

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

May 22, 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, May 22, 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/FwfgptOaEHY?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. AT&T installation update;	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>	
3. Minutes of April 17, 2024 special meeting and April 24, 2024 regular meeting;	Decision
BHC OWNERS ASSOCIATION	
4. Report from BHC Owners Association;	Informational
WILLIAMSON COUNTY SHERIFF’S OFFICE	
5. Report from Williamson County Sheriff’s Office;	Informational
6. Closure of park gates on weeknights and weekends;	Informational

AMENITIES		
7.	Report from and directives to Premier Recreation Management Services LLC;	Informational
8.	Block use, pool classification, and lifeguards during specific use at Apache Pool (Director Logan);	Decision
9.	Report from and directives to Priority Landscapes, LLC, including:	Informational
	(a) Proposal for mosquito treatment for 4 th of July celebration event – Proposal #3923;	Decision
	(b) Proposal for Highway 183 entry median vehicle runover – Proposal #3949;	Decision
	(c) Proposal for additional firebreak clearing (1 week) – Proposal #3969;	Decision
10.	Report from Amenities Subcommittee;	Informational
11.	Report from Amenities/Security meeting and related action;	Informational
PR/COMMUNICATIONS		
12.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
13.	Transparency;	Decision
14.	Resident survey;	Decision
RESTRICTIVE COVENANTS		
15.	Report from and directives to Community Association Management, Inc.;	Informational
16.	Pending or contemplated litigation, including:	Informational
	(a) 2805 Alexander Drive;	Decision
17.	Report from Restrictive Covenants Subcommittee;	Informational
FINANCE/AUDIT		
18.	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
19.	Fence Project/Columns;	Informational
20.	Report from Finance/Audit Subcommittee;	Informational
SERVICES		
21.	Report from and directives to Gray Engineering, Inc., including:	Informational

(a) Nebraska Furniture Mart tract;	Informational
22. Report from and directives to Crossroads Utility Services, LLC, including:	Informational
(a) System maintenance and repairs;	Informational
(b) Write-offs;	Decision
(c) AT&T Fiber installation in the District, including outstanding invoices, estimated water loss due to subcontractors cutting into utility lines, and adding summary in the next Block House newsletter (Director Logan);	Decision
23. Sagamore Fence & Deck, LLC proposal for fence staining – 3 Mile Loop Right of Way Fence Staining - Estimate #7734;	Decision
24. Sagamore Fence & Deck, LLC proposal for removal and replacement of fence at dead end near HEB Center – Estimate #7792;	Decision
25. Sagamore Fence & Deck, LLC proposal for staining of fence at dead end near HEB Center – Estimate #7793;	Decision
26. Report from Texas Disposal Systems, Inc.;	Informational
27. Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
28. Report from Services Subcommittee and related action;	Informational
GENERAL MANAGER REPORT / ITEMS	
29. Report from and directives to General Manager, including:	Informational
(a) Requests for use of facilities, including:	Informational
(1) Cocoa Christmas Walker House Reservation November 6 through November 9;	Decision
30. Purchase of Microsoft Teams software for staff;	Decision
31. Tumlinson Park Playscape project schedule, including overall plan, program, and schematic design;	Informational
LEGAL	
32. Report from and directives to Armbrust & Brown, PLLC;	Informational
33. Resolution Expressing Official Intent to Reimburse Certain Expenditures;	Decision
34. Security Monitoring Agreement with Cothron’s Security Professionals;	Decision
35. Proposal from Cothron’s Security Professionals for Eagle Eye Surveillance System/Brivo System;	Decision
36. Consideration of termination of Agreement with Leander Independent School District Regarding Use of Apache Pool;	Decision
OTHER DISCUSSION / ACTION ITEMS	
37. CASE and AWBD memberships and conferences (Director Logan);	Informational

38.	Replanting trees at Disc Golf course (Director Young);	Decision
39.	Code of Ethics, Travel, and Professional Services Policy;	Informational
40.	Miscellaneous and Board/Subcommittee directives; and	Informational
41.	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.