

Inspection

General Operations & Maintenance

If there were any previous recommendations, have they been addressed?

No

Fasteners at base of columns are continuing to display corrosion.

Describe any significant incidents that occurred since the last inspection.

None noted.

Does the organization have formal operating policies and procedures for slides?

Yes

Is the process documented?

Yes

Briefly describe the process and activities that occur.

Manual was not accessible on-site at time of visit because of a construction project, but it has been discussed in previous years and was available.

Does the organization have formal maintenance policies and procedures for slides?

Yes

Is the process documented?

Yes

Briefly describe the process and activities that occur.

Daily checklists and inspections. Off season maintenance activities

Does the organization have formal processes in place for daily, pre-opening inspections?

Yes

Does the process include a pre-opening test cycle?

Yes

Is the inspection documented?

Yes

Briefly describe the process and activities that occur.

No changes noted from previous year.

Are there formal dispatch policies and procedures in place (i.e. , checking height, weight, explaining rules, etc.)?

Yes

Is there a uniform message (spiel) delivered to each rider before dispatching?

Yes

Be sure all dispatchers and managers know the spiel and how to inform riders.

Does the message include details on the proper riding position (arms/hands, feet/legs, head, etc.)?

Yes

Does the message include details on rider conduct (no stopping, turning over, etc.)?

Yes

Does the message include details on safe entry/exit procedures?

Yes

Is the slide exit visible to dispatcher and/or are communications established with lifeguard at slide termination/catch pool?

Yes

Describe the activities.

No changes noted.

Is there a documented process in place to train and familiarize operations staff (lifeguards, managers) and/or maintenance staff on basic slide operations, maintenance, and inspections?

Yes

Briefly describe the process.

Part of pre-opening training. Be sure to cover during in-service training.

Comments on General Operations and Maintenance

Facility/Location/Slide

Facility/Location/Slide 1

Facility Name

Tumlinson Pool

Location Address

100 Tumlinson Fort
Leander, TX 78641

Time of Inspection

13:02 CDT

Slide Information

Slide Name/Description

42 Open Body Slide Flume
(Blue Flume)

Serial Number

CETX41-001

Slide Manufacturer

AZS Industries, LLC, DBA
Splashtacular

Date Installed

February 2016, manufactured

Photo of Slide/Tower



Photo 2

Is a copy of the manufacturer's manual for operations and maintenance on-site?

Yes

Be sure to have available either online or on-site when building repairs are complete.

Signage

Is the required TDI signage posted within the facility?

Yes

Are slide rules and/or warning signage posted?

Yes



Photo 3

Do rules address minimum rider height?

Yes



Photo 4

Do rules address minimum/maximum rider weights?

Yes

Do rules address correct riding position, both in written form and through pictograph?

Yes

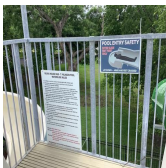


Photo 5

Do rules address proper bather attire?

Yes

Do rules address rider health conditions (i.e., pregnancy, heart issues, back/neck/spine issues, etc.)?

Yes

Are rules posted at the bottom of the slide?

Yes



Photo 6

Are rules posted at the top of the slide?

Yes

Comments on Signage

Tower & Structure Components

Do main structural support columns appear intact?

Yes

Do support arms and/or "kicker" arms appear intact?

Yes

If support arms are adjustable, do they appear to be properly secured with bolts in place and properly tightened?

Yes

Do mounting brackets/bolt plates/yoke plates appear intact and properly seated?

Yes

Does the overall structure appear sound, with no excessive or unexpected movement or flexion noted?

Yes

Do slide tower stairways, landings, and platforms appear safe, with no loose, slick, worn, or broken treads?

Yes

Monitor for corrosion that could affect areas where one steps.

Are slide tower components free of excess corrosion, surface rust, or other deterioration?

No

The photos are examples. Review with operator and formulate a response. Plan for budget and time needed to implement solutions.



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

Surface rust should be removed and preventative measures should be taken to help protect components from excessive rust and corrosion. This may include additional maintenance treatments, such as paint or rust preventative. Any heavily corroded, pitted, or damaged components should be properly repaired (per manufacturer's recommendations) or replaced with like components.

Do bolts, connectors, fasteners, and other hardware appear properly tightened, intact, and in good condition?

No

Review fasteners for corrosion.

The development and implementation of a connector/fastener inspection and replacement program is recommended to help identify any loose, corroded, or missing fasteners throughout the slide. Typically, this would include a comprehensive annual review of a specified section of the slide. Refer to the manufacturer's recommendations for torque specifications.

Do welds appear intact and free from obvious cracks, separations, and/or breaks?

