

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

May 11, 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 May 11, 2022, at 2600 Block House Drive South, Leander, 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: Deputy Boggs of the Williamson County Sheriff's Office; David Gray of Gray Engineering; Trent Rush of Hitchcock Design Group; Michelle Peters, a resident of the District; and Sean Abbott of Armbrust & Brown, PLLC ("A&B").

Director Roberts called the meeting to order at 6:30 p.m. and welcomed those present. She announced that public comments were taken during designated portions of the meeting only and asked that anyone who wished to address the Board complete a Community Comment form. Following the Pledge of Allegiance to the U.S. flag, the Board and those present at the meeting observed a moment of silence or prayer.

Director Roberts then stated that the Board would receive citizens' communications and recognized Ms. Peters. Ms. Peters stated that she had concerns about the proposed improvements to Tumlinson Park and that she thought that Tumlinson Park already had enough amenities. She added that she would like to see upgrades undertaken on existing amenities, such as the Tumlinson playscape or the Community Gardens. She noted that she had children and that there were a lot of bad drivers in the District, which led to her having concerns about the addition of an additional parking area in Tumlinson Park. She concluded by stating that she did not want to see the integrity of Tumlinson Park compromised.

Director Roberts stated that the Board would next discuss the proposal from G & R Surveying, LLC ("G & R") for professional land surveying services for the District's parks attached as **Exhibit "B"** (the "Proposal"). Mr. Gray reminded the Board that they had approved two of the six projects included in the Proposal at their previous meeting. He noted that there was an "initial project set-up" cost included in the Proposal and stated that G & R was willing to cut the cost in half if the District only wanted to undertake two of the six proposed projects. He also noted that the Board may want to consider committing to the entirety of the Proposal. He added that it would be beneficial for the District to have the proposed surveys on file. After discussion, upon

motion by Director Bennett and second by Director Koenig, the Board voted unanimously to approve the Proposal and directed Mr. Abbott to prepare a contract for the proposed work.

Director Roberts then stated that the Board would review the Parks Master Plan, a copy of which is attached as **Exhibit “C”**, and recognized Mr. Rush. Mr. Rush confirmed that he had received written feedback and comments from each Board member regarding the proposed park facilities for consideration in each District park. He then reminded the Board that the Parks Master Plan was a programming document to be used as a road map. Director Logan agreed and reminded the Board that the District would not have to undertake construction of any of the facilities proposed in the Parks Master Plan. Mr. Rush confirmed that he would take feedback from the Board and then generate a “final” Parks Master Plan, which would be presented at a future meeting. He then provided a high-level review of the comments received for each park and noted that granular discussion would occur for each park. After providing the high-level review of the comments received, Mr. Rush guided the Board through comments on each park facility and solicited input and comments from the Board.

Following the discussion of each park facility, Mr. Gray then provided a timeline of pending issues relating to park improvements, including the prioritization of park projects to be included in the Parks Master Plan, a review of cost estimates, and considerations relating to the submission of a bond application to the Texas Commission on Environmental Quality (“TCEQ”). He confirmed that the Parks Master Plan would provide cost estimates to utilize in the District’s bond application and that the Board would need to decide which project(s) should be included in the bond application. He reminded the Board that soft costs and interest rates would also need to be considered in the overall cost considerations relating to the park bonds. He added that TCEQ typically would not approve a project that did not have a construction plan and that it was possible that bond funds would need to be escrowed after TCEQ approval. He also stated that the Board may be able to consider the use of surplus operating funds to undertake the construction of facilities included in the Parks Master Plan.

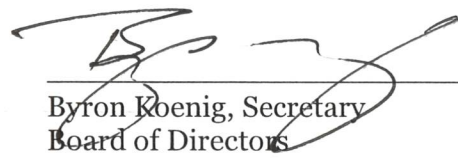
Director Roberts stated that the Board would next discuss the Board’s future meeting schedule and agenda items. Mr. Abbott confirmed that the next regular scheduled Board meeting was to occur on May 25, 2022.

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 May 11, 2022 SPECIAL MEETING MINUTES]


Byron Koenig, Secretary
Board of Directors

Date: 6-8-22