

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

April 6, 2022

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A special meeting of the Board of Directors of Block House Municipal Utility District was held on April 6, 2022, at the offices of Gray Engineering, Inc., 8834 North Capital of Texas Highway, Suite 140, Austin, Texas. The meeting was open to the public and notice was given as required by the Texas Open Meetings Act. A copy of the Certificate of Posting of the Notice is attached as **Exhibit "A"**.

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

All of the Directors were present, thus constituting a quorum. Also present at the meeting were: David Gray and Logan Haney of Gray Engineering, Inc.; Robert Young, a resident of the District; and Sean Abbott of Armbrust & Brown, PLLC ("**A&B**"). Andrew Hunt from Crossroads Utility Services, LLC participated in the meeting via telephone.

Director Roberts called the meeting to order at 4:03 p.m. and welcomed those present. She stated that the Board would conduct a workshop regarding the District's Right-of-Way Improvements Project (the "**ROW Project**") and recognized Mr. Gray. Mr. Gray provided the Board with the Project Outline attached as **Exhibit "B"**. He noted that the ROW Project could ultimately encompass many different improvements, including wall structures, fencing, landscaping, irrigation, and more. He further noted that the primary consideration relating to the ROW Project was the wall structure or fence product. Mr. Gray stated that there were approximately 22,950 linear feet of product that needed to be utilized in the ROW Project and that 315 single family lots would likely be affected.

Mr. Gray and Mr. Haney then reviewed three different products for the Board's consideration in the ROW Project and presented the wall options attached as **Exhibit "C"**. Mr. Gray stated that the products included concrete panels (also known as "fencecrete"), which could be used in multiple configurations and with numerous different aesthetic considerations, noting that concrete panels were the least expensive. He then described the split-face concrete masonry unit ("**CMU**") product, which he described as a concrete block that would need concrete footing and would require excavation during the installation process. He noted the CMU was wider, sturdier, and more intrusive, which he noted required additional labor for installation and was ultimately more costly. Mr. Gray then described a masonry wall option, which was a post-tension product that involved cables. He then provided the following cost estimates for construction and installation for the area within the District: fencecrete, \$1,600,000; split-face CMU, \$2,800,000; and post-tension, \$2,800,000. Discussion ensued.

Mr. Gray then noted that there would also be soft costs to be considered relating to the ROW Project. He noted that, as the installation of the products could be intrusive to landowners, the District may need to pursue temporary construction and maintenance easements, which would also necessitate ownership and lien searches for all affected properties. Further, he noted that new or amended license agreements may be required. Mr. Abbott confirmed that he had reviewed plat maps for several affected sections of the District and noted that only public utility easements were recorded on the plats and that he was not aware of any easements granted to the District relating to the existing District fencing. He then noted that the District would need to pay for the ROW Project with operation and maintenance funds on an annual basis. Discussion ensued. Mr. Hunt then stated that it would be beneficial for the District to consider hiring a third party communications firm to undertake certain communication and public outreach processes relating to the ROW Project.

Mr. Gray concluded his remarks and noted that a portion of Block House Drive that “dead ends” into the HEB Center property may not need to be included in the Project.

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 scheduled Board meeting was to occur on April 27, 2022.

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.

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[SIGNATURE PAGE TO APRIL 6, 2022 SPECIAL MEETING MINUTES]


Byron Koenig, Secretary
Board of Directors

Date: 4-27-22