Yes

Do metal structures (stairs, landings, platforms, railings, etc.) appear in good condition?

No

For this season, it is recommended to address handrails so they are smooth.

In the off season, it is recommended to repair the stair plates.



Photo 18



Photo 19



Photo 20

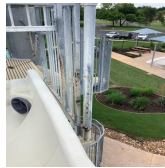


Photo 21

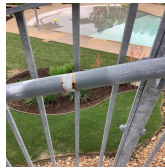


Photo 22



Photo 23



Photo 24



Photo 25

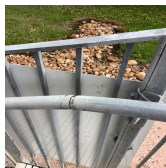


Photo 26

Do slide foundations and/or footings appear free of cracks and damaged or missing concrete?

No

Review concrete and filler material. Make sure to include during daily inspections. Note any changes and contact manufacturer. Plan and implement corrective action.



Photo 27



Photo 28

Do anchor bolts and baseplates on foundations and/or footings appear free of corrosion?

No



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35

Are foundations and/or footings free of vegetation or landscaping?

Yes

Does the slide tower appear properly bonded/grounded?

Yes

Comments on Tower & Structure Components

It is recommended to review areas with corrosion with the manufacturer, operator, and any contractors. This will need to be done in the coming year. Plan for budget and time to complete.

Start Tub & Flume(s)

Does the start tub appear free of significant cracks, bubbles, gouges or chips?

Yes

Does the start tub have non-skid/non-slip surfacing in appropriate locations?

Yes

Are bump pads in place on appropriate horizontal cross members on open flumes?

Yes

Does the sliding surface (fiberglass and gel-coat) appear free of significant cracks, bubbles, gouges, chips, and/or sharp edges?

Yes

Some areas to monitor. If they remain stable and not sharp, address in the offseason. Plan for gel-coating, especially on open flume.

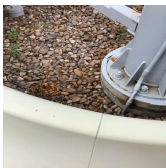


Photo 36



Photo 37

Does the slide appear free of significant build-up from chemicals, calcium, hard water, minerals, etc.?

Yes

Were slide seams/joints (interior and exterior) assessed?

Yes

Do slide seams/joints appear properly caulked (no excess/protruding caulk, no caulk on slide surface outside of joint, no missing caulk)?

Yes

Review caulk in off season.

Do seam/joint fasteners appear to be intact and free of significant rust or corrosion?

Yes

Does the slide appear properly waxed?

Yes

Comments on Start Tub & Flume

Other Items

Is a flow meter, water level marker, or other calibrated means of flow measurement in place for each flume?

Yes

In pump house.

Is the slide equipped with an emergency stop (E-Stop)?

Yes

Is the emergency stop (E-Stop) checked periodically to ensure it is functioning properly?

Yes

Does the slide appear to be free of significant leaks?

No

There continues to be some spray, which could be significant. One possible cause for corrosion appearing on the blue flume column is water spray. This was noted in previous years and it appears to be less, but there is still some spray.

Review the flume's flow and consider actions to reduce pool water spray on metal components.

Does the slide appear to be in safe, rideable condition?

Yes

Was the slide ridden and/or observed in operation during the inspection?

Yes

By whom?

Chris Remmert

Does the slide appear to be operating normally?

Yes

Does the slide utilize any tubes, mats, or other vehicles?

N/A

Other Comments

Indoor/Enclosed Facilities

Are HVAC/atmospheric controllers tested regularly?

N/A

Are air purge systems functioning properly?

N/A

Are metal surfaces, components, and structures throughout the facility assessed for rust or corrosion on a regular basis?

N/A

Section is for indoor slides. There are issues for this slide.

Are HVAC ducts and hangers assessed for rust and corrosion on a regular basis?

N/A

Facility/Location/Slide 2

Facility Name

Tumlinson Pool

Location Address

100 Tumlinson Fort
Leander, Tx 78641

Time of Inspection

13:02 CDT

Slide Information

Slide Name/Description

32 Enclosed Body Slide (Green
Flume)

Serial Number

CETX32-001

Slide Manufacturer

AZS Industries, LLC DBA
Splashtacular

Date Installed

February 2016, manufactured

Photo of Slide/Tower



Photo 38

Is a copy of the manufacturer's manual for operations and maintenance on-site?

Yes

Signage

Is the required TDI signage posted within the facility?

Yes

Are slide rules and/or warning signage posted?

Yes

Do rules address minimum rider height?

Yes

Do rules address minimum/maximum rider weights?

Yes

Do rules address correct riding position, both in written form and through pictograph?

Yes

Do rules address proper bather attire?

