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MEMORANDUM

TO: Board of Directors -
Block House Municipal Utility District

FROM: Denise L. Motal
Legal Assistant

DATE: February 16, 2023

RE: Block House Municipal Utility District -
February 22, 2023 Regular Meeting

Enclosed please find the agenda and support materials for the regular meeting of the Board of Directors of Block House Municipal Utility District scheduled for Wednesday, February 22, 2023, at 6:30 p.m., at 2600 Block House Drive South, Leander, Texas.

Please let me know if you cannot attend the meeting so that I can confirm that a quorum will be present.

Please do not hesitate to contact me if you have any questions.

Lisa Torres (Crossroads Utility Services, LLC)
Andrew Hunt (Crossroads Utility Services, LLC)*
Taylor Kolmodin (Municipal Accounts & Consulting, L.P.)
Mark Burton (Municipal Accounts & Consulting, L.P.)*
David Gray (Gray Engineering, Inc.)*
Cheryl Allen (Public Finance Group LLC)*
Carol Polumbo (McCall, Parkhurst & Horton L.L.P.)*
Tripp Hamby (Priority Landscapes, LLC)*
Antonio Lovato (Williamson County Sheriff's Dept.)*
Jay Howard (Texas Disposal Systems, Inc.)*

Ja-Mar Prince (Texas Disposal Systems, Inc.)*
Barbara Graves (Texas Disposal Systems, Inc.)*
Chris Swedlund (McCall Gibson Swedlund Barfoot PLLC)*
Brian Toldan (McCall Gibson Swedlund Barfoot PLLC)*
Jan Gibson (McCall Gibson Swedlund Barfoot PLLC)*
Ashlee Martin (McCall Gibson Swedlund Barfoot PLLC)*
Tom Davis (Lifeguard 4 Hire, L.L.C.)*
Sandy Martin (BHC Owners Association)*
Amanda Stanfield (Tidal Waves Swim Team)*

*AGENDA ONLY (via email)

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.

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

January 25, 2023

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

A meeting of the Board of Directors of Block House Municipal Utility District was held on January 25, 2023, 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:

Ursula Logan	-	President
David Shoemaker	-	Vice President
Robert Young	-	Secretary
Cecilia Roberts	-	Assistant Secretary
David Johnson	-	Treasurer

All of the Directors were present, thus constituting a quorum. Also present at the meeting were: Taylor Kolmodin of Municipal Accounts & Consulting, L.P. ("MAC"); Lisa Torres of Crossroads Utility Services, LLC ("Crossroads"); Tom Davis of Lifeguard4Hire ("L4H"); Deputy Boggs of the Williamson County Sheriff's Office ("WCSSO"); Matthew McCracken of BGE, Inc.; Tripp Hamby of Priority Landscapes ("Priority"); Nancy Olson of McCall Gibson Swedlund Barfoot PLLC; Sandy Martin of the BHC Owners Association ("QA"); Lauren Smith of Public Finance Group, LLC; David Gray of Gray Engineering; Steve Bennett, Beverley Stone, Roger Moeller, Terri Hutton, Ashley Musso, Michelle Peters, Callie Logan, Caleb Chandler, and Jonathan Huffman, residents of the District; and Sean Abbott of Armbrust & Brown, PLLC ("A&B").

Director Logan 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. She noted that the meeting was being videotaped.

Director Logan then stated that the Board would receive citizens' communications. Director Roberts noted that she had received an email from a resident, Brian Wood, expressing concern about the modification of the District's park hours. She noted that the email expressed concern about the potentially improper behavior of individuals in the District's parks after dark. She then stated that Mr. Wood had opined that longer park hours would invite problems, particularly in the winter months.

Ms. Stone then addressed the Board and stated that she was opposed to the District's parks being open after dark. She noted that she thought such a proposal would compromise safety and provide for additional mischief and noise. She further stated that everyone in the District should be considered when contemplating such an issue. Ms. Stone then questioned whether the District's parks would require additional lights if they were to be open after dark and who would pay for such expenditures. She also noted that additional lights would contribute to additional

light pollution. She concluded by stating that she was opposed to the District's parks being open after dark.

Ms. Hutton addressed the Board and confirmed that she had owned her home in the District since 2005. She stated that she had once received a purported restrictive covenant violation over a ladder in her yard that had been left out. Ms. Hutton noted that she experienced issues with a restrictive covenant issue when she was repainting her home and that A&B had called her on her personal phone regarding the violation. She confirmed that she did not appreciate the call and that she never received an apology for the call being made. Ms. Hutton then stated that the District's current restrictive covenant enforcement company, Community Association Management, had sent a letter which she believed to be arbitrary and capricious enforcement. She also stated that she thought the letter represented retaliation and that the District's efforts lacked transparency. She requested that the District "back off" and that she was ready to engage in legal efforts against the District, as necessary.

Mr. Bennett then addressed the Board and noted that jogging at night in a park wasn't a good idea. He noted that visibility would be difficult and that the District would likely need to pay for lighting, which he noted would be expensive. He then noted that the proposals from Priority relating to the community garden path were too expensive and urged the Board to evaluate them carefully. Mr. Bennett brought up the District's "perimeter fencing" and noted that the fence was in dire need of being restrained. He then suggested that the fence, because of its condition, would likely be written up for a restrictive covenant violation if it belonged to a private resident.

Mr. Moeller addressed the Board and stated that he was concerned that the District's "contact us" button had not been working effectively. He stated that there appeared to be abandoned vehicles in his section of the District, though he noted that one of them had recently been moved. He also confirmed that some of his neighbors had not been properly storing their garbage cans. Deputy Boggs then advised Mr. Moeller to contact the WCSO and that the County could tow abandoned cars away if they met certain criteria.

Director Logan stated that the Board would next discuss BGE Spyglass Asset Management Application presentation and recognized Mr. Gray, who stated that Gray Engineering had records of all of the District's water and wastewater facilities in electronic formats. Mr. Gray noted that Crossroads routinely queried his office for pertinent information and that his office was always able to expeditiously respond to such requests. He stated that his office retained the utility information in auto-CAD, not in GIS format. He further noted that he intended to add the recent park surveys into the auto-CAD files his office maintained. Upon question from Director Roberts, Mr. Gray stated that Crossroads had never had any difficulty locating utility facilities with the guidance provided by his office.

Mr. McCracken then stated that his firm provided a technological solution that would provide a way for the District to track all of its assets, which would include everything from underground lines, valves, and manholes to park equipment like playscapes and basketball goals. He noted that the tool utilized functionality that was similar to google maps and that it was very user friendly. He noted that annual inspections could be logged for all District assets, including park assets and pools. Mr. McCracken confirmed that the map functionality was automated and utilized "dashboard" functionality to provide data to users. He confirmed that the inclusive approach to data tracking of maintenance issues was automated and would assist all District consultants, including the operator and engineer.

Director Logan stated that the tool would provide for a single database to track all operation and maintenance considerations for all District assets. She noted that such a tool would

be extremely helpful from a planning and budgetary perspective. She also noted that much of the local knowledge of the District's facilities were held by Directors and, upon completion of Board service, such knowledge was lost. Upon question from Director Roberts, Mr. McCracken confirmed that there were approximately 30 water districts in the State of Texas utilizing the tool, most of which were in the Houston area.

Director Roberts then stated that it would be more effective for Crossroads to undertake the purchase of the tool. Ms. Torres noted that having all maintenance information in a single tool would be extremely beneficial to the District. Director Roberts then questioned what the District's return on such an investment would be. Director Logan stated that the District would save money by timely undertaking all necessary maintenance. Director Roberts stated that routine maintenance could be undertaken more efficiently, noting that the District needed to be conservative in how it spent its funds.

Director Shoemaker stated that the District had significant reserves and confirmed that the District would not need to raise taxes if the Board desired to purchase the tool. Discussion ensued relating to the methods utilized to track the maintenance needs of the District. Director Shoemaker then confirmed that the proposed tool would provide a single integrated solution for all District maintenance.

Director Young stated that the District needed a tool that could provide real time solutions for when problems arose. He opined that the cost savings for the District would be recognized by understanding District needs in real time and not having to inquire with District consultants. Director Johnson noted that he would like to see a quantified number that estimated a return on invested capital relating to the tool.

Upon question from Director Roberts, Mr. McCracken confirmed that the tool had been in use since 2008 and that BGE contracted with a third party for GIS data in the tool. Upon question from Director Roberts, Mr. Gray confirmed that the proposed tool tracked data more expansively than what his firm currently tracked. The Board then agreed to table the item for further consideration in the future.

Director Logan stated that the Board would next consider the audit of the District's financial statements for fiscal year ended September 30, 2022, including the report from McCall Gibson Swedlund Barfoot PLLC, approval of the audit report, and authorizing filing of the audit report. Ms. Olson addressed the Board and reviewed the audit report attached as **Exhibit "B"** with the Board, including a summary of (i) the Independent Auditor's Report, which she explained contained an unqualified, "clean" opinion; (ii) the Management's Discussion and Analysis, which she explained was a summary of District operations prepared by the District's bookkeeper on behalf of District management; (iii) the basic financial statements and the notes thereto; (iv) the required Supplementary Information; and (v) the Texas Supplementary Information. She confirmed that no significant difficulties were encountered in connection with the audit, that no misstatements were detected, and that there had been no disagreements with management. Ms. Olson then reviewed the client representation letter attached as **Exhibit "C"**. She concluded by requesting that the Board approve the audit report and the client representation letter, and authorize filing of the District's audit with the Texas Commission on Environmental Quality (the "TCEQ") and the City of Cedar Park (the "City"). Upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to do so.

Director Logan stated that the Board would next consider approving the minutes of the December 21, 2022 regular meeting. After discussion, upon motion by Director Young and second

by Director Shoemaker, the Board voted 4-0 to approve the minutes, as presented, with Director Roberts abstaining.

Director Logan then recognized Ms. Martin for purposes of receiving a report from the OA. Ms. Martin noted that the E-sign was devoid of original content and stated that the OA was happy to include any reminders from the District on the E-sign. She then noted that the OA was encouraging residents to testify against the consideration of the Nebraska Furniture Mart when items were being heard in public meetings by the City. Director Logan noted that the City would likely be receptive to issues relating to noise and light pollution.

Director Logan stated that the Board would next receive a report from WCSO and recognized Deputy Boggs. Deputy Boggs noted that everything had been running smoothly. He noted that WCSO had discovered a leak at the Tumlinson Pool. He also confirmed that there was an instance of “swatting” in the District, whereby a fraudulent call was made to the WCSO to report a fake emergency situation. Director Boggs noted that, unfortunately, the occurrence of such events were growing in number. **Director Logan suggested that the District organize a town hall event with WCSO and directed the PR/Communications Subcommittee to assist in organizing the event.**

Director Logan then stated that the Board would discuss the District’s social media policy. Mr. Abbott noted that several Directors had provided comments to the original draft of the social media policy. Director Roberts noted that the proposed Section 6 of the policy was confusing. **The Board directed Mr. Abbott to assemble an updated draft of the proposed social media policy and to provide clean and redlined versions for the Board’s consideration at their next regular meeting.**

Director Logan stated that the Board would next discuss transparency at Board meetings, including utilizing video conferencing or telephonic technology. She confirmed that the Board had begun to record all Board meetings, with the goal of posting all meetings within 48 hours of completion of each meeting. The Board then discussed internet capabilities at the Walker House and Ms. Torres confirmed that AT&T had yet to provide a solution for optimal internet connectivity at the Walker House.

Director Logan then stated that the Board would discuss the resident survey and recognized Director Roberts, who stated that Board members should not be drafting questions for a District-wide survey. She suggested that an experienced third party be hired for such purposes. Director Shoemaker opined that certain questions could be complicated to draft, while others might be relatively simple to draft. Director Logan noted that there were different forms of surveys and that the Board should have input on the surveys. She noted, however, that it was essential that the survey be well-constructed and that the objectivity of a third party would likely be necessary.

Director Young stated that it would be beneficial to solicit input from residents on what topics should be included in the survey. He noted that the survey was very important and that he would like to see 90% of residents participate in the survey. Director Johnson suggested that the Board initially draft questions, then solicit feedback from residents, and ultimately receive guidance from a third party consultant to finesse the questions to ensure credible responses. **The Board directed Ms. Torres to query the availability of the Board for a special meeting to discuss the District-wide survey.**

Director Logan then stated that the Board would discuss restrictive covenants. Ms. Torres reviewed the report provided by Community Association Management. She noted that the

subcommittee would continue to review restrictive covenant issues, including the property at 15361 English River Loop.

Director Logan stated that the Board would next receive the bookkeeper's report and recognized Ms. Kolmodin. Ms. Kolmodin presented the check register, attached as **Exhibit "D"**, and the supplemental check register, attached as **Exhibit "E"**. Ms. Kolmodin reviewed the three proposed fund transfers and recommended approval. After discussion, upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to approve payment of the bills and invoices and the fund transfers, as presented.

Director Logan then stated that the Board would receive a report from L4H and recognized Mr. Davis, who stated that L4H had worked diligently to repair the leak discovered at Tumlinson Pool. He then noted that L4H would be hiring lifeguards soon for the summer season and that they would like to advertise for such positions on the E-sign. Upon question from Director Roberts, Mr. Davis confirmed that L4H usually hired at least 20 kids from the District to work as lifeguards at the District's pools. Upon question from Director Roberts, Ms. Torres confirmed that she was in contact with Texas Municipal League Intergovernmental Risk Pool regarding the leak at Tumlinson Pool. Further, she noted that a plumber would be on site soon to conduct due diligence on why the leak had occurred.

Director Logan then stated that the Board would receive a report from Priority and recognized Mr. Hamby. Mr. Hamby confirmed that Priority continued to undertake its typical maintenance around the District. He then presented Proposal #1991 for the community garden path renovation – area 1, attached as **Exhibit "F"**; Proposal #1992 for community garden path renovation – area 2, attached as **Exhibit "G"**; and Proposal #1993 for cut back of Primrose Jasmine due to the freeze, attached as **Exhibit "H"**, and recommended approval. Director Roberts questioned whether the work contemplated under Proposals #1991 and #1992 could be accomplished by volunteer groups. Mr. Young agreed and suggested that the users of the community garden may be interested in such an opportunity. The Board then agreed to table Proposals #1991 and #1992. After discussion, upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to approve Proposal #1993, as presented.

Ms. Torres then requested the Board's authorization to purchase two Pickle Ball nets for the tennis courts, which she noted would cost approximately \$420 each. After discussion, upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to approve the purchase of the Pickle Ball nets.

Director Logan stated that the Board would next discuss the Order Establishing Rules and Regulations Governing Recreational Facilities and Related Fees and Charges (the "*Park Rules*"). Director Logan then reviewed a memorandum prepared by the Amenities Subcommittee, attached as **Exhibit "I"**, and proposed redlines to the Park Rules, attached as **Exhibit "J"**. Director Roberts noted that the proposed revisions to the Park Rules had just been received and requested that the item be tabled so that the Directors each had ample time to study the suggested revisions. Director Johnson noted that there were two categories of changes included in the proposed changes—substantive changes and clerical changes to remove duplicative language. Director Logan noted that it was important that the Park Rules were enforced in the same way that they were drafted. Director Shoemaker agreed and stated that the Park Rules needed to be updated to match all the current policies of enforcement. He also noted that he disagreed with the provision of the Park Rules that required residents to be "in good standing" in order to use certain District park facilities. He noted that other penalties were utilized to address such issues and that the enjoyment of parks should not be removed from District residents, even if they were

not in good standing. **The Board then directed Ms. Torres to query the availability of the Board for a special meeting to discuss the Park Rules.**

Director Logan stated that the Board would next receive a report from the Amenities Subcommittee. Ms. Torres stated that a welder would be on site soon to undertake repairs to the Tumlinson Park playscape. Director Young noted that the Luther Chance Practice Field was currently in disrepair and badly needed attention. Director Shoemaker suggested that improvements to the Field could be added to the District survey. Director Roberts suggested that the coaches of teams that practiced at the Field could assist with such issues. Ms. Torres opined that the entire infield needed to be reworked. She then noted that she had inspected the observation deck and that it needed significant work. **Director Roberts directed Ms. Torres to solicit a proposal to renovate the observation deck.**

Director Young then stated that he would like to organize a District leaf/tree trimming event to provide mulch to residents of the District. **Director Logan directed the Amenities Subcommittee to work with Ms. Torres to organize the event.**

Director Logan stated that the Board would next receive a report from Gray Engineering and recognized Mr. Gray. Mr. Gray reviewed the operations report attached as **Exhibit “K”**. He confirmed that he had no update regarding Pedernales Electric Cooperative’s construction work in the District. He then stated that he continued to assist in coordinating the park survey work in the District and that Jumano Park was almost complete. Mr. Gray then stated that work on the proposed park and recreational facilities bonds continued to be on hold. Discussion ensued and the Board expressed a preference for further discussion about the issuance of a park and recreational facilities bond at a special meeting.

Director Logan then stated that the Board would receive a report from Crossroads and recognized Ms. Torres. Ms. Torres reviewed the operations report attached as **Exhibit “L”**. She stated that all lab results were satisfactory and added that the water loss for the month of November was 15.23%, which, she noted, was up almost double from last month. She added that she had no write-offs to present. Ms. Torres then reviewed the stormwater runoff insert proposed to be included in the District’s February utility bills. After discussion, upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to include the proposed stormwater runoff insert in the District’s February utility bills. **Director Logan directed Ms. Torres to also post the insert on the District’s website.**

Ms. Torres then reminded the Board that it was required to conduct an annual review of the District’s identity theft prevention program under the Federal government’s “red flag rules”. She reported that Crossroads had confirmed that the District’s identity theft prevention program continued to be effective and there had been no incidents of identity theft in the District. She stated that Crossroads did not recommend any updates to the program. Mr. Abbott presented the Resolution Confirming Annual Review of Identity Theft Prevention Program attached as **Exhibit “M”**. After discussion, upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to approve the Resolution.

Director Logan next stated that the Board would receive a report from the General Manager and recognized Ms. Torres who reviewed the general manager’s report, attached as **Exhibit “N”**. She noted that she had not received any recent requests for use of District facilities. She also confirmed that Crossroads had hired a new individual, Travis, to undertake work in the District’s parks and that Travis was bringing positive energy to the parks.

Ms. Torres then confirmed that she had been working with Trinity AV Solutions for District access control upgrades and additions. She noted that the proposed solution, the Brivo system, would replace the old “Rec Desk” and “fob” system that had previously been utilized for entering the District’s park and pool facilities. Ms. Torres confirmed that District-wide implementation of the Brivo system would cost less than \$50,000 and Ms. Kolmodin confirmed that District funds had been budgeted for such purposes. After discussion, the Board directed Ms. Torres to move forward with the implementation of the Brivo system, not to exceed a total expenditure of \$50,000.

Director Logan then recognized Ms. Smith to review the MSRB Rule G-10 and Rule G-42 disclosures. Ms. Smith reviewed a letter, attached as **Exhibit “O”**, relating to Rules G-10 and G-42 and confirmed that her firm was in full compliance with the cited federal standards. She then reviewed the list of her firms’ clients attached to the letter.

Mr. Abbott then reviewed the Resolution Confirming Annual Review of Code of Ethics, Travel, Professional Services Policies and Financial Investment Policy and Adopting Updated List of Qualified Brokers attached as **Exhibit “P”**, noting that no changes were recommended other than the update of the list of qualified brokers contained in the District’s financial policies. After discussion, upon motion by Director Roberts and second by Director Shoemaker, the Board voted unanimously to approve the Resolution.

Mr. Abbott then called the Board’s attention to the Resolution Confirming Annual Review of Written Procedures for Post Bond Issuance Federal Tax Compliance attached as **Exhibit “Q”**. After discussion, upon motion by Director Shoemaker and second by Director Johnson, the Board voted unanimously to approve the Resolution.

Director Logan then stated that programming for the CASE Conference to be held in the summer of 2023 was being undertaken by the CASE Board of Directors. She encouraged the Directors to send suggestions for topics to CASE’s general manager.

Director Logan stated that the Board would receive a report regarding issues relating to District rekeying. At 9:00 p.m., Director Logan announced that the Board would convene in executive session to receive legal advice from the District’s attorney, as authorized by Section 551.071 of the Texas Government Code.

At 9:18 p.m., the Board reconvened in open session, and Director Logan stated that no action had been taken in executive session. **The Board then directed Mr. Abbott to draft a letter to all individuals who were in possession of a key to the gate at Jumano Park to confirm proper use of such a key.**

Director Logan stated that the Board would next review meeting notes and the Board reviewed decision items discussed during the meeting.

Director Logan then stated that the Board would next discuss the Board’s future meeting schedule and agenda items. Mr. Abbott confirmed that the Board’s next regular meeting was scheduled for February 22, 2023.

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

* * *

[SIGNATURE PAGE TO JANUARY 25, 2023 MINUTES]

(SEAL)

Robert Young, Secretary
Board of Directors

Date: _____

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Minh Nguyen		DATE: 01/01/2022
TIME START: 1615	TIME ENDED: 2015	TOTAL TIME: 4 hrs
BEGINNING MILEAGE: 85069	ENDING MILEAGE: 85117	TOTAL MILEAGE: 48miles

Location	Violation	Violation	Violation

COMMENTS:

At 1626 hours, Deputy conducted a security check at Tumlinson Park. There were a few vehicles in parking lot. There was nothing suspicious. Cleared at 1632 hours.

At 1744 hours, Deputy conducted a security check at Tumlinson Park. Deputy walked around the pool and made sure all the doors were locked and secured. Deputy walked over to Walker House and made sure all the doors were locked. Deputy locked the gate. Deputy drove over to the bike trail and locked the gate. Cleared at 1758 hours.

At 1805 hours, Deputy conducted a security check at Tonkawa Park. There were people in the parking lot. Deputy asked them to leave and locked the gate Cleared at 1809 hours.

At 1812 hours, Deputy conducted a security check at Jumano trail. There were vehicles in the parking lot, Deputy asked them to leave the trail to lock the gate. Cleared at 1817 hours.

At 1907 hours, Deputy conducted a security check at Apache park. There was no vehicle inside the park. Deputy did not see anything suspicious. Cleared at 1915 hours.

OFFICER'S SIGNATURE *Minh Nguyen #14660*

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 01/02/2023
TIME START: 14:00	TIME ENDED: 17:00	TOTAL TIME: 3
Begin Mileage:2760	Ending Mileage: 2772	Total Mileage: 12

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

14:00hrs 10-41 patrol Blockhouse MUD.

