

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
MINUTES OF BOARD OF DIRECTORS' MEETING**

July 21, 2021

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A special meeting of the Board of Directors of Block House Municipal Utility District was held on July 21, 2021, at 2600 Block House Drive South, Leander, Texas. The meeting was open to the public and notice was given pursuant to the Texas Open Meetings Act. A copy of the Certificate of Posting of the Notice is attached as **Exhibit "A"**.

The meeting was called to order at 6:30 p.m. and the roll of the members of the Board of Directors was called, as follows:

Cecilia A. Roberts	-	President
Steve Bennett	-	Vice President
Byron Koenig	-	Secretary
Stuart McMullen	-	Assistant Secretary
Ursula Logan	-	Treasurer

Directors Roberts, Bennett, Koenig, and McMullen were present when the meeting was called to order. Director Logan phoned in to the meeting, but did not participate in the consideration of any matters requiring affirmative action. Also present at the meeting were Jacquelyn Smith, of Crossroads Utility Services, LLC ("Crossroads"); Sandy Martin of the Block House Creek Owners Association (the "OA"); Billy Boggs of the Williamson County Sheriff's Office ("WCSSO"); David Gray of Gray Engineering ("GE"); Lauren Smith and Cheryl Allen of Public Finance Group LLC ("PFG"); Carol Polumbo of McCall Parkhurst and Horton LLP (via telephone); Michelle McCauley, resident of the District; and Sean Abbott of Armbrust & Brown, PLLC ("A&B").

Director Roberts welcomed those present. She stated that the Board would first receive citizens' communications. Ms. Martin stated that she was opposed to in-person meetings and expressed a preference for telephonic meetings. She noted that telephonic or video meetings provided additional access for citizens and that Zoom calls seemed to promote greater citizen participation. She encouraged the Board to resume telephonic or video meetings. Director Roberts noted that the current meeting was intended to be a "workshop" for the Board relating to park bonds and that telephonic meetings would resume until the expiration of the COVID suspensions of the Texas Open Meetings Act.

Ms. McCauley stated that she was also opposed to the Board meeting in person. She recommended that the Board consider returning to telephonic or video meetings and questioned whether in-person meetings could be held when considering COVID social distancing guidelines. Ms. McCauley then thanked the Board for their efforts relating to the construction of the disc golf course in Jumano Park.

Director Roberts then stated that the Board would consider a proposal from Mahan Home and Commercial Services for replacement of the roof at Apache Pool house and storage shed, a copy of which is attached as **Exhibit "B"**. After discussion, upon motion by Director McMullen

and second by Director Bennett, the Board voted 3-0, with Director Roberts abstaining, to approve the proposal as presented.

Director Roberts stated that the Board would next consider three proposals from DigDug Construction LLC relating to the construction of the disc golf course. Director Bennett reviewed the proposals with the Board, noting that the first proposal was for installing additional posts, a copy of which is attached as **Exhibit “C”**, the second proposal was for a pipe gate, a copy of which is attached as **Exhibit “D”**, and the last was for tee boxes, sign posts and basket holes, a copy of which is attached as **Exhibit “E”**. After discussion, upon motion by Director Bennett and second by Director Koenig, the Board voted 4-0 to approve the proposals.

Director Roberts then stated that the Board would discuss the use of Proposition A bond funds and the process and timeline for selling park bonds. Mr. Gray explained that the Board had previously sold bonds to reimburse a developer for expenditures that had been undertaken on behalf of the District. He then explained that the process for issuing park bonds was similar, but that the funding from the bonds would be used differently. He noted that the Board would need to finalize the project(s) that they would like to finance with the park bonds and request approval to finance the project(s) through the Texas Commission on Environmental Quality (“**TCEQ**”). Director McMullen noted that he was interested in building a new community center in Jumano Park and a permanent restroom facility in Tonkawa Park with the bond proceeds. Director Bennett noted that during previous renovations to Tonkawa Park they had “stubbed out” water and wastewater facilities, which should make the addition of a restroom much more affordable. Director Roberts stated that she would like to see a permanent restroom facility constructed in Tumlinson Park near the basketball courts.

Director Bennett noted that construction costs in the Austin area were extremely high as of the date of the meeting and asked Mr. Gray to describe the timing of a bond issuance. Mr. Gray stated that the first step would be for the Board to finalize the project(s) that they desired to finance with bond proceeds. He noted that once the facilities and related cost estimates were finalized, a District consultant would need to assemble the bond application to be submitted to the TCEQ. He noted that it usually takes about 90 days to put together a bond application, adding that it would likely take the TCEQ 120 to 150 days to review and formally approve the project(s) to be financed with the bonds. Mr. Gray stated that, after approval by the TCEQ, the bonds could be sold in approximately 30 to 60 days. Lauren Smith with PFG agreed with Mr. Gray’s projections and stated that the entire process usually took about a year. Director Logan then requested that an updated timeline of the entire process relating to the issuance of the bonds be provided to the Board. Ms. Smith agreed to circulate a projected timeline for issuance of the park bonds.

Director Bennett then asked the Board members what their priorities were for projects to include in the park bond application. Director McMullen stated that he was in favor of a new community center, which would offer a variety of uses, including a meeting place for the Board. Director Roberts agreed and noted that community events such as “Zumba” could be held at such a building. Director McMullen then stated that other groups, such as the boy scouts and girl scouts, could also use the building for their meetings. The Board then generally discussed touring existing community centers that other water districts had constructed and requested that Ms. Smith provide the Board a list of buildings to tour. Mr. Gray pointed out that there may be ancillary costs—such as parking and water quality—that would be required if and when the District constructed a new community center. Upon question from Director Roberts, Mr. Gray stated that he believed that portions of Jumano Park were now in the 1,000 year floodplain and that he would research to confirm.

Ms. Allen then noted that the District was in a good position to issue the park bonds, but that the Board needed to finalize the projects that they desired to finance. Mr. Abbott then stated that Hitchcock Design had previously submitted a proposal to create a master plan for park facilities, which included an estimate of costs. Director McMullen then made a motion to approve the proposal from Hitchcock Design, which was seconded by Director Koenig. Discussion ensued. Mr. Abbott suggested that the Board consider requesting a revised proposal which would include all the projects that the District was considering financing with the park bonds. Director McMullen withdrew his motion, but noted that he would like to see the Board approach the consideration of the park bonds with deliberate speed.

Ms. Polumbo then suggested that the Board consider a reimbursement resolution relating to bond expenditures. Mr. Abbott advised the Board he would coordinate with Ms. Polumbo regarding the consideration of an appropriate reimbursement resolution.

Director Roberts stated that the Board would next discuss restrictive covenant enforcement, including pending or contemplated litigation.

At 7:26 p.m., Director Roberts stated that the Board would convene in executive session to receive legal advice from the District's attorney regarding restrictive covenant matters, as permitted by Section 551.071 of the Texas Government Code.

At 7:57 p.m., the Board reconvened in open session, and Director Roberts stated that no action had been taken during executive session. The Board then directed Mr. Abbott to send a letter to Ms. Terri Hutton relating to the District's enforcement of restrictive covenants.

Director Roberts stated that the Board would next discuss the Board's future meeting schedule and agenda items. Mr. Abbott confirmed that the next regular meeting of the Board of Directors would occur on July 28, 2021.

There being no further items to come before the Board, upon motion by Director Bennett and second by Director Koenig, the Board voted unanimously to adjourn the meeting.

* * *



[SIGNATURE PAGE TO July 21, 2021 MINUTES]


Byron Koenig, Secretary
Board of Directors

Date: 8-25-21