

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

March 27, 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, March 27, 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/XpZAcOdE_Cs?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
CONSENT ITEMS <i>(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)</i>	
2. Minutes of February 8, 2024 special meeting and February 28, 2024 regular meeting;	Decision
BHC OWNERS ASSOCIATION	
3. Report from BHC Owners Association;	Informational
WILLIAMSON COUNTY SHERIFF’S OFFICE	
4. Report from Williamson County Sheriff’s Office;	Informational
AMENITIES	

5.	Report from and directives to Premier Recreation Management Services LLC;	Informational
	(a) Considerations for lifeguards during Master Swim class (Director Logan);	Informational
6.	Report from and directives to Priority Landscapes, LLC;	Informational
	(a) Proposal for clearing of right of way between Nebraska Furniture Mart tract and Block House Creek Elementary – Proposal #3578;	Decision
7.	Report from Amenities Subcommittee;	Informational
8.	Report from Amenities/Security meeting and related action;	Informational
PR/COMMUNICATIONS		
9.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
10.	Transparency;	Decision
11.	Resident survey;	Decision
RESTRICTIVE COVENANTS		
12.	Report from and directives to Community Association Management, Inc.;	Informational
13.	Pending or contemplated litigation, including:	Informational
	(a) 2805 Alexander Drive;	Decision
14.	Report from Restrictive Covenants Subcommittee;	Informational
FINANCE/AUDIT		
15.	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
16.	Fence Project/Columns;	Informational
17.	Report from Finance/Audit Subcommittee;	Informational
SERVICES		
18.	Report from and directives to Gray Engineering, Inc., including:	Informational
	(a) Nebraska Furniture Mart tract;	Informational
19.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational
	(a) System maintenance and repairs;	Informational
	(b) Write-offs;	Decision

20.	Crossroads Utility Services, LLC proposal for Lead and Copper Rule Revisions;	Decision
21.	Sagamore Fence & Deck proposal for fence staining - Estimate #7536;	Informational
22.	Report from BGE, Inc. regarding District Asset Management System;	Informational
23.	Report from Texas Disposal Systems, Inc.;	Informational
24.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000, including:	Informational
	(a) Crossroads Utility Services, LLC proposal for MS4 storm drain cleaning and outfall restoration;	Decision
	(b) Priority Landscapes proposal for MS4 Permit Year 5 Service Proposal of Inlets and Outfalls – Proposal #3669;	Decision
25.	Report from Services Subcommittee and related action;	Informational
GENERAL MANAGER REPORT / ITEMS		
26.	Report from and directives to General Manager, including:	Informational
	(a) Requests for use of facilities;	Informational
LEGAL		
27.	Report from and directives to Armbrust & Brown, PLLC;	Informational
28.	City of Cedar Park; Temporary (Stage 3) Water Rate Increase, including proposal from NewGen Strategies;	Decision
29.	Drainage Easement Agreement (Nebraska Furniture Mart) and related Resolution;	Decision
30.	Park Bond considerations, including Hitchcock Design Group proposal for 2024 Park Bond Projects;	Decision
31.	Policy relating to remote participation in Board meetings by Board members;	Decision
32.	Renewal Jan-Pro Service Agreement, Pricing Agreement, and Addendum Attachments (current agreement expires April 30, 2024);	Decision
33.	Operations Services Agreement;	Decision
34.	General Management Services Agreement;	Decision
OTHER DISCUSSION / ACTION ITEMS		
35.	Block House Municipal Utility District Subcommittee Policies;	Informational
36.	Code of Ethics, Travel, and Professional Services Policy;	Informational
37.	Miscellaneous and Board/Subcommittee directives;	Informational
38.	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.