14:05hrs Security check 400 blk of Tumlinson Fort Dr

14:12hrs Security check Apache park. No sign of damage to mailboxes, or criminal mischief to park area.

15:00hrs Security check 2800 blk of S Walker Dr.

15:15hrs Security check Steppingstone School. No sign of burglary.

16:30hrs Security check Ross port Lane.

17:00hrs 10-42 Blockhouse patrol.

Returned to lock gates

20:05hrs Security check at the bike park. Parking lot was clear. No sign of damage to bike ramps. Gates were closed and locked.

20:10hrs Security check in Tumlinson park pool. The gates were closed and locked. No sign of criminal mischief.

20:19hrs Security check at Tonkawa Park. No sign of criminal mischief. One vehicle still in parking lot occupied. Contacted driver and advised that park was closed. The gates were than closed and locked.

20:20hrs Security check at Jumano park and the area was clear. The gates were closed and locked. No sign of trespassers or criminal mischief.

Derrick Johnson #13763

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Daniel Riley		DATE: 01/03/2023
TIME START: 1800	TIME ENDED: 2200	TOTAL TIME: 4
BEGINNING MILEAGE: 93458	ENDING MILEAGE: 93469	TOTAL MILEAGE: 11

Location	Violation	Violation	Violation

COMMENTS:

1800: Begin tour of duty
 1800: Neighborhood Check
 1830: Security Check Jumano – Plot empty, gate secured upon exit
 1845: Security Check Tonkawa – Plot empty, gate secured upon exit
 1855: Security Check Tumlinson – One individual in plot dropping Christmas tree at designated spot and left shortly thereafter, gate secured upon exit
 1900: Security Check Bike Trail Plot – Plot empty, gate secured upon exit
 1900: Security Check Walker House – Cars in the plot, nothing out of the ordinary
 1930: Neighborhood Check
 2000: Security Check MUD Water Tower
 2100: Security Check Apache – plot empty, no one in the area
 2145: Security Check Jumano – Plot empty, no one in the area
 2150: Security Check Tennis Courts – Individuals parked in Tumlinson Park and playing soccer/basketball on the tennis courts. Nothing out of the ordinary.
 2200: End tour of duty

Daniel Riley #15955

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Billy Ray Boggs #4308		DATE: 01-04-2023
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 107080	ENDING MILEAGE: 107102	TOTAL MILEAGE: 22

Location	Violation	Violation	Violation

COMMENTS:

16:00PM: BEGIN TOUR OF DUTY BLOCKHOUSE MUD
 16:01PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - FACULTY / STUDENTS ONSITE
 // PORTABLE BUILDING SECURED W/ NO BUSTED WINDOWS
 16:14PM: CHECKED JUMANO PARK - TRAILS WERE IN USE // INTERIOR SCOUT FACILITY &
 GARDEN GATES WERE SECURED
 16:20PM: CHECKED APACHE PARK & POOL - PARK WAS UNOCCUPIED // POOL AREA CLOSED
 & SECURED / POOL COVERED
 16:29PM: CHECKED TONKAWA PARK - PARK PLAYGROUND & SOCCER FIELD WAS OCCUPIED
 16:35PM: CHECKED TUMLINSON PARK & POOL - PARK & PLAYGROUND WERE IN USE // POOL
 CLOSED
 16:41PM: CHECKED BIKE TRAIL PARK - PARK WAS UNOCCUPIED
 17:18PM: WELFARE CONCERN - CREEK RUN / BLOCKHOUSE DR - SPECIAL NEEDS MALE
 WALKING ON SIDEWALK - CONTACT MADE - SUBJECTED WAS CODE 4 - NR
 17:26PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - WALKERHOUSE WAS SECURED;
 PAVILLION CLEAR; TENNIS COURTS WERE IN USE
 18:00PM - 18:37PM: PENETRATING TRAUMA / HOAX / SWATTING CALL - 2500-BLK JOHNATHAN
 DR - REPORT OF MALE STATING HE SHOT HIS ENTIRE FAMILY - FOUND TO BE A HOAX CALL
 AND NO OFFENSE HAD OCCURRED AT THE RESIDENCE - REPORT MADE BY PATROL
 18:44PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR
 18:49PM: RECHECKED & SECURED TUMLINSON PARK GATE - PARK WAS CLEAR
 18:56PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR
 19:01PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR
 19:12PM: RECHECKED APACHE PARK & POOL - PARK WAS CLEAR // POOL STAFF WAS
 ONSITE - ALL APPEARED OKAY
 21:00PM: END TOUR OF DUTY @ BLOCKHOUSE MUD

Billy Ray Boggs

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Brandon T. Cantu #14853		DATE: 01/05/2023
TIME START: 2000	TIME ENDED: 0000	TOTAL TIME: 4 hours
BEGINNING MILEAGE: 76800	ENDING MILEAGE: 76812	TOTAL MILEAGE: 12 miles

Location	Violation	Violation	Violation

COMMENTS: 2000 Hours Begin tour of duty (Late start due to patrol late arrest)
2005 Hours: Security check Jumano park, gates were secured upon my exit.
2010 Hours: Security check Tonkawa Park no vehicles in parking lot, gate was secured upon my exit.
2015 Hours: Security check at the Bike park, no vehicles in parking lot, gate was secured upon my exit.
2025 Hours: Security check at Tumlinson park and pool, gates were locked upon my exit.
2100 Hours: Security check at Apache park, observed a few vehicles come and go while checking their mail.
2130 Hours: Security check at Jumano park, no one seen or heard.
2200 Hours: Security check at the water tower, nothing suspicious observed, saw a few people walking their dogs.
2240 Hours: Security check at the walker house, no signs of criminal activity.
2315 Hours: Roaming security check.
0000 Hours: End of tour of duty.

Brandon T. Cantu #14853

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Detective John Bartlett #15235		DATE: 01-06-2023
TIME START: 1600 hours	TIME ENDED: 1700 hrs	TOTAL TIME: 6 hrs 00 min
TIME START: 1830 hours	TIME ENDED: 2330 hrs	
BEGINNING MILEAGE: 103758	ENDING MILEAGE: 103760	TOTAL MILEAGE: *** MILES
BEGINNING MILEAGE: 103808	ENDING MILEAGE: 103****	

Location	Violation	Violation	Violation

COMMENTS:

16:00 PM: Begin Tour of Duty Blockhouse MUD
16:04 PM: Neighborhood Check of Socorro Bend and surrounding neighborhoods
16:26 PM: Neighborhood Check of Jadestone Dr and surrounding neighborhoods.
16:43 PM: Security Check of Apache Park and Pool. In use || All Okay.
17:00 PM: END TOUR OF DUTY – I had to respond to an on duty incident.
18:30 PM: Begin Tour of Duty Blockhouse MUD...again.
18:31 PM: Security Check of Jumano Park, trails and back building. Building is secured and park empty. Gates Locked || All Okay.
18:38 PM: Security Check of Tonkawa Park and Trails. Gates Locked || All Okay.
18:44 PM: Security Check of Tumlinson Park and pool. Park was cleared and the gates locked. || All Okay.
18:49 PM: Security Check of the Bike Park. All clear and gates locked || All Okay
19:00 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.
- Also checked Tumlinson Park, pool, playgrounds, and baseball field. All were not in use and secured, and no issues observed.
19:36 PM: Neighborhood Check of Claudia Dr and surrounding neighborhoods.
19:55 PM: Neighborhood Check of Spotted Eagle Dr and surrounding neighborhoods.
20:15 PM: Neighborhood Check of Mojave Bend and surrounding neighborhoods.
20:38 PM: Neighborhood Check of Cabernet Dr and surrounding neighborhoods.
21:02 PM: Neighborhood Check of La Crema Ct and surrounding neighborhoods.
21:24 PM: Security Check of Apache Park and Pool. || All Okay.
21:48 PM: Security Check of Jumano Park and back building || All Okay.
22:12 PM: Neighborhood Check of Pine Portage Lp and surrounding neighborhoods.
22:37 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.
- Also checked Tumlinson Park, pool, playgrounds, and baseball field. All were not in use and secured, and no issues observed.
23:01 PM: Neighborhood Check of N Blockhouse Dr and surrounding neighborhoods.
23:30 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Detective John Bartlett #15235		DATE: 01-07-2023
TIME START: 1840 hours	TIME ENDED: 0040 hrs	TOTAL TIME: 6 hrs 00 min
BEGINNING MILEAGE: 103925	ENDING MILEAGE: 103943	TOTAL MILEAGE: 18 MILES

Location	Violation	Violation	Violation
Cynthia Ct	Speeding		
Greenlee Dr	White Light to the Rear		

COMMENTS:

18:40 PM: Begin Tour of Duty Blockhouse MUD
 18:42 PM: Security Check of Jumano Park, Trails, and back building. Gates Locked || All Okay.
 18:48 PM: Security Check of Tumlinson Park and pool. Gates locked. || All Okay.
 18:50 PM: Security Check of the Bike Park. All clear and gates locked || All Okay
 18:52 PM: Security Check of Tonkawa Park. Gates locked. || All Okay
 19:07 PM: Neighborhood Check of Beverly Dr and surrounding neighborhoods
 19:28 PM: Neighborhood Check of Tumlinson Fort Dr and surrounding neighborhoods.
 19:53 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.
 - Also checked Tumlinson Park, pool, playgrounds, and baseball field. All were not in use and secured, and no issues observed.
 20:31 PM: Neighborhood Check of S Walker Dr and surrounding neighborhoods.
 20:54 PM: Neighborhood Check of Meritage Blvd and surrounding neighborhoods.
 21:22 PM: Security Check of Apache Park and pool. Park clear and gates locked || All okay.
 21:36 PM: Neighborhood Check of Catalina Dr and surrounding neighborhoods.
 22:01 PM: Security Check of Jumano Park, trails, and back building. All Secured.
 22:29 PM: Traffic stop on Cynthia Ct for speeding on Blockhouse Dr. Warning Issued.
 22:37 PM: Located a suspicious vehicle at Apache Park and Pool. Suspect was told the park was closed and left.
 22:56 PM: Neighborhood Check of N Blockhouse Dr and surrounding neighborhoods.
 23:12 PM: Neighborhood Check of Copper Leaf Dr and surrounding neighborhoods.
 23:30 PM: Traffic stop on Greenlee Dr for a White Light to the rear. Warning issued.
 23:49 PM: Neighborhood Check of Creek Run Dr and surrounding neighborhoods.
 00:02 AM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.
 00:20 AM: Neighborhood Check of S Blockhouse Dr and surrounding neighborhoods.
 00:40 AM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Daniel Riley		DATE: 01/08/2023
TIME START: 1800	TIME ENDED: 2200	TOTAL TIME: 4
BEGINNING MILEAGE: 94007	ENDING MILEAGE: 94019	TOTAL MILEAGE: 12

Location	Violation	Violation	Violation

COMMENTS:

1800: Begin tour of duty

1800: Neighborhood Check

1815: Security Check Jumano – Plot empty, gate secured upon exit

1815: Security Check Jumano – Conducted foot patrol throughout the disc golf course and around the area in the woods of the park due to reports of individuals conducting prohibited activities in the area. Did not see anyone in the park during check.

1845: Security Check Tonkawa – Plot empty, gate secured upon exit

1855: Security Check Tumlinson – One individual in plot dropping Christmas tree at designated spot and left shortly thereafter, gate secured upon exit

1900: Security Check Bike Trail Plot – Plot empty, gate secured upon exit

1900: Security Check Walker House – Cars in the plot, nothing out of the ordinary

1900: Security Check MUD Water Tower

2023008681

Port Anne Way/Moser River Dr Suspicious Incident

1930 - Spoke with caller who stated a group of teenagers were kicking and banging on a garage door in the 1000-1020 block of Moser River Dr when she heard it. She stated the kids then ran away and another group of kids who were in the area attempted to make contact with an individual in a volkswagen sedan to alert the individual of the garage kicking, presumably, and the man in the volkswagen began yelling and cussing at the kids, who then ran back to their car and drove away. Caller stated she resides at 910 Moser River Dr. UTL on the subjects caller advised on.

2020 - Flagged down by caller from suspicious incident call at 1930, had dispatch put back on same event number

2030 - Made contact with the owner of the VW SUV who advised he believed the person who approached his car was accusing his teenage girls of kicking in the garage, of which they had nothing to do with. Owner stated he felt bad for his reaction, but he did not know which house was kicked or who the people involved were.

2040: 2023008726; Big Falls Dr – Caller reported a loud tan truck driving in the area and being a nuisance. Checked the area, UTL on truck

2100: Security Check Apache – plot empty, no one in the area

2145: Security Check Jumano – Plot empty, no one in the area

2150: Security Check Tennis Courts – Individuals parked in Tumlinson Park and playing soccer/basketball on the tennis courts. Nothing out of the ordinary.

2200: End tour of duty

Daniel Riley #15955

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 01-09-2023
TIME START: 0256	TIME ENDED: 0856	TOTAL TIME: 6
BEGINNING MILEAGE: 87595	ENDING MILEAGE: 87651	TOTAL MILEAGE: 56

Location	Violation	Violation	Violation

COMMENTS:

0256hrs Begin Tour of Duty.

0306hrs Security Check Bike Trail Park. The gate was locked and secured. No vehicles parked in the parking lot. No one riding on the track. No issues observed.

0316hrs Security Check Tonkawa Park. The gate is locked and secured. No vehicles were parked in the parking lot. No one seen walking around on the track, soccer field, or playground. No issues observed.

0332hrs Security Check Jumano Park. No vehicles parked in the front parking area. The gate to the park was locked and secured. No vehicles observed parked behind the gate and no one observed in the park. No issues observed.

0348hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. No one seen walking around in the park. I checked the tennis and basketball court. The gates were shut. Nothing was propping them open. No issues observed.

0411hrs Security Check Apache Park. One vehicle parked in the parking lot. It belongs to a resident of the neighborhood. No one was playing on the playground or in the pool area. No issues observed.

0650hrs I sat on Creek Run to monitor traffic for the school zone. No traffic violations were observed.

0748hrs Security Check Tonkawa Park. The gate was open. No vehicles parked in the parking lot. No one playing on the playground or soccer field. There was a man walking his dogs around on the track. No issues observed.

0759hrs Security Check Tumlinson Park. The gate was open. No vehicles parked in the parking lot. No one playing on the playground or baseball field. There were several people walking around on the trails. No issues observed.

0808hrs Security Check Jumano Park. The gate to the park was open. There was one vehicle parked in the park. There was one person playing disc golf in the park. No one in the garden or community center. No issues observed.

0815hrs Security Check Apache Park. There were several vehicles parked in the parking lot. The school swim team was practicing. No one playing on the playground. No issues observed.

0821hrs Security Check Bike Trail Park. The gate to the park was still closed and locked. No issues observed.

0856hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy D. Hippert #15489		DATE: 01/09/2022
TIME START: 16:30	TIME ENDED: 20:30	TOTAL TIME: 4
BEGINNING MILEAGE: 58260	ENDING MILEAGE: 58283	TOTAL MILEAGE: 23

Location	Violation	Violation	Violation

COMMENTS:

16:41 hours Security Check at Tonkawa Park. Observed a couple walking their dog and baby in the park. A few kids riding their bikes on the trail. Nothing suspicious found or observed.

16:55 hours Security Check at Jumano Park. Several vehicles park near the community center. While walking trail, observed a large group playing disc golf as well as several families hiking the trails. No marijuana smoking archers observed in the park area. No camp site observed or make-shift fire pits.

18:10 hours Security Check at Tumlinson Park/Pool. Parking lot, playground and field checked. No vehicles or people observed. Pool area checked as well as all access points. All pool access doors found closed and secured. Park gates closed and locked.

18:28 hours Security Check at Jumano Park. Boy scouts having weekly meeting. All vehicles parked inside gated area near community center. Park gates closed but lock left open so boy scouts can leave.

18:36 hours Security Check at Tonkawa Park. No vehicles observed in parking lot. No people observed in playground or field. Park gates closed and locked.

18:41 hours Security Check at Bike Park. No vehicles or people observed in park area. Park gates closed and locked.

19:04 hours Security Check at Walker House/ Sport Courts. Mom helping son take pictures of vehicle to sell. Office doors checked and all found closed/locked. Two teenaged boys playing tennis. Nothing suspicious observed.

19:18 Security Check at Jumano Park. Double checked to make sure Boy Scouts meeting was adjourned and the park gates were closed and locked. Gates found closed and pad lock secured.

19:27 hours Security Check at Apache Park/Pool. Nothing suspicious observed. No vehicles or people observed in the park area.

Daniel L. Hippert #15489

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Billy Ray Boggs #4308		DATE: 01-11-2023
TIME START: 16:15PM	TIME ENDED: 21:15PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 107485	ENDING MILEAGE: 107504	TOTAL MILEAGE: 19

Location	Violation	Violation	Violation

COMMENTS: * OUT FOR FUEL @ NEW HOPE / 183A*****
16:15PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
16:24PM: CHECKED BH ELEM SCHOOL & PORTABLE BUILDING - FACULTY / STUDENTS STILL ONSITE - ALL APPEARED OKAY
16:45PM: CHECKED JUMANO PARK - PARK WAS OCCUPIED BY SEVERAL VEHICLES / DISC GOLF PLAYERS; INTERIOR FACILITY & GARDEN GATES WERE SECURED
16:58PM: CHECKED APACHE PARK & POOL - PARK WAS UNOCCUPIED; POOL AREA WAS SECURED
17:02PM: CHECKED BY TONKAWA PARK - PARK WAS OCCUPIED AND VEHICLES PARKED OUTSIDE OF THE GATE, BUT THE GATE WAS LOCKED AND APPEARED TO HAVE NOT BEEN OPENED THIS MORNING - I LEFT THE GATE LOCKED, DUE TO UNKNOWN REASON(S) WHY THE GATE WOULD BE LOCKED - DEPUTY LOVATO WAS NOTIFIED OF THE SITUATION
17:08PM: CHECKED TUMLINSON PARK - PARK BALLFIELD IN USE / OPEN PARK AREA NEXT TO BALLFIELD BEING USED FOR PRACTICE BY ANOTHER TEAM; POOL AREA SECURED
17:24PM: CHECKED BIKE TRAIL PARK - PARK WAS UNOCCUPIED
17:42PM - 19:22PM: PSYCHIATRIC CALL - 1400-BLK MOLSON LAKE DR - NO OFFENSE; NR
19:26PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR
19:30PM: RECHECKED & SECURED TUMLINSON PARK GATE - TWO PICKUPS WERE PARKED & UNOCCUPIED, HOWEVER, I WAS ABLE TO MAKE AN ANNOUNCEMENT AND LOCATE THE DRIVERS, WHO WERE OVER AT THE TENNIS / BASKETBALL COURTS - BOTH DRIVERS REMOVED THERE PICKUPS AND THE GATES WERE SECURED
19:42PM: ARRIVED TO SECURE GATES AT JUMANO PARK, BUT SOMEONE HAD ALREADY SECURED THE GATES - IT IS UNKNOWN TO ME WHO WOULD HAVE LOCKED THE GATE, BUT IT WAS DONE SOMETIME BETWEEN THE TIME I WAS ON THE CALL FOR SERVICE AND THE TIME I ARRIVED TO SECURE THE GATES - ALL ELSE WAS OKAY
20:00PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - THE FRONT MAIN DOOR OF WALKERHOUSE WAS FOUND UNLOCKED; INTERIOR CHECKED & ALL APPEARED OKAY; WAS ABLE TO SECURE THE FRONT DOOR // COURTS WERE IN USE; PAVILLION WAS CLEAR
21:15PM: END TOUR OF DUTY @ BLOCKHOUSE MUD

Billy Ray Boggs
 OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 01/12/2023
TIME START: 14:00 Begin Mileage:3008	TIME ENDED: 20:00 Ending Mileage: 3022	TOTAL TIME: 6 Total Mileage: 14

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

14:00hrs 10-41 patrol Blockhouse MUD.

14:17hrs Security check Walker House. Checked he courts, no sign of criminal mischief.

14:25hrs Security check at the bike park. Parking lot was clear. No sign of damage to bike ramps.

14:35hrs Monitored traffic in the school zone. No violations occurred.

15:05hrs Security check 400 blk of Tumlinson Fort Dr

15:30hrs Security check 2800 blk of S Walker Dr.

16:29hrs Security check 1000 blk of Chardonnay Crossing

16:42hrs Security check Apache park. No sign of damage to mailboxes, or criminal mischief to park area.

16:45hrs Security check 16000 blk of Black Kettle Dr

18:20hrs Security check at the bike park. Parking lot was clear. No sign of damage to bike ramps. Gates were closed and locked.

18:28hrs Security check in Tumlinson park pool. The gates were closed and locked. No sign of criminal mischief.

18:40hrs Security check at Tonkawa Park. No sign of criminal mischief. gates were than closed and locked.

18:55hrs Security check at Jumano park and the area was clear. The gates were closed and locked. No sign of trespassers or criminal mischief.

19:30hrs Security check 2400 Greenlee Dr.

20:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Detective John Bartlett #15235		DATE: 01-13-2023
TIME START: 1600 hours	TIME ENDED: 2200 hrs	TOTAL TIME: 6 hrs 00 min
BEGINNING MILEAGE: 104539	ENDING MILEAGE: 104561	TOTAL MILEAGE: 22 MILES

Location	Violation	Violation	Violation
Blockhouse Dr/Meritage	Speeding	No License Plate	

COMMENTS:

16:00 PM: Begin Tour of Duty Blockhouse MUD
 16:08 PM: Neighborhood Check of McDowell Bend and surrounding neighborhoods.
 16:29 PM: Neighborhood Check of Bottle Springs Ln and surrounding neighborhoods.
 16:47 PM: Neighborhood Check of House Creek Dr and surrounding neighborhoods.
 17:10 PM: Security Check of Tonkawa Park and trails. All in use || All Okay.
 17:31 PM: Security Check of Tumlinson Park, Pool, and trail. || All Okay.
 17:45 PM: Neighborhood Check of Armstrong Dr and surrounding neighborhoods.
 17:57 PM: Security Check of Tonkawa Park and trails. Gates Locked || All Okay.
 18:02 PM: Security Check of the Bike Park. All clear and gates locked || All Okay
 18:05 PM: Security Check of Tumlinson Park and Pool. Baseball fields were in use and occupants were told that park is closed at dusk (it was dark at the time they were told) they left and I was able to lock the gates at around 18:30 PM) Gates Locked
 18:34 PM: Security Check of Jumano Park, Trails, and back building. Gates Locked || All Okay.
 19:07 PM: Neighborhood Check of Bardolino Ln and surrounding neighborhoods
 19:31 PM: Neighborhood Check of N Walker Dr and surrounding neighborhoods.
 19:41 PM: Traffic on a Motorcycle for Speeding, No License Plate on S. Blockhouse Dr.
 20:03 PM: Neighborhood Check of Kathleen Ln and surrounding neighborhoods.
 20:34 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.
 - Also checked Tumlinson Park, pool, playgrounds, and baseball field. All were not in use and secured, and no issues observed.
 21:03 PM: Security Check of Apache Park and pool. Park clear and gates locked || All okay.
 21:22 PM: Neighborhood Check of Meritage Blvd and surrounding neighborhoods.
 21:43 PM: Neighborhood Check of Rainy River Dr and surrounding neighborhoods.
 22:00 PM: End Tour of duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Minh Nguyen		DATE: 01/14/2022
TIME START: 1640	TIME ENDED: 2140	TOTAL TIME: 5 hrs
BEGINNING MILEAGE: 87253	ENDING MILEAGE: 87312	TOTAL MILEAGE: 48miles

Location	Violation	Violation	Violation

COMMENTS:

At 1700 hours, Deputy conducted a security check at Tumlinson Park. There were a few vehicles in parking lot. There was nothing suspicious. Cleared at 1705 hours.