Yes

Do rules address rider health conditions (i.e., pregnancy, heart issues, back/neck/spine issues, etc.)?

Yes

Are rules posted at the bottom of the slide?

Yes

Are rules posted at the top of the slide?

Yes

Comments on Signage

Tower & Structure Components

Do main structural support columns appear intact?

Yes

Do support arms and/or "kicker" arms appear intact?

Yes

If support arms are adjustable, do they appear to be properly secured with bolts in place and properly tightened?

Yes

Do mounting brackets/bolt plates/yoke plates appear intact and properly seated?

Yes

Does the overall structure appear sound, with no excessive or unexpected movement or flexion noted?

Yes

Do slide tower stairways, landings, and platforms appear safe, with no loose, slick, worn, or broken treads?

Yes

Are slide tower components free of excess corrosion, surface rust, or other deterioration?

No

As with blue flume's column, review all columns and take action to repair or replace.



Photo 39



Photo 40



Photo 41



Photo 42

Surface rust should be removed and preventative measures should be taken to help protect components from excessive rust and corrosion. This may include additional maintenance treatments, such as paint or rust preventative. Any heavily corroded, pitted, or damaged components should be properly repaired (per manufacturer's recommendations) or replaced with like components.

Do bolts, connectors, fasteners, and other hardware appear properly tightened, intact, and in good condition?

No

Review corrosion, work on plan to address.

The development and implementation of a connector/fastener inspection and replacement program is recommended to help identify any loose, corroded, or missing fasteners throughout the slide. Typically, this would include a comprehensive annual review of a specified section of the slide. Refer to the manufacturer's recommendations for torque specifications.

Do welds appear intact and free from obvious cracks, separations, and/or breaks?

Yes

Do metal structures (stairs, landings, platforms, railings, etc.) appear in good condition?

No

Same railing as blue flume. See other sections of this report.

Do slide foundations and/or footings appear free of cracks and damaged or missing concrete?

No

Some filler material appears to be cracking.



Photo 43

Do anchor bolts and baseplates on foundations and/or footings appear free of corrosion?

No

Are foundations and/or footings free of vegetation or landscaping?

Yes

Does the slide tower appear properly bonded/grounded?

Yes

Comments on Tower & Structure Components

Start Tub & Flume(s)

Does the start tub appear free of significant cracks, bubbles, gouges or chips?

Yes

Does the start tub have non-skid/non-slip surfacing in appropriate locations?

Yes

Are bump pads in place on appropriate horizontal cross members on open flumes?

N/A

Does the sliding surface (fiberglass and gel-coat) appear free of significant cracks, bubbles, gouges, chips, and/or sharp edges?

Yes

Does the slide appear free of significant build-up from chemicals, calcium, hard water, minerals, etc.?

Yes

Consider cleaning inside enclosed flume.

Were slide seams/joints (interior and exterior) assessed?	Yes
Do slide seams/joints appear properly caulked (no excess/protruding caulk, no caulk on slide surface outside of joint, no missing caulk)?	Yes
Do seam/joint fasteners appear to be intact and free of significant rust or corrosion?	Yes
Does the slide appear properly waxed?	Yes
Comments on Start Tub & Flume	
Other Items	
Is a flow meter, water level marker, or other calibrated means of flow measurement in place for each flume?	Yes
Is the slide equipped with an emergency stop (E-Stop)?	Yes
Is the emergency stop (E-Stop) checked periodically to ensure it is functioning properly?	Yes
Does the slide appear to be free of significant leaks?	Yes
Does the slide appear to be in safe, rideable condition?	Yes
Was the slide ridden and/or observed in operation during the inspection?	Yes
By whom?	Chris Remmert
Does the slide appear to be operating normally?	Yes
Does the slide utilize any tubes, mats, or other vehicles?	N/A
Other Comments	
Indoor/Enclosed Facilities	
Are HVAC/atmospheric controllers tested regularly?	N/A
Are air purge systems functioning properly?	N/A
Are metal surfaces, components, and structures throughout the facility assessed for rust or corrosion on a regular basis?	N/A

This section is for indoor facilities.

Are HVAC ducts and hangers assessed for rust and corrosion on a regular basis?

N/A

Summary

What follow-up actions on the part of the member are necessary?

Smooth and paint sections of the handrails this season, preferably before opening.

Review corrosion and footings in the off season. In the meantime, if there is more cracking of filler between metal column and concrete pillar, and/or cracking of concrete, consult with the manufacturer and contractor. This will need to be part of daily inspections.

Address fasteners at the base of columns. This could require at least some replacements.

Review stairs.

Repair platform railings.

Review gel-coat.

