

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

February 22, 2023

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, February 22, 2023**, 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. The meeting will be recorded via video. The link to the video can be found at <https://www.youtube.com/@blockhousemud>.

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>	<u>ANTICIPATED ACTION</u>
GENERAL	
1. Citizens' communications;	Informational
2. Request from Dave Wood with Cubmaster Pack 171 for orienteering course event;	Decision
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>	
3. Minutes of January 25, 2023 regular meeting;	Decision
PR/COMMUNICATIONS	
4. Report from BHC Owners Association;	Informational
5. Report from Williamson County Sheriff's Office;	Informational
6. Report from PR/Communications Subcommittee, including:	Informational
(a) Special events;	Informational
(b) Newsletter;	Decision

(c) District Social Media Policy;	Decision
7. Transparency (video conferencing technology/dial in);	Decision
8. Resident survey;	Decision
9. Presentation from Nebraska Furniture Mart in relation to project in the space between New Hope Road and the Block House community (Director Logan);	Informational
RESTRICTIVE COVENANTS	
10. Report from and directives to Community Association Management, Inc.;	Informational
11. Pending or contemplated litigation, including:	Informational
(a) 15361 English River Loop;	Informational
12. Report from Restrictive Covenants Subcommittee;	Informational
FINANCE/AUDIT	
13. Report from and directives to Municipal Accounts & Consulting, L.P., including:	Informational
(a) Payment of bills and invoices;	Decision
(b) Fund transfers;	Decision
(c) Investments;	Decision
14. Report from Finance/Audit Subcommittee;	Informational
AMENITIES	
15. Winter storm considerations;	Decision
16. Emergency management in case of weather events (Director Roberts);	Informational
17. Report from and directives to Lifeguard 4 Hire, L.L.C.;	Informational
18. Report from and directives to Priority Landscapes, LLC;	Informational
19. Report from Amenities Subcommittee and related action, including:	Informational
(a) Tumlinson Park playscape, including proposal from DigDug Construction, LLC for removal and repair of Tumlinson Park playscape bridge – Estimate 089SH;	Decision
(b) Luther Chance Practice Field observation deck repairs;	Decision
20. Proposal from DigDug Construction, LLC for ice storm creek cleaning - Estimate 7DAYN;	Decision
21. Proposal from IG Express Electrical for electrical panel and additional grounding rod at Apache Pool pump room;	Decision
SERVICES	
22. Report from and directives to Gray Engineering, Inc., including:	Informational
(a) Pedernales Electric Cooperative construction in the District;	Informational

(b)	Park and Recreational Facilities bonds;	Informational
(c)	Remediation and Repainting District Tanks, including report from HOT Inspection Services Comprehensive Inspection of 500,000-gallon Ground Storage Tank and 30,000-gallon Hydro-Pneumatic Tank;	Informational
(d)	Potential development along South Block House Drive (Director Shoemaker);	Informational
23.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational
(a)	System maintenance and repairs;	Informational
(b)	Write-offs;	Decision
(c)	Stormwater runoff insert for inclusion in February water utility bills;	Decision
24.	Report from and directives to General Manager, including:	Informational
(a)	Requests for use of facilities;	Informational
(b)	Cedar Park Fire Department "Calls for service" log;	Informational
(c)	General Manager role and duties (Director Roberts);	Informational
25.	Report from Texas Disposal Systems, Inc.;	Informational
26.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000, including:	Informational
(a)	Municipal Separate Storm Sewer System Permit Year 4 Dry Weather Screening Inspection Letter Report from Quiddity;	Informational
27.	Report from Services Subcommittee and related action, including:	Informational
(a)	District rekeying;	Decision
(b)	Tumlinson Pool guard shack and restroom repairs;	Decision
(c)	Trinity AV Solutions for District Access Control Upgrades and Additions;	Informational
28.	Blue Ribbon Cooling and Heating BRM 18 Point Mini Split Checklist;	Informational
29.	Blue Ribbon Cooling and Heating Estimate 33599190 for recommended repairs and maintenance plan;	Decision
30.	Blue Ribbon Cooling and Heating Estimate 33599309 for replacement of control board;	Decision
LEGAL		
31.	Report from and directives to Armbrust & Brown, PLLC;	Informational
32.	Amended and Restated General Management Services Agreement (Director Logan);	Decision
OTHER DISCUSSION / ACTION ITEMS		
33.	Meeting decorum and Director engagement with consultants (Director Logan);	Informational

34.	Subcommittee role and authority to act on behalf of the District (Director Roberts);	Informational
35.	Dates for Board member workshop;	Decision
36.	Code of Ethics, Travel and Professional Services Policy;	Informational
37.	Miscellaneous and Board/Subcommittee directives;	Informational
38.	Review of Meeting Notes;	Informational
39.	Future Board meetings/agenda items, including scheduling of special meeting.	Informational

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.