At 1758 hours, Deputy conducted a security check the Walker House. There were a few vehicles in the parking lot. Deputy did not see anything suspicious. Cleared at 1804 hours.

At 1813 hours, Deputy conducted a security check at Tumlinson Park. Deputy walked around the pool and made sure all the doors were locked and secured. Deputy walked over to Walker House and made sure all the doors were locked. Deputy locked the gate. Deputy drove over to the bike trail and locked the gate. Cleared at 1824 hours.

At 1827 hours, Deputy conducted a security check at Tonkawa Park. There were people in the parking lot. Deputy asked them to leave and locked the gate Cleared at 1835 hours.

At 1834 hours, Deputy conducted a security check at Jumano trail. There were vehicles in the parking lot, Deputy asked them to leave the trail to lock the gate. Cleared at 1839 hours.

At 1917 hours, Deputy conducted a security check at Apache park. There was no vehicle inside the park. Deputy did not see anything suspicious. Cleared at 1921 hours.

At 2012 hours Deputy conducted a security check at Block House ES. Deputy did not see anything suspicious. There was no on around. Cleared at 2018

At 2108 hours Deputy conducted a security check at the Walker House. There were 2 vehicles in the parking lot. There was nothing suspicious. Cleared at 2113 hours.

OFFICER'S SIGNATURE *Minh Nguyen #14660*

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy D. Hippert #15489		DATE: 01/15/2023
TIME START: 17:00	TIME ENDED: 21:00	TOTAL TIME: 4
BEGINNING MILEAGE: 58485	ENDING MILEAGE: 58512	TOTAL MILEAGE: 27

Location	Violation	Violation	Violation

COMMENTS:

17:25 hours Security Check at Tonkawa Park. Several families observed in field flying kites on a very windy evening. Few of the children were also enjoying the playground. Nothing suspicious observed.

17:52 Animal Stray at 700 Block House Dr. I was flagged down about an injured deer. I observed a doe with 3 broken legs laying on the sidewalk. I contacted the district supervisor and advised him of the situation. The deer was laying near a backyard fence. There was a descent amount of vehicle traffic as well as pedestrian foot traffic. Once the duty supervisor arrived and a district unit, we created a barrier with our patrol units to shield the deer and the public. The deer was dispatched due to having 3 broken legs and suffering. I requested a follow with animal control in the morning to pick up the expired deer.

19:00 hours Security Check at Tumlinson Park and Pool. No vehicles or people observed in the park area. Bathroom had a posted sign stated it was closed. Bathroom door checked and found locked. All pool access doors checked and found to be locked/secured. Park gates closed and locked.

19:14 hours Security Check at Jumano Park. No vehicles observed in parking area. No signs of disc golfers or hikers. Park gates closed and locked.

19:30 hours Security Check at Tonkawa Park. No vehicles or people in parking lot, playground or filed. Park gates closed and locked.

19:42 hours Security Check at Bike Park. No park goers observed. Bike trails observed empty as well as the parking lot. Park gates closed and locked.

19:58 hours Security Check at Walker House/Sport Courts. Office doors checked All found closed/locked. 2 adults enjoying a game of tennis. All other sport courts observed to be empty. Nothing suspicious found or observed.

20:12 hours Security Check at Apache Park/Pool. No one observed in the parking lot, playground or pool area. Pool access checked and found closed/lock.

20:34 hours Security Check at BH Creek Elementary School. No vehicles or people observed on school grounds. Perimeter windows and doors checked. All found closed and secured.

Daniel L. Hippert #15489

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 01-16-2023
TIME START: 0253	TIME ENDED: 0853	TOTAL TIME: 6
BEGINNING MILEAGE: 88020	ENDING MILEAGE: 88073	TOTAL MILEAGE: 53

Location	Violation	Violation	Violation

COMMENTS:

0253hrs Begin Tour of Duty.
 0304hrs Security Check Bike Trail Park. The gate to the park was locked and secured. No vehicles in the parking lot. No one on the bike track. No issues observed.
 0320hrs Security Check Tonkawa Park. The gate to the park was locked and secured. No vehicles were in the parking lot. No one seen on the playground, soccer field, or walking around on the track. No issues observed.
 0341hrs Security Check Tumlinson Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen on the playground or baseball field. No one seen walking around on the trails. The gates to the basketball and tennis courts were closed with no obstructions. No issues observed.
 0359hrs Security Check Jumano Park. No vehicles parked in front of the gate in the parking area. The gate was locked and secured. No one seen in the park. No issues observed.
 0422hrs Security Check Apache Park. There was one vehicle parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.
 School was out for a Holiday so there were no school zones today.
 0703hrs Security Check Tonkawa Park. The gate to the park was open. No vehicles parked in the parking lot. No one playing on the playground, soccer field, or walking around on the track. No issues observed.
 0723hrs Security Check Apache Park. No vehicles parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.
 0748hrs Security Check Jumano Park. The gate was open. No vehicles parked in the parking area. No one walking around on the trails or playing disc golf. No issues observed.
 0801hrs Security Check Bike Trail Park. The gate was unlocked. No vehicles parked in the parking lot. No one riding on the track. No issues observed.
 0819hrs Security Check Tumlinson Park. The gate was open. No vehicles parked in the parking lot. No one playing on the playground or baseball field. There were several people walking around on the trails. The facilities guy was driving around on the Polaris changing out the trash cans. No issues observed.
 0853hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Lynn Norvell #1416		DATE: 1-16-2023
TIME START: 1600 hrs	TIME ENDED: 2100 HRS	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 95426	ENDING MILEAGE: 95459	TOTAL MILEAGE: 33

Location	Violation	Violation	Violation

COMMENTS: 16:00PM- BEGIN TOUR OF DUTY - BLOCKHOUSE MUD
16:08PM: CHECKED JUMANO PARK, 3 VEHICLES INSIDE GATE, MULTIPLE PEOPLE PLAYING DISC GOLF - GATE TO BOYSCOUT BUILDING SECURE
16:30PM: CHECKED APACHE PARK AND POOL- POOL GATES LOCKED AND POOLTARPED - FATHER AND DAUGHTER IN PARK- ALL OK
16:37PM: CHECKED TONKAWA PARK - MULTIPLE FAMILIES AND CHILDREN IN PARK- SOCCER FIELD IN USE AS WELL - ALL OK
16:45PM: CHECKED TUMLINSON PARK AND POOL- POOL CLOSED- PARK IN USE BY FAMILIES AND CHILDREN- BASEBALL FIELD IN USE FOR LITTLE LEAGUE PRACTICE- ALL OK
16:50PM: CHECKED BIKE TRAIL PARK- NO VEHICLES IN PARKING LOT OR PEOPLE IN PARK - ALL OK
17:04PM: CHECKED WALKER HOUSE- ALL SECURE- PAVILION CLEAR, BASKETBALL COURT CLEAR AND GATE SECURE- TENNIS COURT CLEAR AND GATE SECURE - ALL OK
17:25PM: CHECKED BLOCKHOUSE ELEMENTARY AND PORTABLE BUILDINGS- ALL DOORS SECURE - ALL OK
18:29PM: CHECKED TUMLINSON PARK AND POOL- POOL GATES SECURE - NO VEHICLES IN PARKING LOT- GATES SECURED
18:35PM: BIKE TRAIL PARK CLEAR- GATES SECURED
18:45: CHECKED JUMANO PARK- NO VEHICLES INSIDE- INNER GATES SECURED
18:50PM: TONKAWA PARK ALL CLEAR- GATE SECURED
18:58PM: CHECKED APACHE PARK AND POOL- ENTRY GATE OPEN WITH 1 SWIMMER AND 1 STAFF MEMBER ON SITE. - ALL OK
21:00PM - END TOUR OF DUTY - BLOCKHOUSE MUD

Lynn Norvell
 OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Daniel Riley		DATE: 01/17/2023
TIME START: 1800	TIME ENDED: 2200	TOTAL TIME: 4
BEGINNING MILEAGE: 92485	ENDING MILEAGE: 92498	TOTAL MILEAGE: 13

Location	Violation	Violation	Violation

COMMENTS:

1800: Begin tour of duty
 1800: Neighborhood Check
 1830: Security Check Jumano – Conducted foot patrol of park, no individuals observed in the park. Gate secured upon exit.
 1845: Security Check Tonkawa – Plot empty, gate secured upon exit
 1850: Security Check Tumlinson – One vehicle located in the plot. Conducted foot patrol and located an individual walking his dog who stated the car was his. Individual was advised of park and plot hours. Walked back to plot with individual who then departed the area. Gate secured upon exit.
 1920: Security Check Bike Trail Plot – Plot empty, gate secured upon exit
 1930: Security Check Walker House – Cars in the plot, nothing out of the ordinary
 1945: Security Check MUD Water Tower
 2100: Security Check Apache – plot empty, no one in the area
 2145: Security Check Jumano – Plot empty, no one in the area
 2150: Security Check Tennis Courts – Individuals parked in Tumlinson Park and playing soccer/basketball on the tennis courts. Nothing out of the ordinary.
 2200: End tour of duty

Daniel Riley #15955

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Billy Ray Boggs #4308		DATE: 01-18-2023
TIME START: 16:45PM	TIME ENDED: 21:00PM	TOTAL TIME: 4.25 HRS
BEGINNING MILEAGE: 97615 -	ENDING MILEAGE: 97641	TOTAL MILEAGE: 26
BACKUP UNIT		

Location	Violation	Violation	Violation

COMMENTS: *OUT FOR FUEL @ NEW HOPE / 183A*****
16:45PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
17:10PM: CHECKED BH ELEM SCHOOL & PORTABLE - FACULTY / STUDENTS & PARENTS STILL ONSITE - ALL APPEARED OKAY
17:30PM: CHECKED JUMANO PARK - SEVERAL VEHICLES PARKED // DISC GOLFERS AND WALKERS OCCUPYING PARK
17:39PM: CHECKED APACHE PARK & POOL - PARK WAS CLEAR; POOL OPEN & STAFF WAS ONSITE
17:45PM: CHECKED TONKAWA PARK - PARK PLAYGROUND AND FIELDS WERE OCCUPIED
18:02PM: CHECKED TURLINSON PARK & POOL - PARK PLAYGROUND WAS IN USE; POOL AREA WAS SECURE
18:20PM: CHECKED BIKE TRAIL PARK - PARK WAS UNOCCUPIED
18:22PM: CHECKED WALKERHOUSE, COURTS & PAVILLION - TENNIS COURTS WERE IN USE; PAVILLION WAS CLEAR; WALKERHOUSE WAS SECURE
19:07PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR
19:10PM: RECHECKED & SECURED TURLINSON PARK GATE - PARK WAS CLEAR
19:18PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR
19:24PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR
19:40PM: RECHECKED APACHE PARK & POOL - ALL WAS OKAY
21:00PM: END TOUR OF DUTY @ BLOCKHOUSE MUD

Billy Ray Boggs
 OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Minh Nguyen		DATE: 01/19/2022
TIME START: 1600	TIME ENDED: 2100	TOTAL TIME: 5 hrs
BEGINNING MILEAGE: 87253	ENDING MILEAGE: 87992	TOTAL MILEAGE: 48miles

Location	Violation	Violation	Violation

COMMENTS:

At 1619 hours, Deputy conducted a security check at Tumlinson Park. There were a few vehicles in parking lot. There was nothing suspicious. Cleared at 1623 hours.

At 1720 hours, Deputy conducted a security check the Walker House. There were a few vehicles in the parking lot. Deputy did not see anything suspicious. Cleared at 1724 hours.

At 1746 hours, Deputy responded to a suicidal threat call at 3400 blk Napa Valley in reference to a male subject with depression with thoughts of harming himself. Deputy arrived on scene convinced the subject to open the door and spoke with him. Deputy convinced the subject to go to the hospital to sober up and later would get evaluated by a mental health officer. Cleared at 1827 hours. WCSO event#2023021591

At 1830 hours, Deputy conducted a security check at Tumlinson Park. Deputy walked around the pool and made sure all the doors were locked and secured. Deputy walked over to Walker House and made sure all the doors were locked. Deputy locked the gate. Deputy drove over to the bike trail and locked the gate. Cleared at 1844 hours.

At 1844 hours, Deputy conducted a security check at Tonkawa Park. There were people in the parking lot. Deputy asked them to leave and locked the gate Cleared at 1848 hours.

At 1851 hours, Deputy conducted a security check at Jumano trail. There were vehicles in the parking lot, Deputy asked them to leave the trail to lock the gate. Cleared at 1856 hours.

At 2016 hours, Deputy conducted a security check at Apache park. There was no vehicle inside the park. Deputy did not see anything suspicious. Cleared at 2030 hours.

OFFICER'S SIGNATURE *Minh Nguyen #14660*

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 01/19/2023
TIME START: 22:00 Begin Mileage: 3505	TIME ENDED: 02:00 Ending Mileage: 3532	TOTAL TIME: 4 Total Mileage: 27

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

22:00hrs 10-41 patrol Blockhouse MUD.

22:15hrs Security check Walker House. Checked he courts, no sign of criminal mischief.

22:35hrs Security check at the bike park. Parking lot was clear. No sign of damage to bike ramps.

23:00hrs Security check 400 blk of Tumlinson Fort Dr

23:20hrs Security check 2800 blk of S Walker Dr.

23:30hrs Security check 2400 Greenlee Dr.

23:45hrs Security check 16000 blk of Black Kettle Dr

00:29hrs Security check 1000 blk of Chardonay Crossing

00:32hrs Security check Apache park. No sign of damage to mailboxes, or criminal mischief to park area.

00:40hrs Security check at the bike park. Parking lot was clear. No sign of damage to bike ramps.

00:58hrs Security check in Tumlinson park pool. No sign of criminal mischief.

01:20hrs Security check at Tonkawa Park. No sign of criminal mischief.

01:55hrs Security check at Jumano park and the area was clear. No sign of trespassers or criminal mischief.

02:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

Block House Creek M.U.D.

DAILY PATROL REPORT

NAME: Deputy Derrick Johnson #13763		DATE: 01/21/2023
TIME START: 12:00 Begin Mileage: 3684	TIME ENDED: 18:00 Ending Mileage: 3705	TOTAL TIME: 6 Total Mileage: 21

Location	Violation	Location	Violation
Tumlinson park	Parked in No Parking		

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

12:00hrs 10-41 patrol Blockhouse MUD.

12:20hrs Security check at Jumano Park. Checked the trails and they were clear. Several people out playing disc golf. No sign of criminal mischief.

13:00hrs Security check at the 400 blk of Tomlinson Fort Dr.

13:15hrs Security check in Tomlinson park pool. Walked the park and behind the baseball field, no sign of criminal mischief.

14:39hrs Parking enforcement Tumlinson Park, Vehicle parked in no parking area by the park. Contacted owner and vehicle was moved.

14:44hrs Security check 1500 Blk of Rosspoint Bend

15:00hrs Security check Apache park.

15:35hrs Security check at Tonkawa Park. Parking lot was clear

16:00hrs Responded to welfare concern reporting kids playing on the train track behind the bike park. Contacted the kids and notified their parents. Kids were advised of the danger of being on the train tracks.

16:40hrs Security check 3200 blk of Port Anne Way. Contacted kid that was dressed in military camo and waving a large American flag. Spoke to kid for a bit and gave him a K9 coin.

17:30hrs Security check at Jumano park and the area was clear. The gates were closed and locked.

17:35hrs Security check at Tonkawa park. Parking lot was clear and gates were closed and locked.

17:40hrs Security check at the bike park. Parking lot was clear and the gates closed and locked.

17:55hrs Security check in Tumlinson park pool. The rest of the parking lot was checked and there were no vehicles in the parking lot. The gates were closed and locked.

18:00hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 01-22-2023
TIME START: 0302	TIME ENDED: 0902	TOTAL TIME: 6
BEGINNING MILEAGE: 88503	ENDING MILEAGE: 88547	TOTAL MILEAGE: 44

Location	Violation	Violation	Violation

COMMENTS:

0302hrs Begin Tour of Duty.

0313hrs Security Check Tumlinson Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen walking around in the park, on the playground, or baseball field. No issues observed.

0326hrs Security Check Jumano Park. The gate to the park was locked and secured. No one parked in the front parking area in front of the gate. No vehicle seen parked in the park. No one seen walking around in the park. No issues observed.

0344hrs Security Check Apache Park. One vehicle parked in the parking lot. The vehicle comes back to an address close to the park in Block House. No one on the playground or pool area. No issues observed.

0403hrs Security Check Tonkawa Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seen playing on the playground, soccer field, or walking around on the track. No issues observed.

0417hrs Security Check Bike Trail Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one riding on the trails. No issues observed.

0659hrs Security Check Tumlinson Park. No vehicles parked in the parking lot. I walked around the basketball and tennis courts. The gates were closed and no obstructions were keeping them open. While I was checking the park the worker had come to open up the gates. No issues observed.

0725hrs Security Check Tonkawa Park. The gate was unlocked. There was one vehicle parked in the parking lot. No one was playing on the playground, soccer field, or walking around on the track. There was a guy playing with his dog in the back field. No issues were observed.

0738hrs Security Check Jumano Park. The gate to the park was unlocked. No one was parked in the parking lot. No one was playing on the disc golf course. No one was walking around in the park. The gate to the garden and community center were locked and secured. No issues observed.

0808hrs Security Check Apache Park. No vehicles parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.

0832hrs Security Check Tumlinson Park. No vehicles were parked in the parking lot of the park. There were several vehicles parked in front of the Walker House. There were people walking around on the trails. No one was playing on the playground or baseball fields. There were people playing tennis on the tennis courts. No issues observed.

0902hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Detective John Bartlett #15235		DATE: 01-22-2023
TIME START: 1730 hours	TIME ENDED: 2330 hrs	TOTAL TIME: 6 hrs 00 min
BEGINNING MILEAGE: 105139	ENDING MILEAGE: 105167	TOTAL MILEAGE: 28 MILES

Location	Violation	Violation	Violation
S Blockhouse Dr	Speeding	Exp Registration	Running Stop Signs.
Blockhouse Dr/Spy Cv	Inop Stop Lamp	Exp Registration	Inop LP Light
Snelling Dr	Inop Stop Lamp		

COMMENTS:

17:30 PM: Begin Tour of Duty Blockhouse MUD
 17:38 PM: Neighborhood Check of Socorro Bend and surrounding neighborhoods.
 18:02 PM: Neighborhood Check of Lone Wolf Dr and surrounding neighborhoods.
 18:30 PM: Security Check of Tonkawa Park and trails. Gates Locked || All Okay.
 18:36 PM: Security Check of the Bike Park. All clear and gates locked || All Okay
 18:38 PM: Security Check of Tumlinson Park and Pool. All clear. Gates Locked || All Okay
 18:45 PM: Security Check of Jumano Park, Trails, and back building. Found two kids around 12 years old playing in the drainage area. Asked them not to do that anymore since it was dangerous. They agreed and went home. Gates Locked || All Okay.
 19:24 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.
 - Also checked Tumlinson Park, pool, playgrounds, and baseball field. All were not in use and secured, and no issues observed.
 20:00 PM: Neighborhood Check of N Walker Dr and surrounding neighborhoods.
 20:08 PM: Observed a vehicle speeding through the neighborhoods. Conducted a traffic stop and issued a verbal warning to the Pizza Driver.
 20:23 PM: Neighborhood Check of Susan Ln and surrounding neighborhoods.
 20:54 PM: Neighborhood Check of Bordeaux Dr and surrounding neighborhoods.
 21:20 PM: Neighborhood Check of Pine Portage Lp and surrounding neighborhoods
 21:46 PM: Security Check of Apache Park and Pool. Gates secured, park clear || All Okay.
 21:58 PM: Observed a vehicle with an inoperable stop lamp driving up and down neighborhoods. Conducted a traffic stop on the vehicle and the driver was from a different city waiting for his girlfriend to return home. Verbal Warning Issued.
 22:16 PM: Neighborhood Check of Turtle River Dr and surrounding neighborhoods.
 22:43 PM: Neighborhood Check of Rosspoint Bend and surrounding neighborhoods.
 23:09 PM: Observed a vehicle with an inoperable stop lamp. Conducted a traffic stop and issued a verbal warning on Snelling Dr.
 23:30 PM: End Tour of Duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Antonio Lovato #11316		DATE: 01-23-2023
TIME START: 0256	TIME ENDED: 0856	TOTAL TIME: 6
BEGINNING MILEAGE: 88551	ENDING MILEAGE: 88598	TOTAL MILEAGE: 47

Location	Violation	Violation	Violation

COMMENTS:

0256hrs Begin Tour of Duty.

0318hrs Security Check Tonkawa Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one seeing playing on the playground, soccer field, or walking around on the track. No issues observed.

0325hrs Security Check Bike Trail Park. The gate to the park was locked and secured. No vehicles parked in the parking lot. No one riding on the the track. No issues observed.

0328hrs Security Check Tumlinson Park. The gate to the park was locked and secured. No vehicles parked in the parking lot in Tumlinson or Walker House. No one seen on the playground, baseball field, or walking around on the trails. No issues observed.

0335hrs Security Check Jumano Park. No vehicles parked in front of the gate in the parking area. The gate was locked and secured. No vehicles seen parked in the park. No issues observed.