Names & Titles of member staff present for the inspection

Lisa Torres, General Manager for District, gm@blockhousemudtx.gov

Amy Earls, aearls@blockhousemudtx.com

Erik Diesner, Aquatics Director, erik@lifeguard4hire.com

Tom Davis (present at start, but had to leave), tom@lifeguard4hire.com

Name(s), Title(s), and Email Address(es) for those to receive inspection documents

Denise Motal, Fund Contact, dmotal@abaustin.com

What, if any, resources were provided during the inspection?

Signature of Inspector



Chris Rimmert
16.05.2023 16:18 CDT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Progressive Commercial Aquatics, Inc.

2510 Farrell Rd
Houston TX 77073
281-982-0212

Quote

Quote #: QA2856
Date: 1/23/2024
Shipping Method:
Salesperson: Jeremy
Exp Date: 5/22/2024

Bill To

Block House Mud (BHMUD)
Tumlinson Slide Restore Metal Buy Board 701-23

Ship To

Block House Mud (BHMUD)
Tumlinson Slide Restore Metal Buy Board 701-23
3755 S. Capital of Texas Hwy
Bldg 1, Suite 280
Austin TX 78704
512-782-2400

Item	Description	Qty	UOM	Unit Price	Tax	Total
LABOR	Steel Structure and treads/decking only	1	EA	\$67,453.25	\$0.00	\$67,453.25

EXMPT \$0.00

Total Weight of Items 0 lbs

Total	\$67,453.25
Tax Total	\$0.00
Grand Total	\$67,453.25

A Convenience Fee of 2% will be charged on all credit card transactions.
There will be a 25% restocking fee on all returned items.

Thank you for your business



Progressive Commercial Aquatics, Inc.

2510 Farrell Rd
Houston TX
77073 281-982-0212

Quote

Quote #: QA2856
Date: 1/23/2024
Shipping Method:
Salesperson: Jeremy
Exp Date: 5/22/2024

Bill To

Block House Mud (BHMUD)
Tumlinson Slide Restore Metal Buy Board 701-23

Ship To

Block House Mud (BHMUD)
Tumlinson Slide Restore Metal Buy Board 701-23
3755 S. Capital of Texas Hwy
Bldg 1, Suite 280
Austin TX
78704 512-782-2400

Item	Description	Qty	UOM	Unit Price	Tax	Total
<p>Inclusions</p> <p>Slide Tower Restoration (Steel Structure and Treads/Decking Only):</p> <p>Rust remediation then inhibitor Swap out for new side mount arm on C6 Swap out for new overhead start tub rail at open slide Re- align ADA grabrails and putty smooth Prep then paint entire steel structure Prep then paint all stair treads and landing/platform decking tops and bottoms</p> <p>Exclusions</p> <p>Quote does NOT include ANY concrete work</p> <p>Please account for 5 – 7 days onsite start to finish including clean up.</p>						

EXMPT \$0.00

Total Weight of Items 0 lbs

Total	\$67,453.25
Tax Total	\$0.00
Grand Total	\$67,453.25

A Convenience Fee of 2% will be charged on all credit card transactions.
There will be a 25% restocking fee on all returned items.

Thank you for your business



CONSTRUCTION PROPOSAL

DigDug Construction, LLC
 P.O. Box 92583
 Austin, TX 78709
 P: 512.382.0008

SUBMITTED TO: Block House Municipal District
 PHONE: 512.246.5902

ESTIMATE: 317SH
 DATE: 1.26.24

ATTENTION: Lisa Torres
 PROJECT NAME: Tomlinson Pool - Slide
 JOB ADDRESS: Block House Dr
 CITY,STATE,ZIP: Leander, TX 78641

CUSTOMER: Block House Municipal District
 ADDRESS: 2600 S Block House Drive
 CITY,STATE,ZIP: Leander, Texas 78641
 EMAIL: gm@blockhousemudtx.gov

All items bid include labor, equipment, and materials in the scope of work, unless otherwise noted.				
Description	Quantity	UOM	Unit Price	Price
Repair Stairs: Remove existing stairs and haul-off spoils(treads to be reused). Fabricate new kick plates, sandblast, and dip in hot galvanizing. Install new kick plates and old treads.	1	LS	\$ 24,975.00	\$ 24,975.00
Repair Footers & Miscellaneous Rust Areas: Remove/clean rust from footer bolts & other misc areas on the slide structure listed by the inspection report. Repaint all painted areas(color match provided by BHMUD), and apply Galv-Pro to galvanized areas. Repair concrete footings for the slide/tower structure and skim coat.	1	LS	\$ 17,625.00	\$ 17,625.00
Tower Platform(Slide): Remove existing "railing panels" from around the top of the slide tower platform. Sandblast to remove rust/failing galvanizing. Re-dip in hot galvanizing. Apply rubberized coating. Reinstall panels.	1	LS	\$ 5,400.00	\$ 5,400.00
Stair Haindrail(Slide): Repair existing handrail at joints to ensure a smooth transition between links. Paint joints with Galv-Pro cold galvanizing paint.	1	LS	\$ 1,750.00	\$ 1,750.00
Exclusions: Permits, testing, revegetation				

