

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**May 25, 2022**

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, May 25, 2022**, 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.**

<b><u>AGENDA</u></b>	
<b>GENERAL</b>	
1.	Citizens' communications, including Cedar Park Fire Department Chief James Mallinger;
2.	Report from BHC Owners Association;
<b>CONSENT ITEMS</b> <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 April 27, 2022 meeting;
<b>SECURITY</b>	
4.	Monthly report from Williamson County Sheriff's Office;
<b>RESTRICTIVE COVENANT ENFORCEMENT</b>	
5.	Restrictive covenant enforcement, including:
(a)	Report from Restrictive Covenant Subcommittee;
(b)	Report from and directives to Community Association Management, Inc.;

	(c) Pending or contemplated litigation, including:
	(1) 15361 English River Loop;
<b>FINANCIAL</b>	
6.	Bookkeeping matters, including:
	(a) Report from Financial Subcommittee;
	(b) Report from and directives to Municipal Accounts & Consulting, L.P.;
	(c) Payment of bills and invoices;
	(d) Fund transfers;
	(e) Investments;
<b>POOLS</b>	
7.	Pool operations, maintenance, repairs and management, including:
	(a) Report from Pools Subcommittee;
	(b) Report from and directives to Lifeguard 4 Hire, L.L.C.;
<b>LANDSCAPING</b>	
8.	Landscape maintenance, including:
	(a) Report from Parks Subcommittee;
	(b) Report from and directives to Priority Landscapes, LLC;
	(c) Proposal for April 2022 fuel surcharge (contract services) (Proposal #1250);
<b>ENGINEERING / DEVELOPMENT</b>	
9.	Engineering matters, including report from and directives to Gray Engineering, Inc., including:
	(a) Right-of-Way Improvements Project;
	(b) Pedernales Electric Cooperative construction in the District;
<b>WATER AND WASTEWATER OPERATIONS, UTILITIES and MAINTENANCE</b>	
10.	District operations, including:
	(a) Report from and directives to Crossroads Utility Services, LLC;
	(b) System maintenance and repairs;
	(c) Write-offs;
<b>GENERAL MANAGEMENT, ENGINEERING, PARKS, FACILITIES and MAINTENANCE</b>	
11.	General management, including:
	(a) Report from and directives to General Manager;

(b)	Requests for use of facilities;
(c)	Recommendation regarding consolidation of subcommittees;
(d)	Proposal from Austex Fence and Deck for reconstruction of the Tumlinson Park walking bridge;
(e)	Proposal from Austex Fence and Deck for reconstruction of deck in Tumlinson Park;
(f)	Proposal from Horizon Environmental Services, Inc. for TSS water quality sampling;
12.	Property maintenance, repairs and replacements, including:
(a)	Report from Maintenance and Engineering Subcommittee on current projects;
13.	Cedar Park Fire Department "Calls for service" log;
14.	Report from Texas Disposal Systems, Inc.;
15.	Report from Solid Waste Subcommittee;
16.	Report from Water/Environmental Subcommittee;
17.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000;
18.	District parks and facilities, including:
(a)	Park Master Plan;
<b>COMMUNICATIONS / MEDIA</b>	
19.	Newsletter, water bill inserts, website and District-wide calendar, including:
(a)	Report from Communications Subcommittee;
<b>LEGAL</b>	
20.	Report from and directives to Armbrust & Brown, PLLC;
21.	Renewal of Crime Liability Insurance with Travelers Casualty and Surety Company of America;
22.	Agreement with Leander Independent School District Regarding Use of Apache Pool (expires May 31, 2022);
23.	General Management Services Agreement;
24.	Agreement with G & R Surveying, LLC for land surveying services for District parks;
25.	Resolution relating to Cedar Park Fire Department 50 years of service;
<b>OTHER DISCUSSION / ACTION ITEMS</b>	
26.	Code of Ethics, Travel and Professional Services Policy;
27.	Miscellaneous and Board/Subcommittee directives;
28.	Future Board meetings/agenda items.

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)



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Attorney for the District

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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.