0420hrs Security Check Apache Park. There were two vehicles parked in the parking lot. No one playing on the playground or in the pool area. No issues observed.

0452hrs Security Check tennis and basketball courts. No obstructions in front of the gates. No issues observed.

0631hrs Security Check Apache Park. Several vehicles were pulling into the parking lot. It was the swim team getting ready for practice. They were still sitting in their vehicles. No one was in the pool area yet.

0650hrs School Zone Traffic Enforcement. I monitored traffic until the School Zone Light went off at 0740hrs. I did not observe any traffic violations.

0745hrs Security Check Tonkawa Park. The gate to the park was open. There was one vehicle parked in the parking lot. A man was training his dog in the field on the North side of the park. No one was playing on the playground, soccer field, or walking around on the track. No issues observed.

0753hrs Security Check Jumano Park. The gate to the park was open. There were three vehicles parked down by the disc golf course. There were some people playing disc golf. The gates to the Garden and Community Center were locked and secured. No issues observed.

0800hrs Security Check Tumlinson Park. No vehicles parked in the parking lot of Tumlinson Park. There were a few parked in the Walker House Parking lot. No one playing on the playground or baseball field. No one playing on the tennis or basketball court. No issues observed.

0823hrs Security Check Apache Park. The School swim team was training in the pool. No issues observed.

0856hrs End Tour of Duty.

Antonio L. Lovato #11316

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy D. Hippert #15489		DATE: 01/23/2023
TIME START: 1700	TIME ENDED: 2100	TOTAL TIME: 4
BEGINNING MILEAGE: 59468	ENDING MILEAGE: 59499	TOTAL MILEAGE: 31

Location	Violation	Violation	Violation

COMMENTS:

17:19 hours Security Check at Jumano Park. Walked trails and no one observed other than a few disc golfers. The males I observed playing disc golf were advised the park closes at dusk. Both males stated they understood. Nothing suspicious observed with the park.

18:20 hours Security Check at Tonkowa Park. No vehicles observed in the parking lot. No one observed in the playground or field. Park gates closed and locked.

18:26 hours Security Check at Bike Park. No vehicles or people observed in park area. Park gates closed and locked.

18:31 hours Security Check at Tumlinson. One vehicle observed and a person was observed walking laps in the parking lot. I contact the elderly male and advised him the park is closed. The gentlemen understood and left in his vehicle. Playground area check and one was observed. Pool area and access doors checked. Nothing suspicious was observed. Bathroom still locked and 'closed' sign still posted. Park gates closed and locked.

18:42 hours Security Check at Jumano Park. No vehicles observed in front or rear parking areas. Park gates closed and locked.

18:50 hours Traffic Hazard 15000 Block of Big Falls. I self assigned to a Traffic Hazard call. Call notes stated a dark in color sedan did a burnout and was driving at an excessive speed. Upon arrival I observed a fresh tire mark at the 15000 block of Big Falls. I attempted to locate the vehicle but was unable to locate.

19:47 hours Security Check at Block House Creek Elementary. Conducted a perimeter check and all doors were found closed and secure. All windows closed. No vehicles or people observed on school property.

Daniel L. Hippert #15489

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Brandon T. Cantu #14853		DATE: 01/242023
TIME START: 1900	TIME ENDED: 0100	TOTAL TIME: 6 hours
BEGINNING MILEAGE: 77200	ENDING MILEAGE: 77	TOTAL MILEAGE: 12 miles

Location	Violation	Violation	Violation

COMMENTS: 1900 Hours Begin tour of duty.
1910 Hours: Security check Bike park, gate was secured upon my exit.
1915 Hours: Security check at Tumlinson, no vehicles in the parking lot and gate was secured upon my exit.
1920 Hours: Security check at Tonkawa park, no vehicles seen and gate was secured upon my exit.
1930 Hours: Security check Jumano park, gates were secured upon my exit.
2030 Hours: Security check at Apache park, observed one dark colored suv pull in and check their mail.
2115 Hours: Security check at the water tower. No signs of criminal activity observed one male out for a walking on the side walk.
2200 Hours: Security check at the Walker house, got out to check the doors, all doors where secured. I walked over to the courts and confirmed they where all shut.
2300 Hours: Security check at Apache, while in the parking lot I observed a small black pickup truck pulled in and left. No suspicious activity seen or heard.
2330 Hours: Security check at the water tower, no changes. Observed one person ride by on a bicycle.
0000 Hours: Security check in the Jumano parking lot, nothing suspicious seen or heard in the area.
0010 Hours: Stationary security check at S. Block House Dr. and Molson lake, one vehicle was seen driving in the area.
0117 Hours: Assist Patrol. Ref# 2023027476 Report# 2023-01-00989. Disturbance located at 3215 St. Genevieve Drive. First on scene and remained until scene was secure and investigation was complete.
0100 Hours: End of tour of duty.

Brandon T. Cantu #14853

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Billy Ray Boggs #4308		DATE: 01-25-2023
TIME START: 16:00PM	TIME ENDED: 21:00PM	TOTAL TIME: 5 HRS
BEGINNING MILEAGE: 98127 - BACKUP UNIT	ENDING MILEAGE: 98146	TOTAL MILEAGE: 19

Location	Violation	Violation	Violation

COMMENTS: *OUT FOR FUEL - NEW HOPE / 183A*****
16:00PM: BEGIN TOUR OF DUTY @ BLOCKHOUSE MUD
16:18PM: CHECKED BLOCKHOUSE ELEM SCHOOL - STUDENTS / FACULTY STILL ONSITE - ALL APPEARED OKAY
16:30PM: CHECKED JUMANO PARK & SCOUT FACILITY - NUMEROUS VEHICLES PARKED IN THE PARK & DISC GOLFERS PLAYING; SCOUT FACILITY WAS SECURE
17:07PM: CHECKED APACHE PARK & POOL - PARK WAS CLEAR // POOL STAFF WAS ONSITE
17:11PM: CHECKED TONKAWA PARK - PARKING LOT WAS FULL; BOTH FIELDS IN USE FOR SOCCER AND BASEBALL
17:35PM: CHECKED TUMLINSON PARK & POOL - PARK WAS OCCUPIED; PLAYGROUND & BASEBALL FIELDS IN USE // POOL CLOSED
17:42PM: CHECKED BIKE TRAIL PARK - PARK WAS CLEAR
18:00PM - 20:25PM: OUT @ BH MUD MEETING
20:27PM: RECHECKED & SECURED BIKE TRAIL PARK GATE - PARK WAS CLEAR
20:30PM: RECHECKED & SECURED TUMLINSON PARK GATE & POOL AREA - PARK WAS CLEAR
20:37PM: RECHECKED & SECURED TONKAWA PARK GATE - PARK WAS CLEAR
20:42PM: RECHECKED APACHE PARK & POOL - POOL STAFF ONSITE // PARK WAS CLEAR
20:45PM: RECHECKED & SECURED JUMANO PARK GATE - PARK WAS CLEAR // INTERIOR GATES WERE SECURE
21:00PM: END TOUR OF DUTY @ BLOCKHOUSE MUD

Billy Ray Boggs
 OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Derrick Johnson #13763		DATE: 01/26/2023
TIME START: 18:30 Begin Mileage: 3644	TIME ENDED: 00:30 Ending Mileage: 3664	TOTAL TIME: 6 Total Mileage: 20

Location	Violation	Location	Violation

COMMENTS: No major traffic violations observed during this shift. I monitored traffic throughout the community. I monitored various stop signs and looked for speeding vehicles within the neighborhood.

18:30hrs 10-41 patrol Blockhouse MUD.

18:30hrs security check at Jumano park and the area was clear. The gates were closed and locked.

18:45hrs security check at Tonkawa park. Parking lot was clear, and gates were closed and locked.

19:02hrs security check at the bike park. Parking lot was clear, and the gates closed and locked.

19:15hrs security check in Tomlinson park pool. Walked the park no one in the area. The rest of the parking lot was checked and there were no vehicles in the parking lot. The gates were closed and locked.

20:00hrs Security check at the 400 blk of Tomlinson Fort Dr.

20:55hrs Security check in Tomlinson park pool. Walked the park and behind the baseball field, no sign of criminal mischief.

21:05hrs Security check 16600 Blk of Spotted eagle Dr

21:26hrs Security check 700 blk of Luke Ln.

22:00hrs Security check 1100 Blk of Chardonnay Crossing

22:24hrs Security check 1500 Blk of Rosspoint Bend

22:45hrs Security check Apache park and Pool/park. No sign of criminal mischief.

23:35hrs Security check at Tonkawa Park. Parking lot was clear. Made contact with one individual out walking dog with a flashlight.

00:30hrs 10-42 Blockhouse patrol.

Derrick Johnson #13763

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Minh Nguyen		DATE: 01/28/2023
TIME START: 1610	TIME ENDED: 2210	TOTAL TIME: 6 hrs
BEGINNING MILEAGE: 90360	ENDING MILEAGE: 90412	TOTAL MILEAGE: 52miles

Location	Violation	Violation	Violation

COMMENTS:

At 1625 hours, Deputy conducted a security check at Tumlinson Park. There were a few vehicles in parking lot. There was nothing suspicious. Cleared at 1630 hours.

At 1657 Deputy stopped a suspicious vehicle at BH ES. The vehicle was circling around the school parking lot several times. After investigation deputy found out that it was a father teaching his daughter how to drive. No offense Cleared at 1659 hours WCSO #2023032335

At 1719 hours, Deputy conducted a security check the Walker House. There were a few vehicles in the parking lot. Deputy did not see anything suspicious. Cleared at 1723 hours.

At 1758 hours, Deputy conducted a security check at Tumlinson Park. Deputy walked around the pool and made sure all the doors were locked and secured. Deputy walked over to Walker House and made sure all the doors were locked. Deputy locked the gate. Deputy drove over to the bike trail and locked the gate. Cleared at 1813 hours.

At 1814 hours, Deputy conducted a security check at Tonkawa Park. There were people in the parking lot. Deputy asked them to leave and locked the gate Cleared at 1817 hours.

At 1820 hours, Deputy conducted a security check at Jumano trail. There were vehicles in the parking lot, Deputy asked them to leave the trail to lock the gate. Cleared at 1830 hours.

At 1906 hours, Deputy conducted a security check at Apache park. There was no vehicle inside the park. Deputy did not see anything suspicious. Cleared at 1911 hours.

At 1911 hours, Deputy responded to a suspicious incident call at 2800 blk S Walker St in reference to a caller saw a male was ducted in a back of an SUV. Deputy arrived and investigated. Deputy was advised by the homeowner that his son was planning a surprise birthday party for their friend. No offense Cleared at 1930 hours WCSO #2023032458

At 2024 hours Deputy conducted a security check at Block House ES. Deputy did not see anything suspicious. There was no on around. Cleared at 2030

At 2131 hours Deputy conducted a security check at the Walker House. There were 2 vehicles in the parking lot. They left shortly after. There was nothing suspicious. Cleared at 2134 hours.

OFFICER'S SIGNATURE *Minh Nguyen #14660*

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Detective John Bartlett #15235		DATE: 01-30-2023
TIME START: 1600 hours	TIME ENDED: 2200 hrs	TOTAL TIME: 6 hrs 00 min
BEGINNING MILEAGE: 105733	ENDING MILEAGE: 105767	TOTAL MILEAGE: 34 MILES

Location	Violation	Violation	Violation

COMMENTS:

16:00 PM: Begin Tour of Duty Blockhouse MUD
 16:09 PM: Neighborhood Check of Winslow Dr and surrounding neighborhoods.
 16:30 PM: Neighborhood Check of Black Kettle Dr and surrounding neighborhoods.
 16:58 PM: Neighborhood Check of Luke Ln and surrounding neighborhoods.
 17:24 PM: Neighborhood check of Susan Ln and surrounding neighborhoods.
 17:45 PM: Neighborhood Check of Tumlinson Fort Dr and surrounding neighborhoods.
 17:54 PM: Observed a vehicle following three individuals walking. Stopped out on the vehicle who advised the male walking in the lead was going through a mental health crisis. I made contact with the male who after some time advised of his crisis. I spoke with him until he was able to speak with his friends. No report was taken due to no offense occurring.
 18:23 PM: Security Check of Tumlinson Park and Pool. All clear. Gates Locked || All Okay
 18:30 PM: Security Check of the Bike Park. All clear and gates locked || All Okay
 18:34 PM: Security Check of Tonkawa Park and trails. One vehicle in the parking lot. Could not locate the owner and it is full dark outside. I informed dispatch to call me if the owner shows up and I can unlock the gates. At this time the Gates were Locked || All Okay.
 18:45 PM: Security Check of Jumano Park, Trails, and back building. Gates Locked || All Okay.
 18:54 PM: After searching for a phone number, I was finally able to locate the owner of the vehicle in Tonkawa Parking lot. She advised she did not know you could not be in the park after dusk and was visiting her brother in Blockhouse. She agreed to meet me at the park so that I can unlock the gates for her.
 19:12 PM: Neighborhood check of Beverly Ln and surrounding neighborhoods.
 19:45 PM: Security Check of Walkerhouse, Pavilion, Courts and Trails – Walkerhouse and courts secure. || All Okay.
 - Also checked Tumlinson Park, pool, playgrounds, and baseball field. All were not in use and secured, and no issues observed.
 20:03 PM: Neighborhood Check of Chardonnay Crossing and surrounding neighborhoods.
 20:23 PM: Neighborhood Check of Nettie Dr and surrounding neighborhoods.
 20:54 PM: Security Check of Apache Park and Pool. Gates secured, park clear || All Okay.
 21:20 PM: Neighborhood Check of Armstrong DR and surrounding neighborhoods
 21:46 PM: Neighborhood Check of Blockhouse Dr
 22:00 PM: End Tour of Duty.

John S. Bartlett #15235

OFFICER'S SIGNATURE

**Block House Creek M.U.D.
DAILY PATROL REPORT**

NAME: Deputy Brandon T. Cantu #14853		DATE: 01/31/2023
TIME START: 1600	TIME ENDED: 1900	TOTAL TIME: 3 hours
BEGINNING MILEAGE: 77650	ENDING MILEAGE: 77663	TOTAL MILEAGE: 13 miles

Location	Violation	Violation	Violation

COMMENTS: 1600 Hours Begin tour of duty. (It should be noted this was during inclement weather/below freezing temperatures.
1615 Hours: Security check Apache park, gate was secured prior to my arrival.
1625 Hours: Security check Tonkawa Park, gate was secured prior to my arrival.
1630 Hours: Security check at the Bike Park, gate was secured prior to my arrival.
1635 Hours: Security check at Tumlinson park and pool, gates were secured prior to my arrival.
1700 Hours: Security check at Apache, observed three adults walking down the side walk.
1730 Hours: Security check at the Walker House, al doors secured, observed one male out for a walk.
1800 Hours: Security check at the Water tower, no signs of suspicious activity.
1815 Hours: Assist Patrol (Ref #2023035575) Overdose located at 1303 Cabernet way. Remained on scene until EMS was able to transport at approximately 1647 Hours.
1900 Hours: End of tour of duty.

Brandon T. Cantu #14853

OFFICER'S SIGNATURE

Block House Municipal Utility District Social Media Policy

This document defines the Ssocial Mmedia Ppolicy (the “Policy”) for Block House Municipal Utility District (the “District”). The District encourages the use of social media to further the goals of the District, including providing quick and easily accessible information to District residents. The District has an overriding interest and expectation in deciding what is “spoken” on its social media sites. All social media usage should be undertaken with an intent to maximize transparency and convey professionalism.

The term “social media” is defined as websites and applications that enable users to create and share content or to participate in social networking.

This Policy establishes guidelines for the use of social media, which shall include the District’s Facebook, Twitter, and Instagram sites, as well as any similar or additional site(s) or application(s) that is commonly used to communicate with residents of the District or the general public.

District Social Media Channels

The following are the official District social media accounts:

- [twitter.com/\(enter name\)](#)
- [facebook.com/BlockHouseMUD](#)
- [instagram.com/block_house_mud](#)
- [youtube.com/user/\(name\)](#)

You should not create or use any other channel or platform to discuss or promote District business without consulting with, and obtaining prior approval of the Block House Board of Directors and district attorney.

(alternative language below from Director Johnson)

A Director, acting on behalf of the District, should not create or use any other channel or platform to discuss or promote District business without consulting with and obtaining prior approval of the Board of Directors of the District and the District’s attorney.

1. All official District-related communication through social media outlets should remain professional in nature and should always be conducted in accordance with the District’s communications policies, practices, and expectations. District representatives must not use official District social media sites for political purposes, to conduct private transactions, or engage in private business activities.

2. District representatives should be mindful that inappropriate usage of official District social media can be grounds for disciplinary action. If social media sites are used for official District business, the District’s dedicated pages for such sites are subject to the best practices, guidelines, and standards contained in this Policy.

{W1210851.1}

Commented [SA1]: Roberts: ???

Commented [SA2]: Roberts: the GM should post all District business; too bead this wasn’t in place the last several years

Commented [SA3]: Johnson: I find this part confusing. It seems to suggest that I as an individual cannot use social media to discuss District business without the Board’s approval. Through discussion at the 12/21/2022 meeting and language noted below that this was not the intent, but perhaps we could clarify to ensure that is not the interpretation of this lone paragraph. I included some suggested language that I believe helps clarify but am more than open to other ideas.

3. Unless specifically designated by the Board, only the District's General Manager may publish content to a District social media site. The General Manager will also exclusively function in an "administrator" role on such sites. The General Manager shall remain generally familiar with the terms of service that regulate the social media sites that the District partakes in. If any terms of service contradict any established District policies, the General Manager shall advise the Board to consider whether such social media site is appropriate for District use.

Commented [SA4]: Roberts: no Board member should have access

4. All comments will be turned "off" on all District social media sites. For example, if the District promotes a community event on Facebook, other people or groups will not be allowed to respond to such a post. Relatedly, to the extent possible, "private messaging features" of social media sites will also be disabled. All privacy settings for all social media sites shall be set to "public".

5. Board members will not "log in" to social media sites with District credentials and will not post or comment on behalf of the District.

6. District use and participation of individual social media ~~sites~~ accounts, beyond those defined in the recitals of this Policy, must be specifically approved by the Board of Directors.

Commented [SA5]: Logan: this needs to be defined; revised by SDA.

7. When undertaking communication on behalf of the District via social media sites, the District's General Manager, or any other approved individual, must maintain a high level of ethical conduct and professional decorum. Information must be presented following professional standards for good grammar, spelling, brevity, clarity and accuracy. Generally speaking, social media posts should avoid confusing jargon, obscure terminology, or acronyms.

Commented [SA6R5]: Johnson: I think this one is confusing. I believe it means that the Board must approve each site that the District uses to communicate on their behalf with residents. If so, perhaps the language could be simplified a bit. If not then I don't know what it means and it really needs to be clarified

8. The following items are specifically prohibited from being published on District social media sites: confidential information; copyright violations and other relevant Intellectual Property laws and requirements; profanity, racist, sexist or derogatory content or comments; partisan political views; support for or opposition to issues being deliberated by the Board; pornographic material; and commercial endorsements.

9. The District recognizes that social media posts constitute public records. As such, the District shall preserve such records pursuant to relevant record retention schedules that preserve the integrity of the original record and such that the record is easily accessible.

10. The primary goal of District social media will be to educate interested parties on matters specifically relating to District business. However, information relating to the Block House Creek neighborhood or items of general interest to residents of Williamson County shall also be approved uses.

11. To ensure transparency in communication with residents of the District, no director shall "block" or otherwise knowingly restrict access to any of their social media

posts or communications that relate to District business to any known residents of the District.

12. The General Manager shall undertake best efforts to prevent fraud or unauthorized access to District social media sites. Different passwords shall be used for different accounts.

13. Any violation or failure to adhere to this Social Media Policy by any Director of the District shall potentially constitute a violation of Article III of the Block House Municipal Utility District Code of Ethics, Travel, and Professional Services Policy (the "Code of Ethics"). As such, a complaint, as defined in Article VII of the Code of Ethics, may be properly undertaken with regard to any potential violation(s) of this Social Media Policy.

Clearly today the boundaries between professional and personal social media activity is often blurred. Even if you are posting in what you believe to be a personal capacity, it may be relatively easy for someone to identify you as a representative of the District. The principles above, while focused predominantly on social media activities related to District social media sites, nevertheless also provide a helpful guide for interacting on social media in any capacity.

When posting on social media on District's behalf or through personal postings which relate to district business, you should always apply the following key principles:

- Integrity and respect are vital to everything we do as a government entity;
- Be respectful and polite at all times when posting on social media, especially when voicing disagreement with another post or user.
- Be transparent, open and honest.

Disclose your relationship with District where it is appropriate to do so. Equally, if you are expressing views in a purely personal capacity and not as an official District spokesperson or as an approved District external communication, then you must make clear you are speaking for yourself and not representing the positions or opinions of the District.

- If you see anything being said or shared about the district on social media or another publication which is incorrect or inappropriate, please inform the District General Manager.
- Confidentiality
- At all times, both externally and internally, please respect and adhere to duties and obligations regarding the District's confidential information and confidential information of contractors and residents.

Block House Municipal Utility District Policy Manual Administration

{W1210851.1}

Commented [SA7]: Roberts: ???

Commented [SA8]: Roberts: ???

Commented [SA9]: JOHNSON: This language clarifies the paragraph noted above. Perhaps this language should be moved up to the other paragraph to remove any doubt as to the intent of the policy.

Commented [SA10R9]: Roberts: Why is this now being added? This should have been done before without a policy.

Policy Title: Social Media Policy

Policy Number:

Revision Number:

Effective Date of this Version:

Original Effective Date:

Policy Description: The District's guidance and governance for social media use.