****PLUS APPLICABLE SALES TAX****

Total: \$ 49,750.00

TERMS AND CONDITIONS:

Any deviation or alteration from the above specifications involving extra cost of material or labor will be executed only upon written orders and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. All permits and fees are excluded unless otherwise noted. Contractor is not responsible for utility lines less than 12" deep or guarantee positive Drainage in Area's with less than 2% grade. The Contractor is to carry Workers' Compensation, General Liability and Property Damage Insurance upon the labor furnished in this Contract. An additional charge will be added to this estimate for waiver of subrogation and additional insured. Your signed acceptance constitutes a contract between you and DigDug Construction, LLC. All sums payable under this contract shall be paid to DigDug Construction, LLC. Applicant agrees to pay reasonable attorney fees, all court costs and any other expenses incurred by DigDug Construction, LLC in the collection of any sums due under this contract. DigDug Construction, LLC agrees to submit an invoice, showing the portion of the Project Price due against the Project, upon completion of each milestone. Unless otherwise noted all Invoices are payable within (30) days of receipt. Due to fluctuating Concrete prices, prices quoted above shall remain in effect for no more than thirty days from Proposal date. This proposal must be endorsed and returned by an authorized company official, owner or owner's agent seeking the above scope of work within the aforementioned thirty day period in order to hold these unit prices firm for no longer than one year from Proposal date.

Scott Hawkins - Estimator 512.635.2168
 Shawkins@digdugconstruction.com

Print Name: _____

Date: _____

Signature: _____

Title: _____

Our Services Include:

- Concrete Repairs
- Hardscaping
- Dirt Work
- ADA Compliance
- Lot Clearing
- Drainage
- Grading
- Rock Walls
- Pond Maintenance
- Pond Construction
- Concrete Slabs
- Foundations

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
CODE OF ETHICS, TRAVEL, AND PROFESSIONAL SERVICES POLICY**

(September 27, 2023)

ARTICLE I

SUBJECT MATTER

This Code of Ethics, Travel, and Professional Services Policy (“*Policy*”) is adopted by the Board of Directors (the “*Board*”) of Block House Municipal Utility District (the “*District*”) under Sections 49.157 and 49.199 of the Texas Water Code and Section 2256.005 of the Texas Government Code. The subject matter of this Policy is addressed by other requirements of Texas law, including those governing public meetings, public records, audits, financial management, disqualifications of Directors, dual office holding limitations, conflicts of interest, self-dealing, and illegal and corrupt practices. This Policy is not intended to supersede or summarize other provisions of applicable law.

ARTICLE II

DEFINITIONS

2.01. Business Entity. “*Business Entity*” means a sole proprietorship, partnership, firm corporation, holding company, joint stock company, receivership, trust or any other entity recognized by law through which business is conducted.

2.02. Commission. “*Commission*” means the Texas Commission on Environmental Quality.

2.03. Developer. “*Developer*” means a developer of property in the District.

2.04. Director. “*Director*” means a person elected or appointed to serve on the Board.

2.05. District Official. “*District Official*” means a Director, Officer, or Employee.

2.06. Emolument. “*Emolument*” means pay or some other benefit, compensation, or thing of value received in exchange for holding an office. For example, free or discounted utility services or a fee of office for meeting attendance could constitute an emolument.

2.07. Employee. “*Employee*” means any person or Business Entity working for or on behalf of the District.

2.08. Investment Officer. “*Investment Officer*” means a person appointed by the Board to handle District investments.

2.09. Officer. “*Officer*” means an elected or appointed officer of the District, including an Investment Officer, who exercises responsibilities beyond those that are advisory in nature.

2.10. Professional Services Procurement Act. “*Professional Services Procurement Act*” means Subchapter A, Chapter 2254, Texas Government Code, as amended from time to time.

2.11. Public Funds Investment Act. “Public Funds Investment Act” means Chapter 2256, Texas Government Code, as amended from time to time.

2.12. Public Funds Collateral Act. “Public Funds Collateral Act” means Chapter 2257, Texas Government Code, as amended from time to time.

