

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

September 25, 2019

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 **6:00 p.m.** on **Wednesday, September 25, 2019**, 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. Comments from the floor will not be accepted during the business portion 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.

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. Report from BHC Owners Association;	Informational
BUDGET AND TAX ITEMS	
3. Public Hearing on 2019 tax rate;	Informational
4. Budget for fiscal year 2019/2020, including Resolution Adopting Budget;	Approved
5. Record vote on 2019 tax rate and Order Levying Taxes;	Approved
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>	
6. Minutes of August 28, 2019 Board meeting;	Approved
7. Proposal from McCall Gibson Swedlund Barfoot PLLC for audit services for fiscal year ending September 30, 2019;	Approved

8.	Amended and Restated Information Form (<i>if necessary for tax rate changes</i>);	Approved
9.	Secretary's Certificate and Resolutions Regarding Manager's Account;	Approved
10.	Resolution Adopting Amended and Restated Credit Card Use Policy;	Approved
SECURITY		
11.	District security, including:	Informational
	(a) Monthly report from Williamson County Sheriff's Office;	Informational
	(b) Report from Security Subcommittee and related action;	Informational
	(c) Postal kiosk break-ins, including proposed Town Hall meeting;	Informational
LANDSCAPING		
12.	Landscape maintenance, including:	Informational
	(a) Report from Parks Subcommittee;	Informational
	(b) Report from and directives to Priority Landscapes, LLC;	Informational
	(c) Proposal for monument sign shrub replacement (Estimate #3169);	Approved
	(d) Proposal for rebuilding limestone column at 2601 North Walker Drive (Estimate #3266);	Approved
	(e) Proposal for preventive brown patch application (Estimate #3267);	No Action Taken
	(f) Proposal for annual hardwood tree installations (Estimate #3268);	Approved
	(g) Proposal for installation of additional irrigation heads in Tumlinson Park (Estimate #3269);	Approved
	(h) Proposal for installation of limestone boulders at 2601 North Walker Drive (Estimate #3270);	Approved
	(i) Proposal for installation of boulders at intersections of Creek Run Drive and Block House Drive and Scottsdale Drive and Block House Drive (Estimate #3271);	No Action Taken
	(j) Proposal for installation of boulders at flag pole (Estimate #3272);	No Action Taken
	(k) Proposal for rebuilding limestone column at 16402 Jadestone Drive (Estimate #3274);	Approved
ENGINEERING / DEVELOPMENT		
13.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
RESTRICTIVE COVENANT ENFORCEMENT, WATER RESTRICTIONS AND DROUGHT MANAGEMENT		
14.	Restrictive covenant enforcement, including:	Informational
	(a) Pending and contemplated litigation;	Informational

15.	Drought management and water use restrictions, including:	Informational
	(a) Violation monitoring;	Informational
	(b) Watering restrictions;	Informational
16.	Report from and directives to Pinnacle Texas Management, LLC regarding restrictive covenant enforcement and water use restrictions violation monitoring;	Informational
COMMUNICATIONS / MEDIA / WEBSITE		
17.	Newsletter, water bill inserts, website and District-wide calendar, including:	Informational
	(a) Report from Communications Subcommittee;	Informational
	(b) Report from and directives to Pinnacle Texas Management, LLC;	Informational
	(c) Amendment No. 1 to Media and Website Services Agreement;	Approved
	(d) Proposed website redesign, included related action;	No Action Taken
GENERAL MANAGEMENT, FACILITIES AND MAINTENANCE		
18.	General management and management transition, including:	Informational
	(a) Report from and directives to Crossroads Utility Services, LLC;	Informational
	(b) Schedule of maintenance expenses;	Informational
	(c) Requests for use of facilities;	Informational
	(d) Report on survey of District residents about quarterly clean-up days and curbside bulk trash pickup;	Informational
	(e) Proposal for automated lock (Tumlinson Pool bathroom);	Approved
	(f) Proposal for installation of GaGa Ball pits;	No Action Taken
	(g) Cooperative purchasing, including Interlocal Participation Agreement with The Local Government Purchasing Cooperative;	Approved
	(h) Agenda format;	Informational
OPERATIONS, UTILITIES AND MAINTENANCE		
19.	District operations, including:	Informational
	(a) Report from and directives to Crossroads Utility Services, LLC;	Informational
	(b) System maintenance and repairs;	Informational
	(c) Write-offs;	Approved
	(d) Renewal of Operations Services Agreement (expires September 30, 2019);	Approved
FINANCIAL		
20.	Bookkeeping matters, including:	Informational