Authority to Amend this Written Policy: The Block House MUD Board of Directors

Authority to Waive this Policy: None

Policy Review Cycle: 3 years from effective date of this version

Docket Responsibility for Review Cycle: The District's General Manager and attorney

DRAFT

Block House MUD Community Compliance Report as of 2-16-23

Address	CreatedDate	Category	SubCategory	Stage	Status	CureDate
2701 ALEXANDER DR	2/8/2023 12:06	Unsanitary	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Open	2/19/2023 0:00
2704 ALEXANDER DR	2/15/2023 14:03	Fencing	Broken slat(s)	Stage 1	Open	2/26/2023 0:00
2706 ALEXANDER DR	1/17/2023 12:14	Vehicle Parking	Camper	Stage 2	Open	2/17/2023 0:00
2709 ALEXANDER DR	2/8/2023 12:07	Vehicle Parking	Boat	Stage 2	Open	3/11/2023 0:00
2712 ALEXANDER DR	1/17/2023 12:15	Landscaping	Dead Shrubs/Bushes	Stage 2	Closed	2/17/2023 0:00
2714 ALEXANDER DR	2/15/2023 14:04	Maintenance	Paint/Repair Garage Door	Stage 1	Open	2/26/2023 0:00
2714 ALEXANDER DR	1/17/2023 12:15	Vehicle Parking	Trailer	Stage 2	Open	2/17/2023 0:00
2802 ALEXANDER DR	1/17/2023 12:16	Landscaping	General Yard Maintenance	Stage 2	Open	2/17/2023 0:00
2805 ALEXANDER DR	1/17/2023 12:17	Landscaping	General Yard Maintenance	Stage 1	Open	1/28/2023 0:00
2806 ALEXANDER DR	1/17/2023 12:18	Fencing	Missing slat(s)	Stage 2	Open	2/17/2023 0:00
2807 ALEXANDER DR	2/8/2023 12:10	Unsanitary	Broken Window(s)	Stage 1	Open	2/19/2023 0:00
2502 ARMSTRONG DR	2/15/2023 14:01	Fencing	Broken slat(s)	Stage 1	Open	2/26/2023 0:00
2508 ARMSTRONG DR	2/8/2023 12:04	Unsanitary	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Open	2/19/2023 0:00
2510 ARMSTRONG DR	1/17/2023 12:20	Unsanitary	Furniture	Stage 2	Open	2/17/2023 0:00
2512 ARMSTRONG DR	1/6/2023 11:57	Vehicle Parking	Parking in Grass / Unauthorized Areas	Stage 1	Closed	1/17/2023 0:00
2603 ARMSTRONG DR	1/6/2023 11:58	Vehicle Parking	RV	Stage 1	Closed	1/17/2023 0:00
2604 ARMSTRONG DR	1/6/2023 11:59	House Maintenance	Trim	Stage 1	Closed	1/17/2023 0:00
2606 ARMSTRONG DR	1/6/2023 12:00	Vehicle Parking	RV	Stage 1	Closed	1/17/2023 0:00
2613 ARMSTRONG DR	1/27/2023 14:14	Sports Equipment	Basketball Goal	Stage 1	Closed	2/7/2023 0:00
2623 ARMSTRONG DR	2/8/2023 12:02	Unsanitary	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/11/2023 0:00
2500 AUTREY DR	2/8/2023 12:31	Rubbish and Debris	Construction Materials	Stage 1	Open	2/19/2023 0:00
2502 AUTREY DR	1/17/2023 12:31	Architectural	Air Conditioning Unit In Window	Stage 2	Open	2/17/2023 0:00
2511 BEVERLY CV	1/6/2023 12:12	Landscaping	General Yard Maintenance	Stage 1	Closed	1/17/2023 0:00
2511 BEVERLY CV	1/17/2023 12:35	Unsanitary	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	2/17/2023 0:00
2513 BEVERLY CV	1/17/2023 12:36	Rubbish and Debris	Branches	Stage 2	Open	2/17/2023 0:00
14909 BIG FALLS DR	2/15/2023 13:11	Unsanitary	Items at Side of House	Stage 1	Open	2/26/2023 0:00
15011 BIG FALLS DR	2/8/2023 10:53	Unsanitary	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Open	2/19/2023 0:00
15013 BIG FALLS DR	1/6/2023 11:43	Architectural	Unapproved Improvement - Apply for ARC Approval	Stage 2	Closed	2/6/2023 0:00
15019 BIG FALLS DR	1/27/2023 13:28	Fencing	Appearance	Stage 2	Closed	2/27/2023 0:00
16702 BLACK KETTLE DR	2/8/2023 11:39	Unsanitary	Items on Driveway	Stage 1	Open	2/19/2023 0:00
16814 BLACK KETTLE DR	1/17/2023 10:14	Vehicle Parking	Trailer	Stage 1	Closed	1/28/2023 0:00
16816 BLACK KETTLE DR	2/8/2023 11:37	Rubbish and Debris	Debris - Unsanitary Material	Stage 1	Open	2/19/2023 0:00
16818 BLACK KETTLE DR	2/8/2023 11:37	Rubbish and Debris	Debris - Unsanitary Material	Stage 1	Open	2/19/2023 0:00
16821 BLACK KETTLE DR	2/8/2023 11:36	Rubbish and Debris	Debris - Unsanitary Material	Stage 1	Open	2/19/2023 0:00
16822 BLACK KETTLE DR	2/15/2023 13:24	Unsanitary	Items on Driveway	Stage 1	Open	2/26/2023 0:00
16823 BLACK KETTLE DR	2/15/2023 13:24	Unsanitary	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Open	2/26/2023 0:00
16904 BLACK KETTLE DR	2/15/2023 13:22	Vehicle Parking	Trailer	Stage 1	Open	2/26/2023 0:00
16812 CREE LAKE CT	1/17/2023 11:09	Vehicle Parking	Trailer	Stage 2	OnHold	2/17/2023 0:00
2500 CYNTHIA CT	2/15/2023 14:22	Rubbish and Debris	Debris - Unsanitary Material	Stage 2	Open	3/18/2023 0:00
2505 CYNTHIA CT	2/15/2023 14:23	Unsanitary	Furniture	Stage 2	Open	3/18/2023 0:00
2513 CYNTHIA CT	1/6/2023 12:22	Vehicle Parking	Boat	Stage 1	Closed	1/17/2023 0:00
15208 ENGLISH RIVER LOOP	2/15/2023 13:29	Unsanitary	Items on Driveway	Stage 1	Open	2/26/2023 0:00
15307 ENGLISH RIVER LOOP	2/8/2023 11:27	Unsanitary	Items at Side of House	Stage 1	Open	2/19/2023 0:00
15330 ENGLISH RIVER LOOP	1/6/2023 11:07	Maintenance	General	Stage 1	Closed	1/17/2023 0:00
15338 ENGLISH RIVER LOOP	2/8/2023 11:31	Rubbish and Debris	Debris - Unsanitary Material	Stage 2	Open	3/11/2023 0:00
15339 ENGLISH RIVER LOOP	2/8/2023 11:29	Unsanitary	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Open	2/19/2023 0:00
15341 ENGLISH RIVER LOOP	2/8/2023 11:30	Unsanitary	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/11/2023 0:00
15343 ENGLISH RIVER LOOP	2/8/2023 11:30	Fencing	Missing slat(s)	Stage 2	Open	3/11/2023 0:00
15343 ENGLISH RIVER LOOP	1/17/2023 10:54	Unsanitary	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Closed	1/28/2023 0:00
15345 ENGLISH RIVER LOOP	2/8/2023 11:31	Fencing	Missing Panel(s)	Stage 2	Open	3/11/2023 0:00
15347 ENGLISH RIVER LOOP	1/27/2023 13:52	Rubbish and Debris	Debris - Unsanitary Material	Stage 1	Closed	2/7/2023 0:00
15351 ENGLISH RIVER LOOP	2/8/2023 11:33	Rubbish and Debris	Debris - Unsanitary Material	Stage 2	Open	3/11/2023 0:00
15361 ENGLISH RIVER LOOP	1/6/2023 11:08	House Maintenance	Garage Door(s)	Stage 1	Closed	1/17/2023 0:00
606 GABRIEL MILLS DR	1/17/2023 11:53	Unsanitary	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Closed	2/17/2023 0:00
2710 HOPEWELL CT	1/5/2023 15:14	Animals & Pets	Damaged or Loose Fence	Stage 1	Closed	1/16/2023 0:00
2710 HOPEWELL CT	1/5/2023 15:16	Animals & Pets	Quantity	Stage 1	Closed	1/16/2023 0:00
2510 JACQUELINE DR	2/8/2023 11:53	Rubbish and Debris	Debris - Unsanitary Material	Stage 2	OnHold	3/11/2023 0:00
2514 JACQUELINE DR	1/17/2023 12:29	Fencing	Missing slat(s)	Stage 1	Closed	1/28/2023 0:00
2514 JACQUELINE DR	2/8/2023 11:52	Unsanitary	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/11/2023 0:00
2516 JACQUELINE DR	2/8/2023 11:51	Fencing	Missing slat(s)	Stage 2	Open	3/11/2023 0:00
16407 JADESTONE DR	1/27/2023 13:19	Trash Cans	Trash Can	Stage 1	Closed	2/7/2023 0:00
16407 JADESTONE DR	1/27/2023 13:20	Unsanitary	Items on Driveway	Stage 1	Closed	2/7/2023 0:00
16409 JADESTONE DR	1/27/2023 13:18	Trash Cans	Trash Can	Stage 1	Closed	2/7/2023 0:00
16409 JADESTONE DR	2/15/2023 13:08	Unsanitary	Items on Driveway	Stage 1	Open	2/26/2023 0:00
16409 JADESTONE DR	2/8/2023 10:40	Unsanitary	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/11/2023 0:00
16414 JADESTONE DR	1/27/2023 13:18	Trash Cans	Trash Can & Recycle Bin	Stage 1	Closed	2/7/2023 0:00
16500 JADESTONE DR	1/27/2023 13:17	Trash Cans	Trash Can & Recycle Bin	Stage 1	Closed	2/7/2023 0:00

16504 JADESTONE DR	2/15/2023 13:07	Unightly	Items on Driveway	Stage 1	Open	2/26/2023 0:00
16510 JADESTONE DR	1/27/2023 13:16	Unightly	Appliances	Stage 1	Closed	2/7/2023 0:00
16603 JADESTONE DR	2/8/2023 10:35	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/11/2023 0:00
16604 JADESTONE DR	2/8/2023 10:37	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/11/2023 0:00
16606 JADESTONE DR	1/27/2023 13:15	Trash Cans	Trash Can & Recycle Bin	Stage 1	Closed	2/7/2023 0:00
16606 JADESTONE DR	2/8/2023 10:37	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/11/2023 0:00
2508 KATHLEEN CV	1/6/2023 12:11	Vehicle Parking	Trailer	Stage 2	Closed	2/6/2023 0:00
16202 KICKING BIRD DR	2/15/2023 13:16	Unightly	Items on Driveway	Stage 1	Open	2/26/2023 0:00
16300 KICKING BIRD DR	2/8/2023 10:51	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Open	2/19/2023 0:00
16314 KICKING BIRD DR	1/6/2023 11:33	Unightly	Items on Driveway	Stage 2	Closed	2/6/2023 0:00
16404 LONE WOLF DR	2/15/2023 13:50	Fencing	Broken slat(s)	Stage 1	Open	2/26/2023 0:00
16410 LONE WOLF DR	1/17/2023 10:40	Architectural	Air Conditioning Unit In Window	Stage 2	Open	2/17/2023 0:00
16410 LONE WOLF DR	1/17/2023 10:40	Rubbish and Debris	Debris - Unightly Material	Stage 1	Closed	1/28/2023 0:00
16410 LONE WOLF DR	2/8/2023 11:44	Vehicle Parking	Trailer	Stage 2	Open	3/11/2023 0:00
16411 LONE WOLF DR	1/6/2023 11:23	Architectural	Other / Multiple Items	Stage 1	Closed	1/17/2023 0:00
16503 LONE WOLF DR	1/17/2023 10:42	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Closed	1/28/2023 0:00
16514 LONE WOLF DR	1/17/2023 10:44	Vehicle Parking	Trailer	Stage 2	Open	2/17/2023 0:00
16516 LONE WOLF DR	1/17/2023 10:45	Landscaping	Prune Dormant Plants	Stage 2	Open	2/17/2023 0:00
16521 LONE WOLF DR	1/6/2023 11:26	Vehicle Parking	Inoperable Vehicle	Stage 1	Closed	1/17/2023 0:00
703 MILTON CV	1/6/2023 12:03	Vehicle Parking	Vehicle Repair	Stage 1	Closed	1/17/2023 0:00
16600 MIXTLI CV	1/17/2023 10:20	Vehicle Parking	Trailer	Stage 2	Open	2/17/2023 0:00
16605 MIXTLI CV	1/17/2023 10:22	Fencing	Appearance	Stage 2	Open	2/17/2023 0:00
16605 MIXTLI CV	1/17/2023 10:22	Sports Equipment	Basketball Goal System Repair	Stage 2	Open	2/17/2023 0:00
16605 MIXTLI CV	2/8/2023 11:03	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Open	2/19/2023 0:00
2604 N WALKER DR	1/6/2023 12:51	Architectural	Exterior Painting	Stage 1	Closed	1/17/2023 0:00
2700 N WALKER DR	1/9/2023 14:24	Noise	Other	Stage 1	Open	1/20/2023 0:00
2500 PHILLIP CV	1/6/2023 12:16	Vehicle Parking	Vehicle Repair	Stage 1	Closed	1/17/2023 0:00
2501 PHILLIP CV	2/15/2023 14:26	Unightly	Items on Driveway	Stage 1	Open	2/26/2023 0:00
2503 PHILLIP CV	2/8/2023 11:57	Rubbish and Debris	Debris - Unightly Material	Stage 2	Open	3/11/2023 0:00
2504 PHILLIP CV	1/17/2023 12:43	House Maintenance	Stains on House	Stage 2	Open	2/17/2023 0:00
2504 PHILLIP CV	2/15/2023 14:26	Vehicle Parking	Trailer	Stage 1	Open	2/26/2023 0:00
2602 RATTAN CIR	1/6/2023 12:40	Animals & Pets	Unleashed or loose	Stage 1	Closed	1/17/2023 0:00
703 S STUART CV	1/6/2023 12:49	Vehicle Parking	Trailer	Stage 1	Closed	1/17/2023 0:00
2710 S WALKER DR	1/17/2023 12:06	Sports Equipment	Basketball Goal System Repair	Stage 2	Closed	2/17/2023 0:00
2807 S WALKER DR	1/17/2023 12:07	Landscaping	General Yard Maintenance	Stage 2	Closed	2/17/2023 0:00
2809 S WALKER DR	2/8/2023 12:17	Unightly	Items on Driveway	Stage 1	Open	2/19/2023 0:00
2825 S WALKER DR	1/6/2023 12:28	Architectural	Unapproved Improvement - Apply for ARC Approval	Stage 2	Open	2/6/2023 0:00
2825 S WALKER DR	2/8/2023 12:17	Unightly	Furniture	Stage 2	Open	3/11/2023 0:00
16703 SHIPSHAW RIVER CV	2/8/2023 11:23	Landscaping	Mowing	Stage 2	OnHold	3/11/2023 0:00
16704 SHIPSHAW RIVER CV	1/17/2023 11:03	Landscaping	Mowing	Stage 1	Closed	1/28/2023 0:00
16705 SHIPSHAW RIVER CV	1/6/2023 11:02	Maintenance	General	Stage 1	Closed	1/17/2023 0:00
16710 SHIPSHAW RIVER CV	2/8/2023 11:22	Rubbish and Debris	Debris - Unightly Material	Stage 2	Open	3/11/2023 0:00
16712 SHIPSHAW RIVER DR	2/8/2023 11:21	Vehicle Parking	Trailer	Stage 2	Open	3/11/2023 0:00
16714 SHIPSHAW RIVER DR	2/8/2023 11:21	Vehicle Parking	Trailer	Stage 2	Open	3/11/2023 0:00
16808 SHIPSHAW RIVER DR	2/15/2023 13:35	Unightly	Items at Side of House	Stage 1	Open	2/26/2023 0:00
16811 SHIPSHAW RIVER DR	2/8/2023 11:19	Rubbish and Debris	Debris - Unightly Material	Stage 2	Open	3/11/2023 0:00
16303 SNELLING CV	1/6/2023 11:38	Rubbish and Debris	Branches	Stage 1	Closed	1/17/2023 0:00
14813 SNELLING DR	1/6/2023 11:41	House Maintenance	Garage Door(s)	Stage 1	Closed	1/17/2023 0:00
14813 SNELLING DR	2/8/2023 10:45	Unightly	Landscaping Materials/Equipment	Stage 2	Open	3/11/2023 0:00
14815 SNELLING DR	2/8/2023 10:45	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Closed	2/19/2023 0:00
14815 SNELLING DR	1/17/2023 11:20	Vehicle Parking	Trailer	Stage 2	Open	2/17/2023 0:00
14916 SNELLING DR	2/8/2023 10:47	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	Open	3/11/2023 0:00
15002 SNELLING DR	1/17/2023 11:22	Vehicle Parking	Inoperable Vehicle	Stage 2	Closed	2/17/2023 0:00
15006 SNELLING DR	1/6/2023 11:38	Landscaping	General Yard Maintenance	Stage 1	Closed	1/17/2023 0:00
15014 SNELLING DR	1/6/2023 11:36	Landscaping	Prune Shrubs	Stage 1	Closed	1/17/2023 0:00
16300 SPOTTED EAGLE DR	2/15/2023 13:53	Vehicle Parking	Trailer	Stage 1	Open	2/26/2023 0:00
16320 SPOTTED EAGLE DR	2/8/2023 10:58	Rubbish and Debris	Debris - Unightly Material	Stage 2	Open	3/11/2023 0:00
16416 SPOTTED EAGLE DR	2/8/2023 11:00	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 2	OnHold	3/11/2023 0:00
16507 SPOTTED EAGLE DR	1/6/2023 11:18	Vehicle Parking	Trailer	Stage 1	Closed	1/17/2023 0:00
16514 SPOTTED EAGLE DR	1/17/2023 10:32	Unightly	Furniture	Stage 2	Closed	2/17/2023 0:00
16603 SPOTTED EAGLE DR	1/6/2023 11:15	Maintenance	General	Stage 2	Closed	2/6/2023 0:00
16702 SPOTTED EAGLE DR	1/17/2023 10:24	Landscaping	General Yard Maintenance	Stage 2	Open	2/17/2023 0:00
16702 SPOTTED EAGLE DR	1/17/2023 10:25	Rubbish and Debris	Debris - Unightly Material	Stage 2	Open	2/17/2023 0:00
16703 SPOTTED EAGLE DR	1/6/2023 11:12	Landscaping	Prune Trees above Sidewalk/Street/Driveway	Stage 2	OnHold	2/6/2023 0:00
16711 SPOTTED EAGLE DR	1/27/2023 14:06	Rubbish and Debris	Debris - Unightly Material	Stage 1	Closed	2/7/2023 0:00
16713 SPOTTED EAGLE DR	2/8/2023 11:06	Rubbish and Debris	Debris - Unightly Material	Stage 1	Open	2/19/2023 0:00
16715 SPOTTED EAGLE DR	1/17/2023 10:28	Vehicle Parking	Trailer	Stage 1	Closed	1/28/2023 0:00
16737 SPOTTED EAGLE DR	2/8/2023 11:08	Rubbish and Debris	Debris - Unightly Material	Stage 2	Open	3/11/2023 0:00
16901 STOCKTON DR	1/27/2023 13:45	Rubbish and Debris	Construction Materials	Stage 1	Closed	2/7/2023 0:00
16903 STOCKTON DR	1/27/2023 13:44	Rubbish and Debris	Branches	Stage 1	Closed	2/7/2023 0:00

2218 SUSAN LN	1/6/2023 12:05	House Maintenance	Garage Door(s)	Stage 1	Closed	1/17/2023 0:00
2402 SUSAN LN	1/6/2023 12:04	Architectural	Exterior Painting	Stage 1	Closed	1/17/2023 0:00
2402 SUSAN LN	1/17/2023 12:24	Unightly	Misc. Items, Materials, Equipment, Strewn Objects, etc.	Stage 1	Closed	1/28/2023 0:00
505 SUSAN LN	1/6/2023 12:06	Vehicle Parking	ATV	Stage 1	Closed	1/17/2023 0:00
2511 TRACY CV	1/17/2023 12:41	Architectural	Air Conditioning Unit In Window	Stage 2	Open	2/17/2023 0:00
2511 TRACY CV	1/6/2023 12:20	Vehicle Parking	Boat	Stage 1	Closed	1/17/2023 0:00
2701 TUMLINSON FORT DR	1/6/2023 12:34	Architectural	Unapproved Improvement - Apply for ARC Approval	Stage 1	Closed	1/17/2023 0:00
2702 TUMLINSON FORT DR	2/15/2023 14:12	Fencing	Broken slat(s)	Stage 1	Open	2/26/2023 0:00
2702 TUMLINSON FORT DR	1/17/2023 11:50	Landscaping	General Yard Maintenance	Stage 2	Open	2/17/2023 0:00
2703 TUMLINSON FORT DR	1/17/2023 11:49	Vehicle Parking	Boat	Stage 2	Open	2/17/2023 0:00
506 TUMLINSON FORT DR	1/6/2023 12:36	Unightly	Appliances	Stage 1	Closed	1/17/2023 0:00

To: Block House MUD

From: Lisa Torres

Subject: PR Communications Subcommittee

Date: 2.9.23

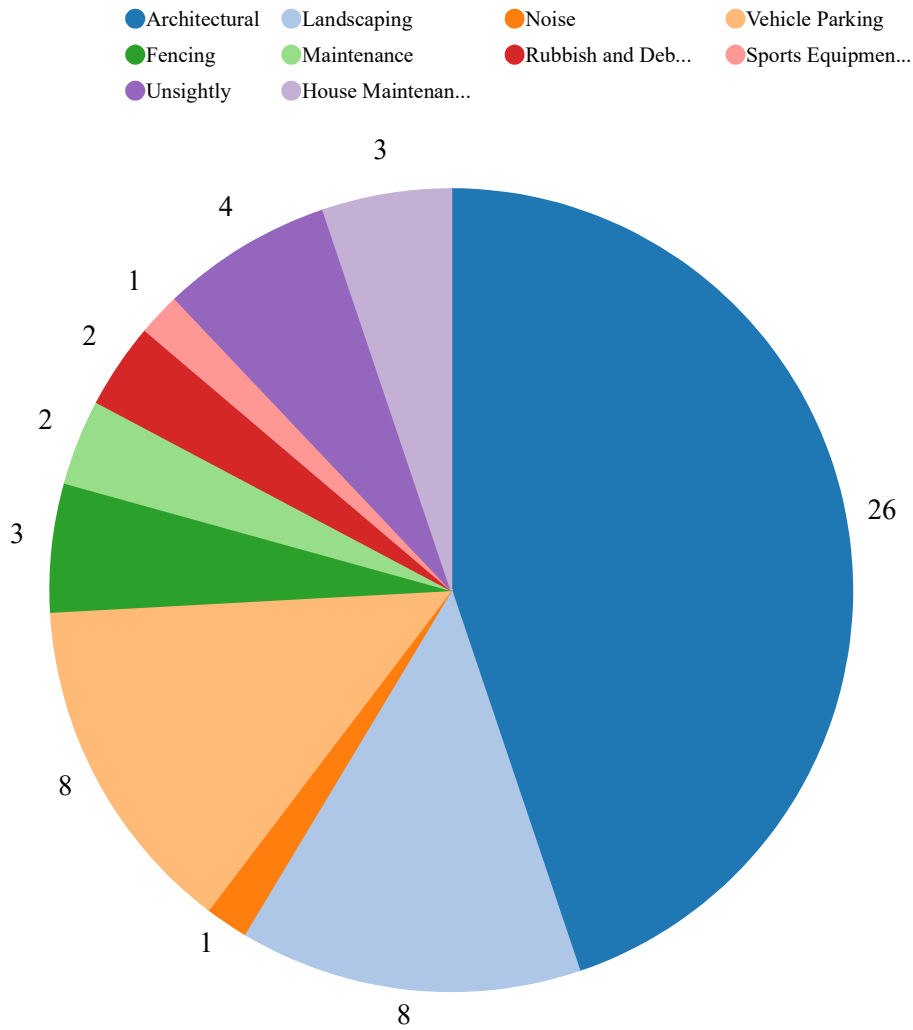
Attendees: Lisa Torres, Amy Earls, Director Young, Director Roberts

