

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

October 23, 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 **6:30 p.m.** on **Wednesday, October 23, 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
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 September 25, 2019 Board meeting;	Decision
SECURITY	
4. District security, including:	Informational
(a) Monthly report from Williamson County Sheriff's Office;	Informational
(b) Report from Security Subcommittee and related action;	Informational
RESTRICTIVE COVENANT ENFORCEMENT, WATER RESTRICTIONS and DROUGHT MANAGEMENT	
5. Restrictive covenant enforcement, including:	Informational

	(a) Pending and contemplated litigation;	Informational
6.	Drought management and water use restrictions, including:	Informational
	(a) Violation monitoring;	Informational
	(b) Watering restrictions;	Informational
7.	Report from and directives to Pinnacle Texas Management, LLC regarding restrictive covenant enforcement and water use restrictions violation monitoring;	Informational
COMMUNICATIONS, MEDIA and WEBSITE		
8.	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
9.	Media and Website Services Agreement with Pinnacle Texas Management, LLC, including status of execution of Amendment No. 1;	Informational
FINANCIAL		
10.	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;	Decision
	(d) Fund transfers;	Decision
	(e) Investments;	Decision
POOLS		
11.	Pool operations, maintenance, repairs and management, including:	Informational
	(a) Report from Pools Subcommittee;	Informational
	(b) Report from and directives to Lifeguard 4 Hire, L.L.C.;	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 replacement of crape myrtle in Comanche Park (Estimate #3273);	Decision
	(d) Proposal for Christmas lighting, wreaths and garland, including installation and removal (Estimate #3312);	Decision
	(e) Proposal for updating landscape beds in front of Walker House (Estimate #3313);	Decision

(f)	Landscape maintenance services, including approving any related agreements (current Landscape Maintenance Agreement expires October 31, 2019);	Decision
WATER AND WASTEWATER OPERATIONS, UTILITIES and MAINTENANCE		
13.	District operations, including:	Informational
	(a) Report from and directives to Crossroads Utility Services, LLC;	Informational
	(b) System maintenance and repairs;	Informational
	(c) Write-offs;	Decision
	(d) Proposal from Capital Hydrant LLC for fire hydrant repairs;	Decision
GENERAL MANAGEMENT, ENGINEERING, PARKS, FACILITIES and MAINTENANCE		
14.	General management, 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) Proposal for materials for GaGa Ball pits;	Decision
	(e) Proposed website update and approving any related proposals;	Decision
15.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
16.	Walker House, including maintenance and repairs;	Informational
17.	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;	Informational
18.	Solid waste services, including:	Informational
	(a) Report from Texas Disposal Systems, Inc.;	Informational
	(b) Report from Solid Waste Subcommittee;	Informational
19.	Cedar Park Fire Department, including "Calls for service" log;	Informational
20.	Report from Water/Environmental Subcommittee;	Informational
21.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
22.	District parks and facilities, including:	Informational
	(a) Report from Community Garden Subcommittee;	Informational
23.	Scout items;	Informational

24.	Long-range planning, including five-year plan/Director priorities and annexation;	Informational
25.	Report from Park Improvements Steering Committee;	Informational
26.	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
27.	Projected park costs and financing options, including possible bond election and use of bond funds;	Informational
28.	Review schedule of events, including election schedule;	Informational
LEGAL		
29.	Report from and directives to Armbrust & Brown, PLLC;	Informational
30.	General liability, automobile liability, errors and omissions (public officials) liability, law enforcement liability, real and personal property, boiler and machinery, and workers' compensation insurance, including renewal of coverage;	Decision
OTHER DISCUSSION / ACTION ITEMS		
31.	Miscellaneous and Board/Subcommittee directives;	Informational
32.	Review of Meeting Notes;	Informational
33.	Future Board meetings/agenda items, including November and December meeting dates.	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.



Emmanuel Littlefield

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.