

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

September 12, 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 September 12, 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: Trent Rush of Hitchcock Design Group ("Hitchcock"); David Gray from Gray Engineering; Lisa Torres of Crossroads Utility Services, LLC ("Crossroads"); Lauren Smith of Public Finance Group LLC; and Anissa Alepa, Carter Alepa, Nicole Miller, Mitch Miller, Rebecca Upchurch, Callie Logan, Campbell Logan, Ammie Busby, Ashley Musso, and Michelle Peters, residents 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. Ms. Alepa addressed the Board and expressed concerns about the District's 2022 tax levy. She stated that she had previously lived in the District for 22 years and that her home currently had renters. She noted that the taxes went up and that she didn't like it and that her renters may have difficulty paying the rent. Ms. Alepa suggested that the tax rate was raised to pay to build the wall.

Ms. Upchurch then addressed the Board and requested that the Board consider remote access to meetings, either through Zoom or other audio options. She noted that many District residents had busy schedules and that certain individuals may have difficulty attending a meeting in person.

Ms. Miller stated that she was a 20-year District resident and that her family was involved in community service. She then stated that elected officials on the Board were behaving poorly and inappropriately on Zoom calls, adding that it was disappointing to see an elected official act like a "schoolyard bully". She then opined that the Board needed to be better. Ms. Miller concluded by stating that she'd like to see meetings streamed in the future and encouraged residents to "get out and vote".

Director Roberts then thanked all the District residents for attending the meeting.

Director Roberts then recognized Ms. Torres to review the proposals included on the meeting agenda. Ms. Torres presented the proposal from Texas Materials Group, Inc. to sealcoat and restripe the Walker House parking lot and Tumlinson Park parking lot (Estimate #DT2209008) attached as **Exhibit “B”** (the “*Texas Materials Proposal*”). She then reviewed the proposal from All About Doody Pet Solutions for four pet water fountains (Proposal #412) attached as **Exhibit “C”** (the “*All About Doody Proposal*”). Upon question from Director Roberts, Ms. Torres confirmed that two of the fountains would replace non-functional fountains and that the other two would be placed in new locations. Director Logan then suggested that the Board consider adding one more pet water fountain to Jumarno Park in the next budget cycle. Ms. Torres then reviewed the proposal from OfficeFurniture2go.com for conference room furniture (Quote #QV244A05) attached as **Exhibit “D”** (the “*OfficeFurniture2go.com Proposal*”), the proposal from National Business Furniture for office furniture (Quote #QA482630) attached as **Exhibit “E”**, (the “*National Business Furniture Proposal*”), and the proposal from J and J Water Wells Inc. for windmill repairs (Estimate 2445) attached as **Exhibit “F”** (the “*J and J Water Wells Proposal*”). After discussion, upon motion by Director Bennett and second by Director Koenig, the Board voted unanimously to approve the Texas Materials Proposal, the All About Doody Proposal, the OfficeFurniture2go.com Proposal, the National Business Furniture Proposal, and the J and J Water Wells Proposal.

Director Roberts stated that the Board would next discuss the Park Master Plan and recognized Mr. Rush. Mr. Rush then reviewed the draft Park Master Plan, attached as **Exhibit “G”**. He confirmed that he was seeking additional guidance from the members of the Board on how to prioritize the proposed park project chronologically and from a cost perspective. He noted that the Board could potentially use park bond funds to finance certain proposed park facilities included in the Park Master Plan. Mr. Rush indicated that he would like to receive desired preferences from each Board member on how to plan for park expenditures in the future. He then reviewed the summary of costs included in the draft Park Master Plan and noted that an estimated budget had been established for future fiscal years.

Ms. Smith then reviewed a proposed debt service schedule for a potential park bond issuance. She noted that interest rates on municipal bonds had recently increased. Mr. Gray then spoke briefly about the submission of a bond application to the Texas Commission on Environmental Quality and noted that financial feasibility would be included in such an application.

Director McMullen then suggested that park improvements be undertaken “one park at a time”. He expressed a preference for starting such improvements in Tonkawa Park in Year 1 and transitioning to Jumano Park in Year 2. Mr. Rush stated that he agreed that taking the “one park at a time” approach would be prudent.

Director Bennett then confirmed that the fence project as initially conceived, where the fence would actually be replaced, was no longer being considered. He noted that a “restaining” project may be considered for the existing fence. He then agreed with Director McMullen’s assertion that undertaking park improvements “one park at a time” was sensible.

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

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[SIGNATURE PAGE TO SEPTEMBER 12, 2022 MINUTES]

Byron Koenig, Secretary
Board of Directors

Date: 10-26-22