

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

July 27, 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, July 27, 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.

<u>AGENDA</u>	
GENERAL	
1.	Citizens' communications;
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>	
2.	Minutes of June 22, 2022 regular meeting and June 27, 2022 special meeting;
ELECTION ITEMS	
3.	<i>See attached Supplemental Agenda for Election Items;</i>
PR/COMMUNICATIONS	
4.	Report from BHC Owners Association, including:
(a)	Relationship between BHC Owners Association and District and path moving forward (Director Logan);
(b)	Requests for use of facilities, including:

(1)	Request for use of facilities and waiver of fees from BHC Owners Association Recreation Committee for use of Tumlinson Park (park grass usage up to the sand volleyball goal and no further, plus the parking lot) for Back to School Bash Carnival on August 27, 2022;
(2)	Request for use of facilities and waiver of fees from BHC Owners Association Recreation Committee for use of Jumano Community Center for lantern building workshops on September 8, 11, 15, 19, 24 and 28, 2022;
(3)	Request for use of facilities and waiver of fees from BHC Owners Association Recreation Committee for use of Pavilion for Lantern Parade line up and awards on October 1, 2022;
(4)	Request for use of facilities and waiver of fees from BHC Owners Association Recreation Committee for use of Pavilion and open area in front of Pavilion for BHC Camp Out on September 17 - 18, 2022;
(5)	Request for use of facilities and waiver of fees from BHC Owners Association Recreation Committee for use of Bike Trails Parking Lot for Pumpkin Patch on October 6 through 16, 2022 (dates to be confirmed at a later date);
5.	Report from Williamson County Sheriff's Office;
6.	Report from PR/Communications Subcommittee, including:
(a)	Special events;
(b)	Newsletter;
RESTRICTIVE COVENANTS	
7.	Report from and directives to Community Association Management, Inc.;
8.	Pending or contemplated litigation, including:
(a)	15361 English River Loop;
9.	Report from Restrictive Covenants Subcommittee;
FINANCE/AUDIT	
10.	Report from and directives to Municipal Accounts & Consulting, L.P., including:
(a)	Payment of bills and invoices;
(b)	Fund transfers;
(c)	Investments;
11.	Report from Finance/Audit Subcommittee;
AMENITIES	
12.	Report from and directives to Lifeguard 4 Hire, L.L.C.;
13.	Report from and directives to Priority Landscapes, LLC, including:
(a)	Proposal for June 2022 fuel surcharge (contract services) (Proposal #1495);
(b)	Proposal for fence line mowing/trimming maintenance – Chardonnay Crossing area

	(Proposal #1496);
	(c) Proposal for installation of native mulch – Tumlinson Park (Proposal #1497);
	(d) Proposal for installation of native mulch – Disc Golf Course (Proposal #1498);
14.	Report from Amenities Subcommittee, including:
	(a) District-sanctioned Disc Golf page (Director Logan);
SERVICES	
15.	Report from and directives to Gray Engineering, Inc., including:
	(a) Right-of-Way Improvements Project;
	(b) Pedernales Electric Cooperative construction in the District;
16.	Report from and directives to Crossroads Utility Services, LLC, including:
	(a) System maintenance and repairs;
	(b) Write-offs;
	(c) Fuel surcharge;
17.	Report from and directives to General Manager, including:
	(a) Requests for use of facilities, including:
	(1) Request for use of facilities and waiver of fees from Austin Metal Detecting Club for use of Pavilion for Club Social Pot Luck Lunch and Hunt on September 10, 2022;
	(b) IT Support Proposal from Contigo Technology;
	(c) Proposal from Trinity AV Solutions, LLC for camera additions;
	(d) Proposal from Trinity AV Solutions, LLC for GST Video Surveillance;
	(e) Cedar Park Fire Department “Calls for service” log;
	(f) Notice from City of Cedar Park regarding increase in monthly fire service rate;
18.	Report from Texas Disposal Systems, Inc., including:
	(a) Request for rate increase;
19.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000;
20.	Report from Services Subcommittee;
LEGAL	
21.	Report from and directives to Armbrust & Brown, PLLC;
22.	Letter Agreement with BHC Owners Association;
23.	2022/2023 budget and 2022 tax rate, including:
	(a) District tax rate classification under Texas Water Code Sections 49.23601-23603, including recommendations from District financial advisor and District engineer;
	(b) Preliminary assessed values from Williamson Central Appraisal District;

	(c) Schedule for adopting 2022/2023 budget and 2022 tax rate;
24.	Options for online meetings or recording live meetings (Director Logan);
OTHER DISCUSSION / ACTION ITEMS	
25.	Code of Ethics, Travel and Professional Services Policy;
26.	Miscellaneous and Board/Subcommittee directives;
27.	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)



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.

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

SUPPLEMENT TO JULY 27, 2022 AGENDA

TO: THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Block House Municipal Utility District will hold a regular meeting on **Wednesday, July 27, 2022, at 6:30 p.m.**, at 2600 Block House Drive South, Leander, Texas. The following *additional* matters will be considered and may be acted upon at the meeting:

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
1. Order Calling Director Election for November 8, 2022;	Decision
2. Joint Election Agreement and Contract for Election Services for November 8, 2022 election, including Resolution Approving Joint Election Agreement and Contract for Election Services;	Decision
3. Notice of Deadline to File Applications for Place on the Ballot;	Informational
4. Authorize the District's attorney to give notice of November 8, 2022 Director election;	Decision
5. Any other matters relating to the District's November 8, 2022 Director election.	Decision

EL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE BLOCK HOUSE

AVISO SUPLEMENTAL DE LA AGENDA

27 DE JULIO DE 2022

A: LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE BLOCK HOUSE Y A TODAS ESAS PERSONAS INTERESADAS:

Se pone en conocimiento del público que la Junta Directiva del Distrito Municipal de Servicios Públicos de Block House va a tener una reunión regular el día miércoles, 27 de julio de 2022, a las 6:30 p.m. en 2600 Block House Drive South, Leander, Texas. Los siguientes propósitos adicionales se considerarán y pueden ser llevados a cabo en la junta:

<u>AGENDA</u>	<u>ACCIÓN ANTICIPADA</u>
1. Orden convocando elección de Directores para el día 8 de noviembre de 2022;	Decisión
2. Acuerdo de elección conjunta y contrato para servicios de elección para la elección 8 de noviembre de 2022, incluyendo la resolución que aprueba el acuerdo de elección conjunta y contrato para servicios de elección;	Decisión

3.	Aviso de fecha límite para presentar solicitudes para un lugar en la boleta;	Informativo
4.	Autorizar al Abogado del Distrito a dar aviso de la elección de Directores del 8 de noviembre de 2022;	Decisión
5.	Cualquier otro asunto con respecto a la elección de Directores del 8 de noviembre de 2022.	Decisión

(SEAL)
(SELLO)



Attorney for the District
Abogado del Distrito