(a)	Report from Financial Subcommittee;	Informational
(b)	Report from and directives to Municipal Accounts & Consulting, L.P.;	Informational
(c)	Payment of bills and invoices;	Approved
(d)	Funds transfers;	Approved
(e)	Investments;	Approved
BONDS		
21.	Proposed Unlimited Tax Refunding Bonds, Series 2020, including:	Informational
(a)	Financial advisor's report and recommendations regarding bond refunding;	Informational
(b)	Order Authorizing the Issuance of Block House Municipal Utility District Unlimited Tax Refunding Bonds; Levying an Ad Valorem Tax in Support of the Bonds; Approving an Official Statement; Authorizing the Execution of a Bond Purchase Agreement, a Paying Agent/Registrar Agreement and an Escrow Agreement; Establishing Procedures for Selling and Delivering the Bonds; and Authorizing Other Matters Related to the Issuance of the Bonds;	Approved
(c)	Payment of Attorney General bond review fee;	Approved
POOLS		
22.	Pool operations, maintenance, repairs and management, including:	Informational
(a)	Report from Pools Subcommittee, including renewal of Pool Services Agreement (expires September 30, 2019);	Approved
(b)	Report from and directives to Lifeguard 4 Hire, L.L.C.;	Informational
23.	Swim lessons, including proposal from Lifeguard4Hire;	No Action Taken
FACILITIES AND MAINTENANCE		
24.	Walker House, including maintenance and repairs;	Informational
25.	Property maintenance, repairs and replacements, including:	Informational
(a)	Report from Maintenance and Engineering Subcommittee on current projects, including:	Informational
(1)	Update regarding Tumlinson Pool backwash water discharge, including reviewing and approving contract bid(s);	Informational
26.	Solid waste services, including:	Informational
(a)	Report from Texas Disposal Systems, Inc.;	Informational
(b)	Report from Solid Waste Subcommittee;	Informational
27.	Cedar Park Fire Department, including "Calls for service" log and update on tree trimming request;	Informational

STORM WATER SYSTEM AND CREEK MAINTENANCE		
28.	Report from Water/Environmental Subcommittee;	Informational
29.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
PARKS AND NATURE TRAILS		
30.	District parks and facilities, including:	Informational
	(a) Report from Community Garden Subcommittee;	Informational
31.	Scout items;	Informational
32.	Long range planning, including five-year plan/Director priorities and annexation;	Informational
33.	Report from park improvement/bond steering committee;	Informational
34.	Proposed park improvements, including:	Informational
	(a) Right of Way Beautification Project;	Informational
	(b) Other park amenities and improvements, including playground, court fencing and Luther Chance Practice Field perimeter fence;	Informational
35.	Projected park costs and financing options, including possible bond election and use of bond funds;	Informational
36.	Review schedule of events, including election schedule;	Informational
LEGAL		
37.	Report from and directives to Armbrust & Brown, PLLC, including:	Informational
	(a) Texas Trades payment request;	No Action Taken
	(b) Proposed disposition of surplus property;	Directive to GM
38.	Statement on Auditing Standard No. 99 fraud questionnaire;	Informational
39.	Legislative update;	Informational
OTHER DISCUSSION / ACTION ITEMS		
40.	Subcommittee membership composition/assignments (directive from February 27, 2019 meeting - Director Logan);	No Action Taken
41.	Miscellaneous and Board/Subcommittee directives;	Informational
42.	Review of Meeting Notes;	Informational
43.	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 (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.

Attorney for the District

(SEAL)

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.