2.13. Substantial Interest. “Substantial Interest” has the same meaning as set forth in Chapter 171, Texas Local Government Code, as amended from time to time. Under Chapter 171, Texas Local Government Code:

A. A person has a Substantial Interest in a Business Entity if the person: (i) owns 10% or more of the voting stock or shares of a Business Entity; (ii) owns either 10% or more or \$15,000 or more of the fair market value of a Business Entity; or (iii) has received funds from the Business Entity that constitute more than 10% of the person’s gross income for the previous year.

B. A person has a Substantial Interest in real property if the person has an equitable or legal ownership interest in the property that has a fair market value of \$2,500 or more.

C. A person also has a Substantial Interest in a Business Entity or real property if he or she is related in the first degree by consanguinity (blood) or the first degree by affinity (marriage), as determined under Chapter 573, Texas Government Code, to a person who has a Substantial Interest in a Business Entity or in real property under Subsections A or B of this Section.

ARTICLE III

CODE OF ETHICS

3.01. Statement of Policy; Purposes of Policy. This Policy has been adopted to establish guidelines for high ethical standards in official conduct by Directors and Officers, and to provide guidance to Directors and Officers in order to instill a high level of public confidence in their professionalism, integrity and commitment to the public interest. Further, this Policy will serve as a basis for disciplining those who refuse to abide by its terms.

3.02. Standards of Conduct.

A. All Directors and Officers must conduct themselves, both inside and outside District service, so as to give no occasion for mistrust of their integrity, impartiality, or devotion to the best interests of the District.

B. All District Officials must conduct themselves with decorum, both at public meetings and in other settings in which he or she may be viewed by the public as acting in an official capacity. All District Officials must treat each other, and any member of the public appearing at any meeting of the Board, with proper courtesy and respect.

C. No District Official may disclose any confidential information, including information gained during any executive session of the Board, without prior written authorization of the Board.

D. No District Official may engage in any conduct prejudicial to the District or that reflects discredit upon the Board.

E. All District Officials must use care when taking any public position on any issue pertaining to the business of the District to distinguish between their individual opinions and the official position of the Board or the District.

F. All Directors must consistently attend all meetings of the Board, including all regularly scheduled work sessions. If a Director fails to attend one-half of the regular meetings of the Board scheduled within a 12-month period, the Director may be removed from the Board by the unanimous vote of the other Directors.

H. The Board shall conduct a minimum two-hour ethics training per year.

3.03. Conflicts of Interest.

A. All Directors and Officers are subject to Chapter 171, Texas Local Government Code, relating to the regulation of conflicts of interest.

B. The District may not transact any business with a Business Entity or involving real property in which a Director or Officer has any interest, whether direct or indirect, without prior approval of the Board, after disclosure by the interested Director or Officer and discussion at a posted Board meeting. If a Director or Officer has a Substantial Interest, the Director or Officer must also file an affidavit disclosing the nature and extent of the interest before any action is taken on the matter in accordance with Chapter 171, Texas Local Government Code.

C. A Director may not participate in discussion or action on a matter involving a Business Entity or real property in which the Director has a Substantial Interest if the Board's action will, or it is reasonably foreseeable to, have a special economic effect on the Business Entity or value of the real estate that is distinguishable from the effect on the public, unless a majority of the Board is likewise disqualified and has filed affidavits disclosing similar interests in the same matter.

D. A Director may not participate in a discussion or action on a matter involving a Business Entity or real property in a manner that will, or is reasonably foreseeable to, have a special economic effect on the Director, such as a matter involving a current or prospective District contractor or subcontractor with whom the Director does, or has done, business, without prior approval of the Board, after disclosure by the Director.

E. A Director or Officer may not act as a surety for a Business Entity that has work, business, or a contract with the District or act as a surety on any official bond required of a District Official.

F. No Director or Officer may represent, directly or indirectly, himself or any private person, Business Entity, group or interest, other than the District, before the Board, except in matters of purely public concern, when doing so without compensation or remuneration.

G. The Board may not appoint or confirm the appointment to any position, or award any contract to, a person related to a member of the Board within the second degree by affinity (marriage) or within the third degree by consanguinity (blood) when the salary or other compensation is paid, directly or indirectly, from District funds, except as provided by Chapter 573, Texas Government Code.

H. Each District Official must file a conflict of interest disclosure statement or conflict of interest questionnaire, as applicable, when required to do so by Chapter 176, Texas Local Government Code.

I. As provided in Section 171.009, Texas Local Government Code, a Director may serve as a member of the board of directors of a private, nonprofit corporation or other non-profit entity if he or she receives no compensation or other remuneration from the nonprofit corporation or other nonprofit entity.

