

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**February 28, 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 regular meeting at **6:30 p.m.** on **Wednesday, February 28, 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/62ui1Oupsak?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>
<b>GENERAL</b>	
1. Citizens’ communications;	Informational
<b>CONSENT ITEMS</b> <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 January 17, 2024 special meeting and January 24, 2024 regular meeting;	Decision
<b>BHC OWNERS ASSOCIATION</b>	
3. Report from BHC Owners Association;	Informational
<b>WILLIAMSON COUNTY SHERIFF’S OFFICE</b>	
4. Report from Williamson County Sheriff’s Office;	Informational
5. Gate locking and towing;	Informational

<b>AMENITIES</b>		
6.	Report from and directives to Premier Recreation Management Services LLC;	Informational
7.	Report from and directives to Priority Landscapes, LLC;	Informational
	(a) Proposal for Disc Golf Course for dried cedar screen removals and boulder installation – Proposal #3584;	Decision
8.	Tidal Waves Swim Team 2024 Practice Schedule;	Decision
9.	Apache Pool and Tumlinson Pool cleaning, including:	
	(a) Proposal from Progressive Commercial Aquatics, Inc.;	Decision
	(b) Proposal from Premier Recreation Management Services, LLC – Estimate #1005;	Decision
10.	1836 Plumbing LLC Estimate #158 for Tumlinson Pool guard shack re-pipe and isolation shut-off valve;	Decision
11.	1836 Plumbing LLC Estimate #159 for water leak;	Decision
12.	Report from Amenities Subcommittee;	Informational
13.	Report from Amenities/Security meeting and related action;	Informational
<b>PR/COMMUNICATIONS</b>		
14.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
15.	Transparency;	Decision
16.	Resident survey;	Decision
<b>RESTRICTIVE COVENANTS</b>		
17.	Report from and directives to Community Association Management, Inc.;	Informational
18.	Report from Restrictive Covenants Subcommittee;	Informational
<b>FINANCE/AUDIT</b>		
19.	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
20.	Resolution Authorizing Transfers of Funds and Payment of Expenses;	Decision
21.	Special Project Account/Fence Project;	Informational
22.	Report from Finance/Audit Subcommittee;	Informational

<b>SERVICES</b>		
23.	Report from and directives to Gray Engineering, Inc., including:	Informational
	(a) Nebraska Furniture Mart tract;	Informational
	(b) Right-of-way between Nebraska Furniture Mart tract and Block House Creek Elementary (Director Young);	Informational
24.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational
	(a) System maintenance and repairs;	Informational
	(b) Write-offs;	Decision
	(c) Water meter reading concerns;	Informational
	(d) Operations Services Agreement, including discussion regarding park technician;	Decision
	(e) General Management Services Agreement;	Informational
	(f) HydroPro Solutions proposal for Direct Read meter installation - Quotation #BHM DR Install;	Decision
	(g) Acoustic Leak Detection LLC proposal for meter replacements;	Decision
	(h) Sagamore Fence & Deck, LLC proposal for fence removal and replacement – 8 <sup>th</sup> Phase – Estimate #7406;	Decision
	(i) Austex Fence & Deck proposal for removal and replacement of fence at 1002 Bordeaux Drive;	Decision
	(j) Austex Fence & Deck proposal for removal and replacement of fence at 16306 Kicking Bird Drive;	Decision
	(k) Austex Fence & Deck proposal for removal and replacement of fence at 16609 Spotted Eagle Drive;	Decision
25.	Report from BGE, Inc. regarding District Asset Management System;	Informational
26.	Report from Texas Disposal Systems, Inc.;	Informational
27.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000, including:	Informational
	(a) Permit Year 5 Dry Weather Screening Inspection Report from Quiddity Engineering, LLC;	Informational
	(b) MS4 Phase II Annual Report Permit Year 5: 2023;	Informational
28.	Report from Services Subcommittee and related action;	Informational
<b>GENERAL MANAGER REPORT / ITEMS</b>		
29.	Report from and directives to General Manager, including:	Informational
	(a) Requests for use of facilities, including:	Informational
	(1) Request from Ollie’s Barbeque for use of Pavilion for movie and food truck for March 22, March 29, April 5, and April 12;	Decision

<b>LEGAL</b>	
30. Report from and directives to Armbrust & Brown, PLLC;	Informational
31. City of Cedar Park; Temporary (Stage 3) Water Rate Increase;	Informational
32. Security Monitoring Agreement with Cothron's Security Professionals;	Decision
33. Request for Utility Easement from Pedernales Electric Cooperative, Inc.;	Decision
34. Park Bond considerations;	Informational
35. Remote participation in Board meetings by Board members;	Informational
<b>OTHER DISCUSSION / ACTION ITEMS</b>	
36. Block House Municipal Utility District Subcommittee Policies;	Informational
37. General Manager five month review;	Informational
38. Code of Ethics, Travel, and Professional Services Policy;	Informational
39. Miscellaneous and Board/Subcommittee directives;	Informational
40. 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)




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Attorney for the District

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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.