

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

November 12, 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 **Tuesday, November 12, 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/KuUo9kEcrcs?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
DIRECTOR ITEMS	
2. Statement of Elected/Appointed Officer, Oaths of Office, and Official Bond for Directors elected on November 5, 2024;	Decision
3. Open Meetings Act training and Public Access Option Form for new Directors;	Decision
4. Election of Officers;	Decision
5. Revised account resolutions and signature cards for existing bank accounts, including:	
(a) Secretary’s Certificate and Resolutions Regarding Manager’s Account;	Decision
(b) Secretary’s Certificate and Resolutions Regarding Operating Account;	Decision
(c) Secretary’s Certificate and Resolutions Regarding Capital	Decision

	Projects Fund Checking Account;	
	(d) Secretary’s Certificate and Resolutions Regarding Lock Box Clearing Account;	Decision
6.	District Registration Form;	Decision
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>		
7.	Minutes of October 23, 2024 meeting;	Decision
BOND ITEMS		
8.	Park Bonds, including:	
	(a) Consideration of plans for Tumlinson Park Playscape;	Decision
	(b) Schedule of bond issuance;	Informational
BHC OWNERS ASSOCIATION		
9.	Report from BHC Owners Association;	Informational
WILLIAMSON COUNTY SHERIFF’S OFFICE		
10.	Report from Williamson County Sheriff’s Office;	Informational
AMENITIES		
11.	Report from and directives to Premier Recreation Management Services LLC;	Informational
12.	Report from and directives to Priority Landscapes, LLC, including:	Informational
	(a) Proposal for installation of bolts, splitting of tree trunk, and trimming of tree limbs for trees at Luther Chance outfield deck - Proposal #4715;	Decision
	(b) Proposal for removal of trees at Luther Chance outfield deck - Proposal #4716;	Decision
13.	Report from Amenities Subcommittee;	Informational
PR/COMMUNICATIONS		
14.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational
	(b) Newsletter;	Decision
RESTRICTIVE COVENANTS		
15.	Report from and directives to Community Association Management, Inc.;	Informational
16.	Pending or contemplated litigation, including:	Informational

(a) 15006 Snelling 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. Report from Finance/Audit Subcommittee;	Informational
SERVICES	
20. Report from and directives to Gray Engineering, Inc., including:	Informational
(a) Nebraska Furniture Mart tract;	Informational
21. 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 and estimated water loss due to subcontractors cutting into utility lines;	Decision
22. Report from Texas Disposal Systems, Inc., including:	Informational
(a) Amendment to Amended and Restated Solid Waste Collection and Disposal Services Agreement;	Decision
23. Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
24. Proposal from Granicus for maintenance, hosting, and licensing fee for District website;	Decision
25. Report from Services Subcommittee and related action;	Informational
GENERAL MANAGER REPORT / ITEMS	
26. Report from and directives to General Manager;	Informational
27. Block Watch Program;	Decision
LEGAL	
28. Report from and directives to Armbrust & Brown, PLLC;	Informational
29. MS4 drainage rule violation;	Decision
30. Utility Easement with Pedernales Electric Cooperative;	Decision

31.	Covered Applications and Prohibited Technology Policy;	Decision
OTHER DISCUSSION / ACTION ITEMS		
32.	Subcommittee assignments (Director Logan);	Decision
33.	Code of Ethics, Travel, and Professional Services Policy;	Informational
34.	Miscellaneous and Board/Subcommittee directives;	Informational
35.	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