Communications regarding District Clean up after winter storm:

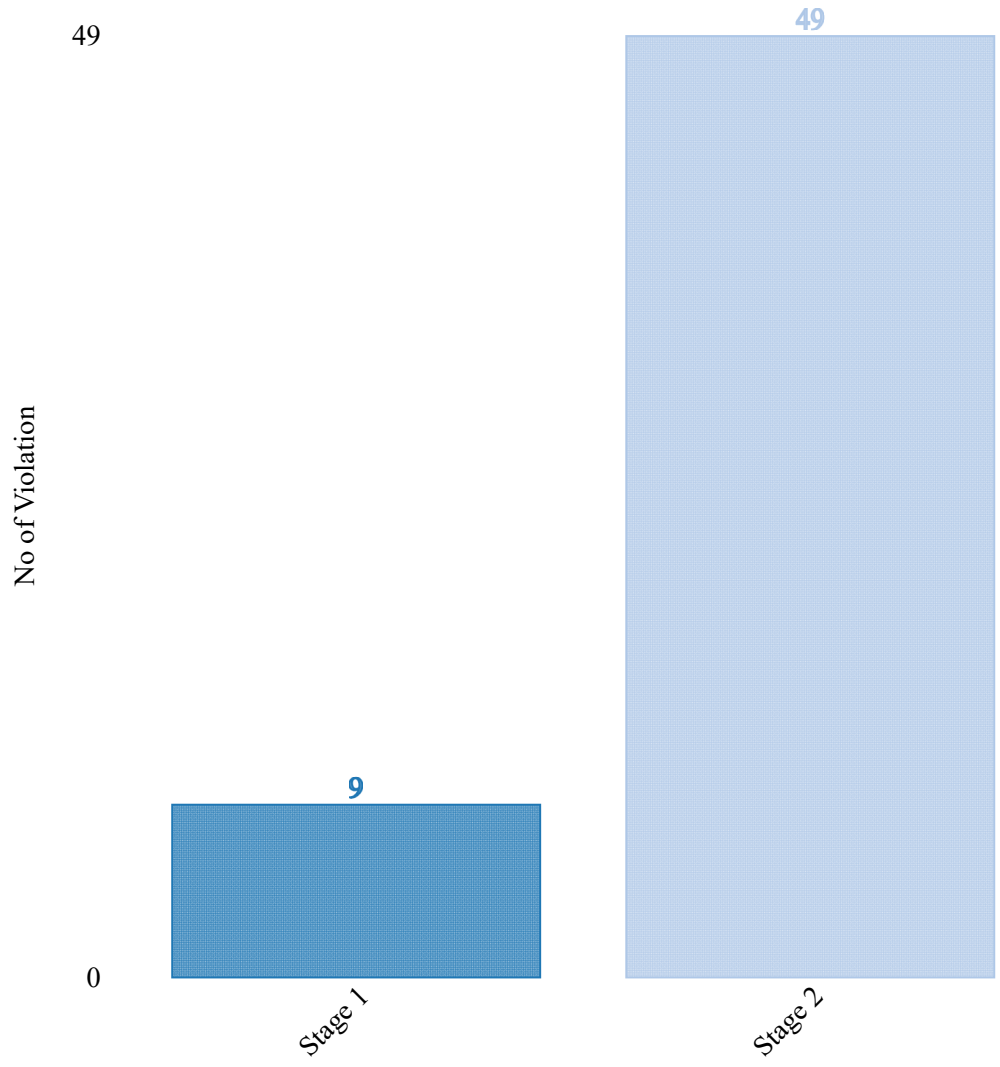
- Lisa to add to bill message for all residents to ensure their email addresses are updated through their Crossroads account.
- Amy and Lisa in the future to outline an emergency plan to prepare us for next time. Ask Sean if he has one.
- For Communication purposes, the MUD will post all information on the Block House MUD page first, then to social media.

Association Name: Block House MUD
Community SnapShot Report

Violation = 58
(by Category)



Violation = 58 (by Stage)



Unique Identifier / Type of Improvement	Address	Date Received from Resident	No ACC Approval Required	Date Acknowledgment Sent to Resident	Date Sent to ACC for Approval	Date Returned from ACC	Status	Follow up with Resident
pet door in garage door	15013 Big Falls Dr.	1/18/2023	x	1/18/2023	1/19/2023	1/19/2023		
rear patio cover	16737 Spotted Eagle Dr.	1/6/2023		1/19/2023	1/27/2023	1/27/2023	approved 1-27-23	Asked owner for more info before sending to ACC



MUNICIPAL ACCOUNTS
& CONSULTING, L.P.

**Block House Municipal
Utility District**

Bookkeeper's Report

February 22, 2023

Block House MUD - GOF
Cash Flow Report - Checking Account
As of February 22, 2023

Num	Name	Memo	Amount	Balance
BALANCE AS OF 01/26/2023				\$7,867.92
Receipts				
	Sweep from PNC		193,301.41	
	Interest Earned on Checking		44.99	
	Transfer from Texpool		290,000.00	
Total Receipts				483,346.40
Disbursements				
21699	First Citizens Visa	Credit Card Statement XXX0523	(1,826.91)	
21700	Cecilia Roberts	Fees of Office 02/22/2023	(138.53)	
21701	Robert D. Young	Fees of Office 02/22/2023	(138.53)	
21702	620 Studio LLC	Website	(1,000.00)	
21703	Armbrust & Brown, PLLC	Legal Fees	(17,455.55)	
21704	Blue Ribbon Cooling and Heating	Heating Repair Walker House	(89.00)	
21705	CASE	2023 CASE Membership	(395.00)	
21706	Christopher R. Stanfield	Owl-System Support	(412.50)	
21707	City of Cedar Park - Fire	Fire Protection Tax	(117,375.70)	
21708	City of Cedar Park - W/WW	Water/Wastewater Purchase	(74,544.30)	
21709	Community Association Management, Inc.	Deed Restrict. Enforcement & Resident Comm.	(2,770.25)	
21710	Crossroads Utility Services, LLC	Management & Operations	(70,936.17)	
21711	G & R Surveying, LLC	Surveying	(16,400.00)	
21712	Gray Engineering, Inc.	Engineering Fees	(3,328.45)	
21713	Jan-Pro of Austin	Cleaning	(1,983.33)	
21714	Lifeguard4hire, LLC	Pool Management & Maintenance	(31,646.51)	
21715	Municipal Accounts and Consulting, LP	Bookkeeping Fees	(8,047.96)	
21716	Osborne Pest & Turf LP	Park/Pool Maintenance	(291.00)	
21717	Priority Landscapes, LLC	Landscaping Monthly & Clearing	(29,240.50)	
21718	Quiddity Engineering, LLC	MS4 Stormwater Project	(5,238.75)	
21719	Texas Commission on Environmental Quality	2022 Annual Assessment	(13,193.03)	
21720	Texas Disposal Systems, Inc.	Garbage Service	(64,309.71)	
21721	Trinity AV Solutions, LLC	Video Surveillance System Monthly Service	(1,171.51)	
21722	Uline Inc	Supplies	(222.98)	
21723	Williamson County	Quarterly Patrol Vehicle Usage	(4,116.00)	
21724	Block House MUD Managers Acct	Transfer to Managers Account	(24,546.87)	
Total Disbursements				(490,819.04)
BALANCE AS OF 02/22/2023				\$395.28

Block House MUD - GOF
Cash Flow Report - Managers Account
As of February 22, 2023

Num	Name	Memo	Amount	Balance
BALANCE AS OF 01/26/2023				\$20,170.40
Receipts				
	Interest Earned on Checking		0.76	
	Transfer from Operating Account		24,546.87	
Total Receipts				24,547.63
Disbursements				
8480	AT&T U-verse	VOID: Internet Connection - Jumano	0.00	
8487	Victor Insurance Managers Inc.	Public Official Bond 2023-2026	(1,040.00)	
8488	Adrian Pina	Customer Deposit Refund	(73.54)	
8489	Andriy Zakharko	Customer Deposit Refund	(118.04)	
8490	Debbie Garcia	Customer Deposit Refund	(262.96)	
8491	Essongue Cornellia	Customer Deposit Refund	(95.40)	
8492	James Willoughby	Customer Deposit Refund	(66.48)	
8493	Jamie Blankinship	Customer Deposit Refund	(171.77)	
8494	Jeffrey Clifford	Customer Deposit Refund	(199.23)	
8495	Laura Hawk	Customer Deposit Refund	(82.50)	
8496	Opendoor Labs Inc	Customer Deposit Refund	(159.44)	
8497	Sara Perez	Customer Deposit Refund	(72.81)	
8498	Sophia Engle	Customer Deposit Refund	(23.93)	
8499	Diane Hoskins	Facility Rental Refund	(250.00)	
8500	Kimberly Gasper	Facility Rental Refund	(100.00)	
8501	Nancy Henson	Facility Rental Refund	(100.00)	
8502	Sara Miller	Facility Rental Refund	(100.00)	
ACH	AT&T	Telephone Expense	(1,804.89)	
ACH	Antonio L Lovato	Patrol 01/01-01/15/2023	(392.57)	
ACH	Billy R Boggs	Patrol 01/01-01/15/2023	(554.10)	
ACH	Brandon T. Cantu	Patrol 01/01-01/15/2023	(219.64)	
ACH	Daniel L. Hippert	Patrol 01/01-01/15/2023	(443.28)	
ACH	Daniel W Riley	Patrol 01/01-01/15/2023	(443.28)	
ACH	Derrick Johnson	Patrol 01/01-01/15/2023	(484.69)	
ACH	John S Bartlett	Patrol 01/01-01/15/2023	(900.38)	
ACH	Minh T Nguyen	Patrol 01/01-01/15/2023	(466.69)	
ACH	AT&T U-verse	Telephone Expense	(262.15)	
ACH	Pedernales Electric Cooperative, Inc	Utilities	(5,316.07)	
ACH	Atmos Energy Corp	Pool Gas	(1,757.58)	
ACH	US Treasury	Payroll Taxes January 2023	(1,955.42)	
ACH	Antonio L Lovato	Patrol 01/16-01/31/2023	(1,119.73)	
ACH	Billy R Boggs	Patrol 01/16-01/31/2023	(512.54)	
ACH	Brandon T. Cantu	Patrol 01/16-01/31/2023	(466.69)	
ACH	Daniel L. Hippert	Patrol 01/16-01/31/2023	(221.64)	
ACH	Daniel W Riley	Patrol 01/16-01/31/2023	(221.64)	
ACH	Derrick Johnson	Patrol 01/16-01/31/2023	(828.56)	
ACH	John S Bartlett	Patrol 01/16-01/31/2023	(610.92)	
ACH	Lynn C. Norvell	Patrol 01/16-01/31/2023	(277.05)	
ACH	Minh T Nguyen	Patrol 01/16-01/31/2023	(565.51)	
Total Disbursements				(22,741.12)
BALANCE AS OF 02/22/2023				\$21,976.91

Block House MUD - GOF
Cash Flow Report - Lockbox Account
 As of February 22, 2023

Num	Name	Memo	Amount	Balance
BALANCE AS OF 01/26/2023				\$500.00
Receipts				
	Accounts Receivable - PNC		205,774.06	
Total Receipts			<u>205,774.06</u>	205,774.06
Disbursements				
PNC	PNC	Corporate Account Analysis Charge	(238.84)	
SWEEP	PNC	Transfer to Operating	(193,301.41)	
TTECH	PNC	Customer Returned Items	(290.07)	
TTECH	T-Tech, LLC	E-Check Return Charges	(15.00)	
TTECH	T-Tech, LLC	E-Check Return Charges	(212.30)	
Total Disbursements			<u>(194,057.62)</u>	<u>(194,057.62)</u>
BALANCE AS OF 02/22/2023				<u><u>\$12,216.44</u></u>

Block House MUD - CPF
Cash Flow Report - Checking Account
 As of February 22, 2023

Num	Name	Memo	Amount	Balance
BALANCE AS OF 01/26/2023				\$0.01
Receipts				
	No Receipts Activity		0.00	
Total Receipts			<u>0.00</u>	0.00
Disbursements				
	No Disbursements Activity		0.00	
Total Disbursements			<u>0.00</u>	<u>0.00</u>
BALANCE AS OF 02/22/2023				<u><u>\$0.01</u></u>

Block House MUD
Account Balances

As of February 22, 2023

Financial Institution (Acct Number)	Issue Date	Maturity Date	Interest Rate	Account Balance	Notes
Fund: Operating					
Certificates of Deposit					
FRONTIER BANK (XXXX1888)	07/25/2022	07/25/2023	1.94 %	240,000.00	
INDEPENDENT BANK (XXXX1533)	10/19/2022	10/19/2023	3.50 %	240,000.00	
VERITEX COMMUNITY BANK (XXXX4324)	12/28/2022	12/28/2023	4.24 %	235,000.00	
Money Market Funds					
TEXPOOL (XXXX0001)	12/01/2008		4.49 %	5,654,836.09	
TEXPOOL (XXXX0005)	07/07/2017		4.49 %	365,343.32	Special Projects
Checking Account(s)					
FIRST CITIZENS BANK-CKING (XXXX1568)			0.05 %	21,976.91	Managers
FIRST CITIZENS BANK-CKING (XXXX1592)			0.10 %	395.28	Checking Account
PNC (XXXX5128)			0.00 %	12,216.44	Lockbox
Totals for Operating Fund:				\$6,769,768.04	
Fund: Capital Projects					
Checking Account(s)					
FIRST CITIZENS BANK-CKING (XXXX0952)			0.05 %	0.01	Checking Account
Totals for Capital Projects Fund:				\$.01	
Fund: Debt Service					
Money Market Funds					
TEXPOOL (XXXX0003)	12/01/2008		4.49 %	1,782,106.53	
Totals for Debt Service Fund:				\$1,782,106.53	
Grand total for Block House MUD:				\$8,551,874.58	

**Block House MUD - GOF
Actual vs Budget**

January 2023

	Jan 23	Budget	\$ Over Budget	% of Budget	Oct 22 - Jan 23	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
91000 - Operating Revenue									
14110 - Water - Customer Service Revenue	(443)	37,374	(37,817)	0%	172,584	189,170	(16,586)	91%	715,000
14140 - Connection Fees	0	125	(125)	0%	204	500	(296)	41%	1,500
14210 - Sewer - Customer Service Fee	(443)	33,370	(33,813)	0%	101,187	147,742	(46,555)	68%	450,000
14270 - Park Fee	0	19,167	(19,167)	0%	64,670	76,667	(11,997)	84%	230,000
14280 - Basic Services	0	93,401	(93,401)	0%	281,085	373,787	(92,702)	75%	1,120,000
14310 - Penalties & Interest	0	40	(40)	0%	7,007	9,226	(2,219)	76%	10,000
Total 91000 - Operating Revenue	(880)	183,477	(184,363)	(0)%	626,737	797,092	(170,354)	79%	2,526,500
92000 - Other Operating Revenue									
4320 - Property Tax	352,396	338,093	14,303	104%	2,106,385	2,058,259	48,126	102%	2,239,138
4325 - Property Tax Penalty	16	0	16	100%	408	271	137	151%	5,000
4350 - Fire Protection Tax	117,376	112,622	4,754	104%	701,769	685,094	16,675	102%	745,938
4420 - Facility Rental	20	83	(63)	24%	238	333	(76)	77%	1,000
4440 - Pool Contract Rental -TW & LISD	0	0	0	0%	0	0	0	0%	16,800
4470 - Delinquent Tax Attorney Collect	20	167	(147)	12%	506	667	(161)	76%	2,000
Total 92000 - Other Operating Revenue	469,827	450,965	18,862	104%	2,809,325	2,745,224	64,101	102%	3,009,876
93000 - Non-Operating Revenue									
4330 - Miscellaneous Income	0	167	(167)	0%	201	667	(466)	30%	2,000
4370 - Interest Earned on Temp. Invest	17,771	2,083	15,688	853%	60,296	8,333	51,963	724%	25,000
4390 - Interest Earned on Checking	46	33	12	137%	146	133	12	109%	400
Total 93000 - Non-Operating Revenue	17,817	2,283	15,533	780%	60,643	9,133	51,509	664%	27,400
Total Income	486,758	636,725	(149,967)	76%	3,496,705	3,551,449	(54,744)	98%	5,563,776
Gross Profit	486,758	636,725	(149,967)	76%	3,496,705	3,551,449	(54,744)	98%	5,563,776
Expense									
94000 - Expenditures - Water									
16125 - Purchase Water	47,457	37,003	10,454	128%	219,370	170,570	48,800	129%	660,000
16130 - Maintenance & Repairs- Water/BS	8,844	41,667	(32,823)	21%	17,786	166,667	(148,881)	11%	500,000
16180 - Utility - Booster Station	1,234	1,564	(330)	79%	5,570	6,119	(549)	91%	25,000
Total 94000 - Expenditures - Water	57,535	80,234	(22,699)	72%	242,726	343,356	(100,630)	71%	1,185,000
95000 - Expenditures - Wastewater									
16166 - Utilities - Lift Station	115	143	(28)	80%	413	517	(104)	80%	1,500
16220 - Purchase Sewer Service	27,087	25,953	1,134	104%	108,350	103,812	4,538	104%	310,000
16230 - Maintenance & Repairs - Sewer	6,206	6,250	(44)	99%	13,503	23,000	(11,497)	54%	75,000
Total 95000 - Expenditures - Wastewater	33,408	32,346	1,062	103%	122,266	129,329	(7,063)	95%	386,500
95100 - Expenditures - Storm Water									
16383 - Trails Access Project (MS4)	0	1,250	(1,250)	0%	0	5,000	(5,000)	0%	15,000
16384 - MS4 - Stormwater Program - Maint	0	8,333	(8,333)	0%	0	33,333	(33,333)	0%	100,000
16385 - MS4-Stormwater Program	3,626	3,000	626	121%	7,489	12,000	(4,511)	62%	36,000
Total 95100 - Expenditures - Storm Water	3,626	12,583	(8,957)	29%	7,489	50,333	(42,844)	15%	151,000
96000 - Expenditures - Parks									
16160 - Utilities - Park	3,139	2,358	781	133%	10,618	6,560	4,058	162%	27,000
16445 - Fence Maintenance	0	12,500	(12,500)	0%	0	50,000	(50,000)	0%	150,000
16446 - Facility Maintenance (HVAC)	0	833	(833)	0%	0	3,333	(3,333)	0%	10,000
17450 - Park & Walker House Maintenance	2,679	4,583	(1,905)	58%	12,221	18,333	(6,112)	67%	55,000
17451 - Park Administration/Cleaning	1,983	2,500	(517)	79%	7,933	10,000	(2,067)	79%	30,000
17452 - Park Equipment Maintenance	0	417	(417)	0%	8,325	1,667	6,658	500%	5,000
Total 96000 - Expenditures - Parks	7,801	23,191	(15,390)	34%	39,098	89,893	(50,796)	43%	277,000
96100 - Expenditures - Pools									
16161 - Utilities - Pool Electricity	437	565	(128)	77%	1,689	4,394	(2,705)	38%	8,500
16165 - Pool Gas	0	1,900	(1,900)	0%	3,899	5,295	(1,396)	74%	8,500
16165 - Supplies & Phone - Pool	1,928	1,000	928	193%	7,310	4,000	3,310	183%	12,000
16245 - Chemicals - Pool	1,959	2,083	(144)	93%	7,616	8,336	(720)	91%	25,000
17500 - Pool Repairs/Maintenance	2,043	14,833	(12,790)	14%	22,800	59,333	(36,534)	38%	178,000
17510 - Pool Cleaning	2,009	3,815	(1,806)	53%	7,895	15,260	(7,365)	52%	55,000
17515 - Special Pool Programs	0	417	(417)	0%	0	1,667	(1,667)	0%	5,000