3.04. Disqualification of Directors. As provided in Section 49.052, Texas Water Code, a Director is disqualified from serving as a member of the Board if he or she:

A. is related within the third degree of affinity or consanguinity to a Developer, any other Director, or the manager, engineer, attorney, or other person providing professional services to the District;

B. is an employee of a Developer or any Director, manager, engineer, attorney, or other person providing professional services to the District or a Developer in connection with the District or property located in the District;

C. is a Developer;

D. is serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a Developer in connection with the District or property located in the District;

E. is a party to a contract with or along with the District, except for the purchase of public services furnished by the District to the public generally;

F. is a party to a contract with or along with a Developer relating to the District or to property within the District, other than a contract limited solely to the purpose of purchasing or conveying real property in the District for the purpose of either establishing a permanent residence, establishing a commercial business within the District, or qualifying as a Director; or

G. during his or her term of office, fails to maintain the qualifications required by law to serve as a Director.

3.05. Dual Office Holding Limitations.

A. Constitutional Limitations. Except as permitted by Article XVI, Section 40 of the Texas Constitution, no Director may hold or exercise at the same time, more than one civil office of Emolument.

B. Common-Law Incompatibility. No Director may hold another public office in violation of the common-law doctrine of incompatibility that applies to holding two incompatible positions and prohibits a person from holding certain public offices at the same time because of practical conflicts of interest that might arise, including service as a director of two governmental authorities with overlapping taxing jurisdictions.

ARTICLE IV

TRAVEL EXPENDITURES AND FEES OF OFFICE

4.01. Fees of Office. A director may receive fees of office in an amount equal to the amount of the per diem set from time to time by the Texas Ethics Commission for members of the legislature under Section 24a, Article III of the Texas Constitution for each day the Director actually spends performing duties as a Director. Total fees of office payable to any Director may not exceed the sum of \$7,200 per District fiscal year. This maximum will be determined based on the date the fee of office is earned and not on the date of payment. No Director may receive fees of office if the Director owes any sum of money to the District. Fees of office will be paid only for called meetings of the Board or, upon prior approval of the Board, for subcommittee meetings, approved conferences, or other special projects requested by the Board. In this section, "performing the duties of a Director" means substantive performance of the management or business of the District, including participation in Board and committee meetings and other activities involving the substantive deliberation of District business and in pertinent educational programs. The phrase does not include routine or ministerial activities such as the execution of documents, self-preparation for meetings, or other activities requiring a minimal amount of time.

4.02. Reimbursement of Expenses. Reimbursement for travel expenditures and other expenses incurred by a Director on behalf of the District is subject to approval by the Board.

4.03. Verification. In order to receive fees of office and to receive reimbursement for expenses, each Director must present a verified statement of attendance to the Board indicating the date(s) spent performing the duties of a Director and a general description of the duties performed on each such date, together with all supporting receipts and invoices.

4.04. Conference and Seminar Policy. Directors may attend conferences and meetings at the District's expense only if deemed appropriate by the Board. Each Director will report to the Board on all seminars and conferences attended at the next regular meeting of the Board following the seminar or conference. This report may be oral or written, as determined by the Director. Unless otherwise approved by the Board, each Director attending a conference or meeting must attend all blocks of educational sessions in order to qualify for reimbursement. Subject to prior Board approval and compliance with the other requirements of this Policy, each Director who attends a conference, business meeting, or seminar related to the District business may be reimbursed for travel, lodging, and meal expenses associated with that attendance, as follows:

A. Travel Expenses. Transportation costs, including but not limited to airfare, car rental, taxi fare, and parking incurred while on official District business, will be reimbursed based upon the costs actually incurred by the Director; however, reimbursement for transportation on a common carrier will be limited to tourist/coach rates. Mileage reimbursement for transportation by personal automobile will conform to Internal Revenue Service regulations.

B. Lodging Expenses. Lodging expenses will be reimbursed based upon costs actually incurred by the Director and will not exceed the amount of lodging expense determined to be reasonable and necessary.

C. Meal Expenses. Meal expenses will be limited to the amount determined to be reasonable and necessary.

D. Excluded Expenses. The cost of alcoholic beverages, hotel movies, gifts, laundry and dry cleaning, entertainment, family attending with the Director, personal telephone

calls and all other expenses that are of a personal nature or are not reasonable or necessary to District business will not be paid or reimbursed by the District.

ARTICLE V

PROFESSIONAL SERVICES; BONDS

5.01. Selection. Consultants and Employees retained to provide professional services to the District, including, but not limited to, legal, engineering, management, accounting and tax collection services, will be selected based upon their demonstrated competence and qualifications to perform the services for a fair and reasonable price, and by majority vote of the Board. In selecting attorneys, engineers, auditors, financial advisors or other professional consultants, the District will follow the procedures required by the Professional Services Procurement Act.

5.02. Interested Parties. If required to do so by Section 2252.908, Texas Government Code, attorneys, engineers, auditors, financial advisors, or other professional consultants entering into a contract, renewal, amendment, or extension of a contract with the District will (i) complete a Certificate of Interested Parties ("Form 1295") and electronically file it with the Texas Ethics Commission (the "TEC"); and (ii) submit to the District the signed and notarized Form 1295 including the certification of filing number of the Form 1295 with the TEC, at the time the executed contract is submitted to the District. Any contract that requires a Form 1295 will not be effective until the requirements listed above are satisfied and any award of a contract by the District is expressly made contingent upon compliance with such requirements.

5.03. Bond or Insurance. In order to protect the District against loss of District funds, the District will, in accordance with Section 49.057(e), Texas Water Code, require any Employee who routinely collects, pays, or handles District funds to either (i) provide the District with a bond payable to the District in an amount determined by the Board to be sufficient to safeguard the District; or (ii) obtain and thereafter maintain a policy or policies of insurance, the coverage of which, in the Board's determination, adequately protects the interests of the District.

5.04. Review. The performance of all Employees providing professional services to the District will be regularly monitored and reviewed by the Board. An Employee's performance may be formally reviewed and evaluated by the Board at any time, upon the request of any Director.

ARTICLE VI

BOARD MEETING PROCEDURES

6.01. Regular Meetings. Regular meetings of the Board will be held on the fourth Wednesday of each month, beginning at 6:30 p.m., unless another date and time are approved by the Board. In order to avoid overly long Board meetings which tend to be inefficient and which also result in increased fees being paid to the District's consultants, regular Board meetings will be adjourned at 10:30 p.m. and all agenda items which have not been considered ("Pending Items") will be continued until the next Board meeting, unless a motion to continue the regular meeting beyond 10:30 p.m. is adopted by affirmative vote of a majority of the Board members.

6.02. Unfinished Business. Any Pending Items from a regular Board meeting will be continued to either (i) a special called meeting scheduled by motion adopted by affirmative vote of a majority of the Board members or (ii) the next regular meeting of the Board.

6.03 Parliamentary Procedure. In order to foster an environment of efficient, productive, and comprehensive policy consideration and decision making, Robert's Rules of Order will be utilized to govern parliamentary procedure during Board meetings.

ARTICLE VII

COMPLAINTS AND PROCEDURES FOR VIOLATIONS

7.01. Complaints. All complaints or allegations of violations of this Policy must be made in writing, sworn to before a notary public and filed with the District's attorney. A complaint must describe in detail the act that is complained of, and the specific sections of this Policy alleged to have been violated. A general complaint, lacking detail, will not be sufficient to invoke the procedures in this section, and anonymous complaints will not be considered.

7.02. Initial Determination. Within five business days of receipt of a complaint, the District's attorney will determine if the facts of the complaint, if true, would constitute a violation of this Policy. If the District's attorney determines that the complaint does not contain facts that constitute a violation, the District's attorney will so advise the Board at its next regular meeting.

7.03. Report to the Board. If the District's attorney determines that the complaint contains facts that, if true, would constitute a violation, the District's attorney will present a report to the Board. A majority of the Directors not implicated by the complaint will determine whether the complaint should be considered or rejected.

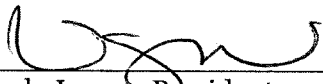
7.04. Consideration by the Board. To consider a complaint, the Board may convene in executive session as permitted by the Texas Open Meetings Act. The Board member implicated by the complaint will have the right to a full and complete hearing, with the right to call witnesses and present evidence. Any final action, decision, or vote will be made in open meeting.

7.05. Discipline. The failure of a Director to comply with the provisions of this Policy will constitute grounds for (i) a reprimand by the other Directors, (ii) removal of the Director from one or more subcommittees of the Board, (iii) required ethics training as approved by the Board, and/or (iv) other measures as determined by the Board.

[Signature Page Follows]

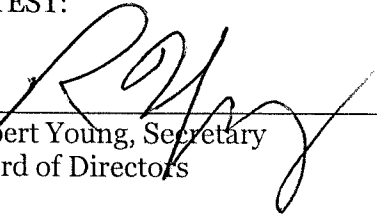
ADOPTED this 27th day of September, 2023.

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

By: 

Ursula Logan, President
Board of Directors

ATTEST:



Robert Young, Secretary
Board of Directors