**Block House MUD - GOF
Actual vs Budget**

January 2023

	Jan 23	Budget	\$ Over Budget	% of Budget	Oct 22 - Jan 23	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
17560 · Mgmt/Lifeguards	23,799	25,124	(1,325)	95%	95,054	100,496	(5,442)	95%	295,000
96200 · Expenditures - Landscaping	32,155	49,737	(17,582)	65%	146,263	198,781	(52,518)	74%	587,000
16200 · Landscape Contract	37,493	33,333	4,159	112%	150,746	133,333	17,413	113%	400,000
Total 96200 · Expenditures - Landscaping	37,493	33,333	4,159	112%	150,746	133,333	17,413	113%	400,000
97000 · Expenditures - Administrative	27,470	24,167	3,303	114%	103,830	96,667	7,163	107%	290,000
16105 · Water/WW Operations Contract	13,000	13,500	(500)	96%	56,883	54,000	2,883	105%	162,000
16115 · District Management	0	0	0	0%	11,656	6,250	5,406	187%	25,000
16320 · Tax Assessor/ Appraisal	16,211	15,000	1,211	108%	74,679	60,000	14,679	124%	180,000
16330 · Legal Fees	0	833	(833)	0%	5,091	3,333	1,758	153%	10,000
16335 · Legal Fees - PIRs	1,073	2,500	(1,428)	43%	3,915	10,000	(6,085)	39%	30,000
16336 · Legal Fees - Restrictive Cov	0	5,831	(5,831)	0%	12,000	18,000	(6,000)	67%	18,000
16340 · Auditing Fees	3,292	3,333	(42)	99%	6,307	13,333	(7,026)	47%	40,000
16350 · Engineering Fees	37	2,250	(2,213)	2%	1,584	9,000	(7,416)	18%	27,000
16351 · Engineering Fees - Special	48	0	48	100%	3,429	20,000	(16,571)	17%	20,000
16370 · Election Expense	0	0	0	0%	5,205	5,720	(515)	91%	6,000
16380 · Permit Expense	0	17	(17)	0%	0	67	(67)	0%	200
16390 · Telephone Expense (TC Tech)	7,741	5,669	2,072	137%	34,080	24,622	9,458	138%	77,000
16435 · Rate Analysis	0	0	0	0%	23,363	31,000	(7,638)	75%	31,000
16440 · Seminar Expense	1,525	5,000	(3,475)	31%	1,525	5,000	(3,475)	31%	10,000
16455 · SB 622 Legal Notices & Other	0	0	0	0%	1,980	0	1,980	100%	2,500
16460 · Printing & Office Supplies	981	667	314	147%	3,211	2,667	544	120%	8,000
16464 · Restrictive Covenants	2,600	2,917	(317)	89%	10,300	11,667	(1,367)	88%	35,000
16470 · Filing Fees	0	42	(42)	0%	0	167	(167)	0%	500
16480 · Delivery Expense	35	210	(175)	17%	979	820	159	119%	2,500
16490 · Financial Advisor Fees	0	0	0	0%	2,810	3,000	(190)	94%	3,000
16520 · Postage	1,350	2,083	(734)	65%	5,160	8,333	(3,174)	62%	25,000
16530 · Insurance and Surety Bond	1,040	310	730	335%	22,863	21,235	1,628	108%	25,000
16540 · Travel Expense	15	500	(485)	3%	75	2,000	(1,925)	4%	6,000
16550 · Bank Fees	466	250	216	186%	1,165	1,000	165	116%	3,000
16600 · Payroll Expenses	510	917	(407)	56%	2,887	3,667	(780)	79%	11,000
16620 · Communications	1,000	1,250	(250)	80%	4,898	5,000	(102)	98%	15,000
16625 · Webinars	300	1,667	(1,367)	18%	3,600	6,667	(3,067)	54%	20,000
16630 · Director Fees	86	417	(331)	21%	498	1,667	(1,169)	30%	5,000
16635 · Misc Administrative Expenses	5	208	(204)	2%	14	833	(819)	2%	2,500
17600 · Printing & Publicity	78,782	92,537	(13,754)	85%	403,985	437,714	(33,729)	92%	1,126,200
Total 97000 · Expenditures - Administrative	78,782	92,537	(13,754)	85%	403,985	437,714	(33,729)	92%	1,126,200
98000 · Expenditures - Other	700	1,667	(966)	42%	5,767	6,667	(900)	87%	20,000
16352 · Electrical/Light Utility (PEC)	64,310	56,833	7,476	113%	256,680	227,333	29,347	113%	682,000
16410 · Other Office Expenses	266	833	(566)	32%	3,000	3,333	(333)	90%	10,000
16580 · Patrol Service	10,062	11,250	(1,188)	89%	48,269	45,000	3,269	107%	135,000
16582 · Surveillance/Security Maint.	0	3,333	(3,333)	0%	4,24	13,333	(12,909)	3%	40,000
16583 · Surv/Security Mnth(Trinity)	1,172	1,458	(287)	80%	4,686	5,833	(1,147)	80%	17,500
16585 · IT Maintenance & Cyber Security	1,463	2,083	(621)	70%	3,473	8,333	(4,861)	42%	25,000
16587 · District Signage - Outdoor	0	1,250	(1,250)	0%	0	5,000	(5,000)	0%	15,000
16595 · Delinquent Tax Attorney Fee	20	167	(147)	12%	506	667	(161)	76%	2,000
17150 · Fire Service Contract	117,376	112,622	4,754	104%	701,769	683,694	16,075	102%	745,938
Total 98000 · Expenditures - Other	195,366	191,497	3,869	102%	1,024,573	1,001,194	23,379	102%	1,692,438
99000 · Expenditures - Special Projects	400	1,000	(600)	40%	2,224	5,000	(2,776)	44%	20,000
17475 · District Functions	0	0	0	0%	741	0	741	100%	0
17477 · Signage Replacement	1,395	417	979	335%	2,136	1,667	470	128%	5,000
17480 · Leak Detection	829	1,667	(838)	50%	13,159	6,667	6,492	197%	20,000
17483 · Parks Master Plan	16,400	667	15,733	2,460%	28,383	2,667	25,716	1,064%	8,000
17680 · Pool & Park Tag System	0	0	0	0%	0	0	0	0%	50,000
17686 · BMX Track Reconstruction	1,930	0	1,930	100%	2,930	5,000	(2,070)	59%	5,000
17986 · Courts Resurfacing	0	0	0	0%	0	5,000	(5,000)	0%	5,000
17996 · Disc Golf	0	0	0	0%	0	4,000	(4,000)	0%	4,000
17997 · Right-of-Way Improvements	0	0	0	0%	0	0	0	0%	250,000
17998 · Walker House Improve/Rchab	0	0	0	0%	1,600	0	1,600	100%	0
17999 · Capital Outlay	9,808	0	9,808	100%	16,598	0	16,598	100%	0

**Block House MUD - GOF
Actual vs Budget**

January 2023

	Jan 23	Budget	\$ Over Budget	% of Budget	Oct 22 - Jan 23	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Total 99000 - Expenditures - Special Projects									
Total Expense	30,763	3,750	27,013	820%	67,771	30,000	37,771	226%	367,000
Net Ordinary Income	476,929	519,208	(42,279)	92%	2,204,916	2,413,933	(209,017)	91%	6,172,138
Other Income/Expense	9,829	117,517	(107,688)	8%	1,291,789	1,137,516	154,273	114%	(608,362)
Other Income	0	0	0	0%	0	0	0	0%	608,362
15001 - Assigned Operating Surplus	0	0	0	0%	29,306	0	29,306	100%	0
15002 - Transfer from Surplus/Capital	0	0	0	0%	29,306	0	29,306	100%	608,362
Total Other Income	0	0	0	0%	29,306	0	29,306	100%	608,362
Net Other Income	0	0	0	0%	29,306	0	29,306	100%	608,362
Net Income	9,829	117,517	(107,688)	8%	1,321,095	1,137,516	183,579	116%	0

Block House MUD - GOF

Balance Sheet

As of January 31, 2023

Jan 31, 23

ASSETS

Current Assets

Checking/Savings

11100 · Cash in Bank	199,387
11110 · Managers	13,422
11130 · Lockbox	12,216

Total Checking/Savings 225,025

Other Current Assets

11300 · Time Deposits	6,555,392
11500 · Accounts Receivable	184,362
11510 · Allowance For Doubtful Accounts	(2,500)
11520 · Maintenance Tax Receivable	297,240
11580 · Accrued Interest	10,428
11710 · Due from Operator	(187)
11730 · Due From DSF	469,788
11740 · Due From CPF	41,119

Total Other Current Assets 7,555,641

Total Current Assets 7,780,667

TOTAL ASSETS

7,780,667

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

12000 · Accounts Payable	408,384
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Total Accounts Payable 408,384

Credit Cards

12010 · First Citizens Visa	531
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Total Credit Cards 531

Other Current Liabilities

12060 · Accrued Payroll	4,958
12100 · Payroll Liabilities	3,080
12105 · Payroll Liability - SUI	361
12610 · Customer Meter Deposits	345,783
12790 · Deferred Inflows Property Tax	297,240

Total Other Current Liabilities 651,422

Total Current Liabilities 1,060,337

Total Liabilities 1,060,337

Equity

13010 · Unassigned Fund Balance	5,399,235
Net Income	1,321,095

Total Equity 6,720,330

TOTAL LIABILITIES & EQUITY

7,780,667

Block House MUD
District Debt Service Payments
02/01/2023 - 01/31/2024

Paying Agent	Series	Date Due	Date Paid	Principal	Interest	Total Due
Debt Service Payment Due 04/01/2023						
UMB	2014 - Refunding	04/01/2023		395,000.00	5,925.00	400,925.00
UMB	2016 - Refunding	04/01/2023		840,000.00	42,675.00	882,675.00
UMB	2020 - Refunding	04/01/2023		0.00	66,200.00	66,200.00
		Total Due 04/01/2023		1,235,000.00	114,800.00	1,349,800.00
Debt Service Payment Due 10/01/2023						
UMB	2016 - Refunding	10/01/2023		0.00	30,075.00	30,075.00
UMB	2020 - Refunding	10/01/2023		0.00	66,200.00	66,200.00
		Total Due 10/01/2023		0.00	96,275.00	96,275.00
		District Total		\$1,235,000.00	\$211,075.00	\$1,446,075.00

BLOCK HOUSE MUD
ANALYSIS OF TAX COLLECTIONS FOR RECONCILIATION

PERCENTAGE	TAX YEAR 2022				TAX YEAR 2021				GRAND TOTAL			
	DS 31.61%	MT 51.30%	FIRE 17.09%	TOTAL 2022	DS 35.36%	MT 46.33%	FIRE 18.31%	TOTAL 2021	DEBT SERV	O&M W/O FIRE	FIRE	TOTAL
PY BALANCE					4,142.77	5,428.28	2,145.87	11,716.92	20,324.87	21,883.08	9,020.63	51,228.58
TAX LEVY	1,423,414.04	2,309,549.02	769,394.54	4,502,357.60	0.00	0.00	0.00	0.00	1,423,414.04	2,309,549.02	769,394.54	4,502,357.60
COLLECTIONS:												
Oct-22												
TAXES	8,942.97	14,510.34	4,833.92	28,287.23	788.17	1,032.74	408.26	2,229.17	9,731.14	15,543.08	5,242.18	30,516.40
PENALTY	0.00	0.00	0.00	0.00	153.98	201.77	79.76	435.51	153.98	201.77	79.76	435.51
									9,885.12	15,744.85	5,321.94	30,951.91
Nov-22												
TAXES	48,479.88	78,660.64	26,204.72	153,345.24	195.88	256.66	101.46	554.00	48,675.76	78,917.30	26,306.18	153,899.24
PENALTY	0.00	0.00	0.00	0.00	40.59	53.19	21.03	114.81	40.59	53.19	21.03	114.81
									48,716.35	78,970.49	26,327.21	154,014.05
Dec-22												
TAXES	1,022,819.38	1,659,567.37	552,862.09	3,235,248.84	(4.37)	(5.73)	(2.26)	(12.36)	1,022,785.16	1,659,528.80	552,844.97	3,235,158.93
PENALTY	0.00	0.00	0.00	0.00	19.66	25.76	10.18	55.60	19.66	25.76	10.18	55.60
									1,022,804.82	1,659,554.56	552,855.15	3,235,214.53
Jan-23												
TAXES	217,340.34	352,643.82	117,478.45	687,462.61	(128.04)	(167.77)	(66.33)	(362.14)	217,139.17	352,395.60	117,375.70	686,910.47
PENALTY	0.00	0.00	0.00	0.00	8.94	11.71	4.63	25.28	8.94	11.71	4.63	25.28
									217,148.11	352,407.31	117,380.33	686,935.75
Feb-23												
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
									0.00	0.00	0.00	0.00
Mar-23												
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
									0.00	0.00	0.00	0.00
April-23												
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
									0.00	0.00	0.00	0.00
May-23												
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
									0.00	0.00	0.00	0.00
June-23												
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
									0.00	0.00	0.00	0.00
July-23												
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
									0.00	0.00	0.00	0.00
Aug-23												
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
									0.00	0.00	0.00	0.00
Sep-23												
TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
									0.00	0.00	0.00	0.00
TOTALS	1,297,582.57	2,105,382.17	701,379.18	4,104,343.92	1,074.81	1,408.33	556.73	3,039.87				
TAXES	1,297,582.57	2,105,382.17	701,379.18	4,104,343.92	851.64	1,115.90	441.13	2,408.67	1,298,331.23	2,106,384.78	701,769.03	4,106,485.04
PENALTY	0.00	0.00	0.00	0.00	223.17	292.43	115.60	631.20	223.17	292.43	115.60	631.20
TOTALS	1,297,582.57	2,105,382.17	701,379.18	4,104,343.92	1,074.81	1,408.33	556.73	3,039.87	1,298,554.40	2,106,677.21	701,884.63	4,107,116.24
ADJUSTMENTS	(1,732.04)	(2,810.31)	(936.22)	(5,478.57)	(296.55)	(388.57)	(153.61)	(838.73)	(2,131.56)	(3,312.17)	(1,141.12)	(6,584.85)
TAX RECEIVABLE @ 01/31/23	124,099.42	201,356.52	67,079.17	392,535.11	2,994.58	3,923.81	1,551.13	8,469.52	143,276.10	221,735.13	75,505.06	440,516.29
				91.27%								
CURRENT	124,099.42	268,435.69			2,994.58	5,474.94						
TAX RATES	0.208500	0.338300	0.112700	0.65950	0.247500	0.324300	0.128200	0.70000				
				2022				2021				

Cash Flow Forecast

Block House MUD

	9/30/2023	9/30/2024	9/30/2025	9/30/2026	9/30/2027
Assessed Value	\$675,387,044	\$675,387,044	\$675,387,044	\$675,387,044	\$675,387,044
Maintenance Tax Rate	\$0.3383	\$0.3243	\$0.3243	\$0.3243	\$0.3243
Maintenance Tax	\$2,239,138	\$2,146,475	\$2,146,475	\$2,146,475	\$2,146,475
% Change in Revenue	3.00%	3.00%	3.00%	3.00%	3.00%
% Change in Expenses	5.00%	5.00%	5.00%	5.00%	5.00%
Beginning Cash Balance 10-01-2022	\$5,940,753	\$4,950,391	\$4,441,598	\$3,731,555	\$2,808,143
Revenues					
Maintenance Tax	\$2,239,138	\$2,146,475	\$2,146,475	\$2,146,475	\$2,146,475
Water Revenue	715,000	736,450	758,544	781,300	804,739
Sewer Revenue	450,000	463,500	477,405	491,727	506,479
Basic Service	1,120,000	1,153,600	1,188,208	1,223,854	1,260,570
Interest Earned	25,400	26,162	26,947	27,755	28,588
Additional Revenue	1,014,238	1,044,665	1,076,005	1,108,286	1,141,534
Total Revenues	\$5,563,776	\$5,570,852	\$5,673,583	\$5,779,397	\$5,888,384
Expenses					
Water Expenses	\$1,185,000	\$1,244,250	\$1,306,463	\$1,371,786	\$1,440,375
Wastewater Expenses	521,500	547,575	574,954	\$603,701	\$633,887
Park & Pool Expenses	864,000	907,200	952,560	\$1,000,188	\$1,050,197
Landscaping Expenses	400,000	420,000	441,000	\$463,050	\$486,203
Administrative Expenses	1,126,200	1,182,510	1,241,636	\$1,303,717	\$1,368,903
Solid Waste Expenses	682,000	716,100	751,905	\$789,500	\$828,975
Other Expenses	1,011,438	1,062,010	1,115,110	1,170,866	1,229,409
Total Expenses	\$6,172,138	\$6,079,645	\$6,383,627	\$6,702,809	\$7,037,949
Net Surplus	(\$608,362)	(\$508,793)	(\$710,044)	(\$923,412)	(\$1,149,565)
Special Projects					
District Functions	\$20,000	\$0	\$0	\$0	\$0
Leak Detection	5,000	0	0	0	0
Meter Replacement	20,000	0	0	0	0
Trails Project	15,000	0	0	0	0
Parks Master Plan	8,000	0	0	0	0
Pool & Park Tag Sysytem	50,000	0	0	0	0
BMX Track Reconstruction	5,000	0	0	0	0
Court Resurfacing	5,000	0	0	0	0
Disc Golf	4,000	0	0	0	0
Right-of-Way-Improvements	250,000	0	0	0	0
	\$382,000	\$0	\$0	\$0	\$0
Ending Cash Balance	\$4,950,391	\$4,441,598	\$3,731,555	\$2,808,143	\$1,658,578
Operating Reserve % of Exp	75.53%	73.06%	58.46%	41.90%	23.57%
(Ideal is at least 100%)					
Number of Months	9	9	7	5	3

Block House Pool Report

January 2023

Apache Pool

There have been no issues reported concerning the pool operation.

No issues with patrons or usage have been reported. There have been no safety incidents reported at the pool.

No new tag registrations for this month.

General pool maintenance/pool cleanings occur weekly.

The pool is currently in Winter usage mode as per the published schedule.

Tumlinson Pool

The pool is currently closed for the season and will reopen in May 2023

General pool maintenance/pool cleanings occur weekly.

General Items

- Usage report attached

Apache Pool Checkin Total - Jan 2023

Date	Facility	Check In Count
1/2/2023	Apache Pool	3
1/4/2023	Apache Pool	6
1/6/2023	Apache Pool	1
1/9/2023	Apache Pool	4
1/11/2023	Apache Pool	3
1/16/2023	Apache Pool	5
1/23/2023	Apache Pool	2
1/25/2023	Apache Pool	3
1/27/2023	Apache Pool	3
Total Check-ins		30



Monthly Report		Block House MUD
Report Period: 1/29/23 - 2/25/23		
Common Area Maintenance		
The park areas, entrances, medians, and/or easements received regular maintenance (including weed control, litter control, mowing, string trimming, tree trimming and shrub pruning) on the following dates:		
Week of January 30th	Services preformed during maintenance visit	
This weeks visit was delayed due to the Ice Storm - Additional time will be spent catching services up over the next few visits.		
Sent a cleanup crew to start chipping residential brush in Jumano Park - Dedicated Block House Crew		
Certified Arbor began district ice storm cleanup		
Week of February 6th	Services to be preformed during maintenance visit	
Off Season - Regular Maintenance not scheduled		
Sent a cleanup crew to start chipping residential brush in Jumano Park - Dedicated Block House Crew		
Certified Arbor continues District cleanup		
Visit District for any unforeseen/necessary items needing resolution.		
Week of February 13th	Services to be preformed during maintenance visit	
Crews scheduled to complete the standard maintenance tasks such as mowing and string-trimming of the District as per the contract.		
Blow leaves and debris from Luther Chance outfield deck		
Remove weeds and cleanup ice storm debris in beds and islands.		
Additional time to be spent on mowing and clean up of small branches/twigs.		
Chipping crew will chip brush in Jumano Park all week and help with cleanup if chipping is not needed at any point of time - Dedicated Block House Crew		
Certified Arbor contiues District cleanup		
Manager Visit		
Week of February 20th	Services to be preformed during maintenance visit	
Off Season - Regular Maintenance not scheduled		
Chipping crew will chip brush all week - Dedicated Block House Crew		
Visit District for any unforeseen/necessary items needing resolution.		



CONSTRUCTION PROPOSAL

DigDug Construction, LLC
 P.O. Box 92583
 Austin, TX 78709
 P: 512.382.0008

SUBMITTED TO: Block House Municipal District

ESTIMATE: 089SH

PHONE: 512.246.5902

DATE : 2.8.23

ATTENTION: Lisa Torres
 PROJECT NAME: Block House Creek - Tomlinson
 JOB ADDRESS: 2600 S Block House Dr
 CITY,STATE,ZIP: Leander, TX 78641

CUSTOMER: Block House Municipal District
 ADDRESS: 2601 Forest Creek Dr
 CITY,STATE,ZIP: Round Rock, Texas 78665
 EMAIL: gm@blockhousemudtx.gov

All items bid include labor, equipment, and materials in the scope of work, unless otherwise noted.				
Description	Quantity	UOM	Unit Price	Price
Tomlinson: Remove unsafe playscape bridge. Weld it in a straight line with proper bracing underneath.	1	LS	\$ 6,075.00	\$ 6,075.00
Exclusions: Permits, testing, ADA compliance				
PLUS APPLICABLE SALES TAX			Total: \$	6,075.00

TERMS AND CONDITIONS:

Any deviation or alteration from the above specifications involving extra cost of material or labor will be executed only upon written orders and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. All permits and fees are excluded unless otherwise noted. Contractor is not responsible for utility lines less than 12" deep or guarantee positive Drainage in Area's with less than 2% grade. The Contractor is to carry Workers' Compensation, General Liability and Property Damage Insurance upon the labor furnished in this Contract. An additional charge will be added to this estimate for waiver of subrogation and additional insured. Your signed acceptance constitutes a contract between you and DigDug Construction, LLC. All sums payable under this contract shall be paid to DigDug Construction, LLC. Applicant agrees to pay reasonable attorney fees, all court costs and any other expenses incurred by DigDug Construction, LLC in the collection of any sums due under this contract. DigDug Construction, LLC agrees to submit an invoice, showing the portion of the Project Price due against the Project, upon completion of each milestone. Unless otherwise noted all Invoices are payable within (30) days of receipt. Due to fluctuating Concrete prices, prices quoted above shall remain in effect for no more than thirty days from Proposal date. This proposal must be endorsed and returned by an authorized company official, owner or owner's agent seeking the above scope of work within the aforementioned thirty day period in order to hold these unit prices firm for no longer than one year from Proposal date.

Scott Hawkins - Estimator 512.635.2168
 Shawkins@digdugconstruction.com

Print Name: _____

Date: _____

Signature: _____

Title: _____

Our Services Include:

- Concrete Repairs • Hardscaping • Dirt Work • ADA Compliance • Lot Clearing • Drainage
 Grading • Rock Walls • Pond Maintenance • Pond Construction • Concrete Slabs • Foundations



CONSTRUCTION PROPOSAL

DigDug Construction, LLC
 P.O. Box 92583
 Austin, TX 78709
 P: 512.382.0008

SUBMITTED TO: Block House Municipal District

ESTIMATE: 7DAYN

PHONE: 512.246.5902

DATE : 2.15.23

ATTENTION: Lisa Torres
 PROJECT NAME: Block House Creek -CREEK
 JOB ADDRESS: 2600 S Block House Dr
 CITY,STATE,ZIP: Leander, TX 78641

CUSTOMER: Block House Municipal District
 ADDRESS: 2601 Forest Creek Dr
 CITY,STATE,ZIP: Round Rock, Texas 78665
 EMAIL: gm@blockhousemudtx.gov

All items bid include labor, equipment, and materials in the scope of work, unless otherwise noted.				
Description	Quantity	UOM	Unit Price	Price
BLOCK HOUSE CREEK ICE STORM CLEAN:	7	LS	\$ 1,650	\$ 11,550.00
Crew = 3 guys				
Skid Steer				
Grappler Bucket				
\$1,650.00 per day @7 DAYS				
Exclusions:				
Permits, testing, ADA compliance				
PLUS APPLICABLE SALES TAX			Total: \$	11,550.00

TERMS AND CONDITIONS:

Any deviation or alteration from the above specifications involving extra cost of material or labor will be executed only upon written orders and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing. All permits and fees are excluded unless otherwise noted. Contractor is not responsible for utility lines less than 12" deep or guarantee positive Drainage in Area's with less than 2% grade. The Contractor is to carry Workers' Compensation, General Liability and Property Damage Insurance upon the labor furnished in this Contract. An additional charge will be added to this estimate for waiver of subrogation and additional insured. Your signed acceptance constitutes a contract between you and DigDug Construction, LLC. All sums payable under this contract shall be paid to DigDug Construction, LLC. Applicant agrees to pay reasonable attorney fees, all court costs and any other expenses incurred by DigDug Construction, LLC in the collection of any sums due under this contract. DigDug Construction, LLC agrees to submit an invoice, showing the portion of the Project Price due against the Project, upon completion of each milestone. Unless otherwise noted all Invoices are payable within (30) days of receipt. Due to fluctuating Concrete prices, prices quoted above shall remain in effect for no more than thirty days from Proposal date. This proposal must be endorsed and returned by an authorized company official, owner or owner's agent seeking the above scope of work within the aforementioned thirty day period in order to hold these unit prices firm for no longer than one year from Proposal date.

Scott Hawkins - Estimator 512.635.2168
 Shawkins@digdugconstruction.com

Print Name: _____

Date: _____

Signature: _____

Title: _____

Our Services Include:

- Concrete Repairs • Hardscaping • Dirt Work • ADA Compliance • Lot Clearing • Drainage
 Grading • Rock Walls • Pond Maintenance • Pond Construction • Concrete Slabs • Foundations



O 512.452.0371 : F 512.454.9933
8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com

TBPELS 2946

MEMORANDUM

TO: Block House MUD Board of Directors

FROM: David W. Gray, P.E.

DATE: February 15, 2023

**RE: Engineering Report
GEI 349-8891-54**

The following is a summary of the active jobs which we currently have on-going for the District:

General Engineering Services (GEI No. 349-8891-54 /11120)

GEI has continued to follow up on directives and requests.

Lisa Torres and I have discussed the possibility of pursuing the remediation and repainting of the District's 500,000 gallon ground storage and 30,000 gallon hydro water storage tanks. As a reminder, the District had an evaluation of these two facilities performed last year that noted, while in fair condition, the facilities were in need of attention in the next several years and that the tanks had not had a complete remediation and repaint performed in over 28 years since their original construction.

I have prepared separate memo to the Board revising this issue and am attaching it to this report for further discussion at the Board meeting. It should be noted that the Board allocated a \$500,000 line item for dealing with this issue in the current budget.

The Board has also requested that we monitor and report back to the Board regarding the status of the proposed development of the tract located immediately adjacent and to the north of the District as a multi-use project. The project is located outside the District's boundaries and within the city limits of the City of Cedar Park. We are currently attempting to update that information and expect to discuss our findings with the Board at the meeting.

Park Surveys (GEI No. 349-11598.82)

Work on the BMX Tract, Tonkawa, Tumlinson, and Jumano Parks are complete. We are working with the surveyor to address some follow up comments from Board members as well as our office on the surveys. The boundary survey work, as previously authorized by the Board, is continuing for Apache and Comanche Parks.



Block House MUD Board of Directors
February 15, 2023
Page 2

Block House \$3,150,000 Recreational Bond Issue *(GEI Job. No. 349-11515.38) (No Change)*

GEI has been authorized to start work on the District's anticipated \$3,150,000 Recreational Bond issue. Preparation of the bond report with attachments to include funding of the recreational improvements as approved by the Board under the Park Improvements Implementation Matrix has been paused pending a work session meeting in February with the Board to review the scope and feasibility of the recreational bond application.

DWG:ad

Attachments

cc: Mr. Sean Abbott; Armbrust & Brown, PLLC
Mr. Andrew Hunt; Crossroads Utility Services
Ms. Lisa Torres; Crossroads Utility Services
Ms. Cheryl Allen; Public Finance Group
Ms. Carol Polumbo; MPH Legal



O 512.452.0371 : F 512.454.9933
8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com

TBPELS 2946

MEMORANDUM

TO: Block House MUD Board of Directors

FROM: David W. Gray, P.E.; Gray Engineering, Inc.

DATE: February 15, 2023

**Re: Remediation and Repainting District Tanks
GEI Job No. 349-8891-54**

The Block House MUD Board of Directors authorized the performance of an in-depth inspection of the condition of the District's existing 500,000 gallon ground storage tank and associated 30,000 gallon hydro tank last year. The inspection of these facilities was conducted by HOT Inspection Services, Inc. under the supervision of Gray Engineering, Inc. (GEI) and coordinated with the District's operator, Crossroads Utility Services.

The resultant report of the inspection was completed in May 2022. A copy of that report is attached for reference. The inspection concluded that while the condition of both tanks was judged to be fair, repainting and remediation work to the interior steel tank surface and foundation was recommended to be performed within the next 3 years. It should be noted that the facilities are now approximately 28 years old and no major comprehensive reconditioning of the facilities has ever been performed.

In light of the conclusions contained in the report, and after discussion with the Board last year, it was decided to include a line item in the amount of \$500,000 in this year's budget towards this project should the Board elect to go forward with the work.

I discussed this project with Lisa Torres earlier this month and we have decided to bring this item back up for review and discussion with the Board to consider now going forward with the repainting and remediation work this year. This is now coming up since the painting and remediation work of the interior surfaces of both tanks require the tanks to be drained to afford access to the interior of both tanks and the timing of that is better prior to the beginning of heavier water use in the Spring.

The scope of the remediation and repainting work would be based off of the inspection report findings, which would serve as the basis of the preparation of construction plans and



February 15, 2023

Page 2 of 2

specifications by our office. Since the project is anticipated to exceed the \$75,000 construction contract threshold required for competitive bidding construction work, GEI would prepare the contract and construction specifications, publicly advertise the project for bids, and bring those bids back along with an engineer's recommendation for bid award to the Board at a future Board meeting. Upon award of the bid, GEI would also provide construction administration services throughout the construction contract period. Due to the specialized nature of this work, GEI strongly recommends that a qualified third-party inspection firm be retained by the District to ensure the quality of the surface preparation and painting work by the contractor.

Currently, the preliminary budget for carrying out this project is as follows:

1. GEI Engineering Services	
a. Specification Preparation, Advertising and Bid Award	\$15,000
b. Construction Administration Services	\$20,000
c. Project Finalization and Engineering Concurrence Services	\$7,500
2. HOT Inspection Construction Inspection Services	\$35,600
3. Construction Cost for Tank Remediation and Repairing	<u>\$475,000</u>
Estimated Total Project Cost	\$553,100
Contingency (10%)	<u>\$55,310</u>
TOTAL PROJECT ESTIMATE	\$608,410

The above figures are estimates at this time. The final construction cost will be based on the final low contractor bid for the scope of work as specified in the final contract specifications.

Attachment

HOT Inspection Services May 2022 Report

cc: Sean Abbott; Armbrust & Brown, PLLC (with attachments)
Lisa Torres: Crossroads Utility Services (with attachments)



**Blockhouse GST/HPT
Comprehensive Inspection
For
Blockhouse MUD
And
Gray Engineering**

500,000-gallon Ground Storage Tank
30,000-gallon Hydro-Pneumatic Tank
May 2022

HOT INSPECTION SERVICES

TANK CONSULTANTS & INSPECTION SPECIALISTS

P.O. Box 1208
ROUND ROCK, TX 78680
WWW.HOTINSPECTION.COM
(512) 244-2523



HOT Inspection Services, Inc.

Tank Consultants and Inspection Specialists
P.O. Box 1208 • Round Rock, Texas 78680

PROJECT REPORT

TO: Herb Edmonson, Jr.
Gray Engineering, Inc.
8834 N. Capital of Texas Hwy., Suite 140
Austin, Texas 78759
PROJECT: GST/HPT Inspection

DATE: 5/12/22
REPORT NO: 2943-1

CUSTOMER P.O. Signed Proposal
LOCATION: Cedar Park, Texas

1.0 INTRODUCTION:

The subject of this report is the evaluation of a 500,000-gallon ground storage tank and a 30,000-gallon hydro-pneumatic tank located at 2006 Blockhouse Drive, in Cedar Park, Texas. The ground storage tank is welded steel construction, with a self-supported dome roof and has a flat bottom steel floor supported on a concrete ring beam with compacted base fill. The hydro-pneumatic tank is an ASME pressure vessel supported on a steel cradle mounted on concrete piers. Based on the historical data, the tanks were constructed in 1995 by Holloway Construction. The comprehensive evaluation and dimensional checks have been documented and are part of this report. The tanks are operated by Crossroads Utility and were made available for inspection on 5/12/22. Both tanks were drained and empty and out of service at the time of inspection.

John H. Konzen, CWI, NDE Level III and NACE Level III Certified Coating Inspector and Justin Konzen, NACE Level II Certified Coating Inspector and FAA Unmanned Aircraft Pilot of HOT Inspection Services Inc., performed the inspections and evaluations. The condition survey was conducted and generally follows the guidelines as described in Chapter 9 and Appendix C of the AWWA M42 Manual for Steel Water Storage Tanks. The inspection and evaluation meets and exceeds the requirements of the Texas Administration Code of TCEQ Chapter 290 subchapter D, Rule 290.46. The following report provides information that is valuable in the continued operation and maintenance of the tanks.

The information contained herein is as accurate as could be obtained by HOT at the time of the inspection and from the limited history of the respective tank. No other assurance or warranty is expressed or implied. We assume no responsibility for any errors or omissions in this report, but will attempt to resolve concerns with the content of this report upon request. Any estimates or opinions with respect to tank rehabilitation provided by HOT in this report are based on HOT's experience and qualifications as a consultant and represent its best judgment as an experienced and qualified consultant familiar with the tank construction industry. Since we have no control over costs of labor, materials, equipment or services furnished by others or over competitive bidding or market conditions, it cannot guarantee that proposals, bids or actual project costs will not vary from any estimates or opinions of costs prepared by HOT.

The purpose of this evaluation was to determine compliance to TCEQ, the condition of the tank interior, exterior, structural support members, protective coating system, exposed foundations, accessories. Recommendations and cost estimates for bringing the tank into compliance, recoating, repairing, corrosion protection, general maintenance with the anticipated life of the coating and the structure are included.

2.0 SUMMARY:

2.1 Exterior Surfaces of GST – The exterior coating condition was evaluated knowing the original coatings is an epoxy/urethane system and was overcoated after the original coating system was applied. After accessing the tank exterior with a drone, climbing the tank onto the roof, it has been determined that a recommendation to rehabilitate the exterior by removing the existing coating system, making some modification/upgrades and re-applying an upgraded specified system within the next 3-5 years. Some minor safety modifications is suggested to be conducted to conform to OSHA during the rehabilitation. There were no TCEQ violations, one OSHA safety concerns with some minor protective coating failures found on the exterior surfaces along the shell, roof and floor extension plate. In evaluating the exterior coating, some micro-cracking , edge corrosion and chips were noted to be present. The overall integrity of the protective coating is in good and generally protecting the metal substrate at most areas on the shell, roof and appurtenances as required. The coatings’ esthetic appearance on the exterior is in good condition with chalking along surfaces from the UV exposure which is common to urethane finish coats. The adhesion as rated per ASTM D3359 is 3A on most of the tank exterior. Adhesions of 3A - 5A maybe overcoated, but the existing coating is not a candidate for overcoating due to the thickness averaging over 12 mils and some of the brittle micro-cracking on the roof. The coating is approaching its’ full protective life and is recommended to undergo a complete rehabilitation at the recommended time during the CIP.

2.2 Exterior Surfaces of HPT – The exterior coating condition was evaluated knowing the original coatings is an epoxy/urethane system . After accessing the tank exterior with a drone, and ladder it has been determined that a recommendation to rehabilitate the exterior by pressure washing, spot repairs and applying a specified overcoating system within the next 3-5 years. There were no TCEQ violations or OSHA safety concerns with some minor protective coating failures found on the exterior surfaces tank support cradle. In evaluating the exterior coating some excessive corrosion was found at the base of the support cradles. The overall integrity of the protective coating is in good and generally protecting the metal substrate at most areas. The coatings’ esthetic appearance on the exterior is in good condition with chalking along surfaces from the UV exposure which is common to urethane finish coats. The adhesion as rated per ASTM D3359 is 4A on most of the tank exterior. Adhesions of 3A - 5A maybe overcoated and the existing coating is ideal candidate for overcoating. The coating has another five years of full protective life but should have the coating spot repaired along the base support.

2.3 Interior Surfaces of GST – The interior coating condition was evaluated knowing the original coatings is an epoxy system. After accessing the interior by entering the tank from the shell manway, inspecting the floor and climbing the interior ladder to access the roof area, it has been determined that a recommendation to rehabilitate the interior by removing the existing coating system is offered. There is rust bloom corrosion on the tank floor surfaces, seam corrosion along the roof to shell corner and holidays in the shell.

The remaining interior surfaces are in good condition. There were no structural concerns but it has been noted in the inspection results that the active corrosion that is present will continue to degrade the metal substrate where the coating failure has exposed the surfaces. The interior coating is reaching its life expectancy and the adhesion as rated per ASTM D3359 is 3A that is an indication that more coating failure, corrosion and structural deterioration is expected in the future. A complete interior rehabilitation is recommended in 3-5 years.

2.4 Interior Surfaces of HPT – The interior coating condition was evaluated knowing the original coatings is an epoxy system. After accessing the interior by entering the tank from the manway at the vessel head, inspecting the interior surfaces, penetrations above and below the water service level, it has been determined that the interior should be rehabilitated within a reasonable time frame. There is corrosion above the service level in the air blanket zone that has started to degrade the coating. There were no structural concerns but it has been noted in the inspection results that the active corrosion that is present will continue to degrade the metal substrate where the coating failure has exposed the surfaces. The interior coating is reaching its life expectancy and the adhesion as rated per ASTM D3359 is 3A that is an indication that more coating failure, corrosion and structural deterioration is expected in the future. A complete interior rehabilitation is recommended in 3-5 years.

3.0 DESCRIPTION OF TANKS

3.1 Ground Storage Tank



Date: 5/12/22

Name of Tank: Blockhouse MUD Ground Storage Tank

Constructed: 1995 by Holloway Construction

Tank Type: Steel Ground Storage Tank w/ Self Supported Umbrella Roof

Type of Construction: Steel Welded

Type of Coatings: Exterior – Epoxy/Urethane/Clear Coat – Unknown manufacturer
Interior – Epoxy –Unknown manufacturer

Type of Foundation: Concrete Ring beam and Foundation

Dimensions: 52'Ø x 32' Tall

Interior (Steel) Surface Area: 10,049 sq./ft.

Exterior (Steel) Surface Area: 7,525 sq./ft.

Tank Component Thicknesses/Sizes:

Floor = 3/8"

Roof = 1/4"

1st Shell = .400"

2nd Shell = .338"

3rd – 4th = .267"

Roof System: Self Supported Umbrella Roof

Capacity: 500,000 gallons

Overflow: 12" Ø w/cow flap valve

Fill Line: 12" Ø DIP top fill

Distribution Line: 16" Ø C.S.

Roof Hatch: (2) 30"x30" Steel w/hinged lid

Vent: 12" Ø Steel

Shell Manway: (2) 30" Ø Steel w/hinged lid

Ladder Description: Exterior shell ladder w/ladder cage

Interior shell ladder w/pipe safety climb

Level Indicator: Shell Target

Cathodic Protection System: None

Exterior Coating Thickness: 13.5 avg. dft mils.

Exterior Coating Adhesion Rating: 3A per ASTM D3359

Interior Coating Thickness: 13.8 avg. dft mils

Interior Coating Adhesion Rating: 3A per ASTM D3359

Security Fence: Yes inside the facility fencing

Note: *The description above was obtained from estimates and field measurements taken during the inspection and represents a general description of the tank components and appurtenances.*

3.2 Hydro-Pneumatic Tank



Date: 5/12/22

Name of Tank: Blockhouse Hydro Tank

Constructed: 1995 by Holloway Construction

Tank Type: Hydro-Tank

Type of Construction: Steel ASME Pressure Vessel

Type of Coatings: Exterior epoxy/urethane
Interior epoxy

Type of Foundation: Steel Cradle on Concrete Beam

Plate Thicknesses:

Shell = .685"

Head = .665"

End Manway: 24" \varnothing and 11"x15" Oval

Bottom Penetrations: 4" \varnothing Drain and 8" \varnothing Service

Vent: PRV

Capacity: 30,000 gallons (10" \varnothing x 50' long)

Exterior Coating Thickness: 9-10 dft mils average

Interior Coating Thickness: 12-14 dft mils average

Intruder Fence: Yes inside the facility fencing

4.0 INSPECTION RESULTS:

4.1 GST Exterior

A. **Facility Site and Security Fence:** The facility is located inside a 8' tall chain link security fencing with 3-strand barbed wire and razor wire (1) double 8' swing gate that is secure and locked.

B. **Foundation:** The tank foundation consists of concrete ring beam on compacted grade that supports the tank bottom and floor extension plate. The ring wall is above grade level and generally free of any structural cracks or undermining. There is edge corrosion along the floor extension that should be repaired as a coatings maintenance precaution. *See photos below*



C. **Exterior Coating Condition:** The exterior coating system is in fair to good condition. The coating thickness is averaging 13.5 mils and the urethane finish coat is providing adequate protection. The top coat is showing some micro-cracking and isolated failure that exposes the metal substrate mainly along roof area. The protective coating has oxidized and chalked from the UV sunlight and weather. The adhesion is good and will have a service life over 3-years.

See photo below.

D. **Overflow Pipe:** The overflow is 12"Ø with a clow flap valve and terminates at a concrete splash slab located outside the tank. The overflow is equipped with a clow flap valve closure and seals tight. *See photos at end of report.*

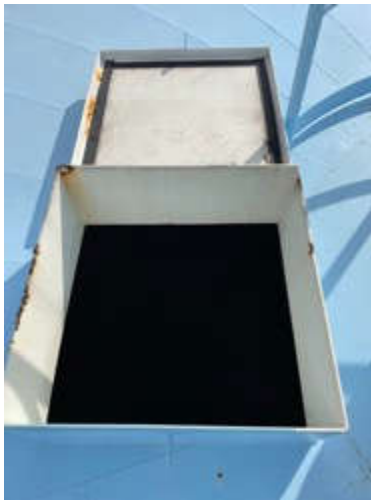
E. **Water Level Indicator:** There is floating target gauge on the shell of the tank and a level readout inside the pump building in the US Filter Cabinet. *See photos at end of report.*

F. **Exterior Ladder:** The exterior shell ladder has a safety cage. **NOTE: Effective on November 2018, all caged ladders will require a safety climb device. This tank is grandfathered until a major repair or rehabilitation is performed.**

See photo below.



G. Roof Hatch: The roof has (2) 30"x30" steel with hinged lids. The lids seal adequately and are secured with locks. The overall condition of the hatches are in good condition with some edge corrosion along the roof hatch necks as noted during the inspection and seen in the *photo below*.



H. Roof Vent: The roof vent is 24"Ø of steel construction. The vent screen is stainless 16 mesh, banded and secure. There is some early corrosion around the vent hood weld and inside the neck. *See photo below*.



I. **Shell Manways:** The two (2) shell manways are 30"Ø of steel construction and have hinged lids. Minimal corrosion or coating failure was noted as the epoxy has protected the surfaces as intended. *See photos below.*



4.2 **HPT Exterior**

A. **Facility Site and Security Fence:** The facility is located inside a 8' tall chain link security fencing with 3-strand barbed wire and razor wire (1) double 8' swing gate that is secure and locked.

B. **Foundation:** The tank foundation consists of concrete pier beam that supports the HPT steel cradle. The cradle is bolted onto the pier with 1/2" dia. epoxy anchor rods. There is edge corrosion along the flat edge and interface that should be repaired as a coatings maintenance precaution. *See photos below.*



C. **Exterior Coating Condition:** The exterior coating system is in fair to good condition. The coating thickness is averaging 9.5 mils and the urethane finish coat is providing adequate protection. The protective coating has oxidized and chalked from the UV sunlight and weather. The adhesion is good and will have a service life over 3-years. *See photos at end of report.*

4.3 **GST Interior**

A. **Interior Coating Condition:** The existing coating on the interior surfaces of the tank appeared to be in good condition. The coating thickness is averaging 13.8 mils and the epoxy is providing adequate protection on most of the interior with an extended life of 3-5 year. The brittleness of the existing coatings will become susceptible to further failure and exposing the base metal to the corrosive environment. There is staining along the surfaces caused from the minerals in the water at the HWL. There is some edge and seam corrosion at interfaces, welds, and roof penetrations, overflow pipe/weir box and holidays in the shell. Some pin point corrosion spots on the floor will likely be pitted deep enough to require pit filler. *See photos at end of report.*

B. **Overflow and Weir:** The overflow and weir extends above the HWL at the shell and is showing some minor corrosion as seen in the *photos at end of report.*

C. **Interior Ladders:** The interior shell ladder is in compliance with OSHA standard 1910.23. The safety climb is a rigid pipe rail system and has been coated from the previous maintenance repairs.

4.4 **HPT Interior**

A. **Interior Coating Condition:** The existing coating on the interior surfaces of the tank appeared to be in good condition below the service level of the air blanket. The coating thickness is averaging 12 mils and the epoxy system is providing adequate protection on the surfaces below the service level. All of the interior corrosion exists within the air blanket zone. Corrosion is active where the surfaces have been exposed. *See photos below.*



5.0 DEFICIENCIES:

TCEQ, AWWA, OSHA/ANSI, Structural and Sanitary-Related Deficiencies. There was one deficiencies and concerns with this tank which included:

TCEQ

- HPT – The interior coating system has failed above the water service line within the air blanket zone. TCEQ Rule 290.43 (c)(8) states that ground storage tanks shall be maintained in strict accordance with AWWA.

OSHA

- GST - The exterior ladder is not compliant to OSHA 1910.23 standards but is grandfathered until a major tank rehabilitation is performed. At that time the caged ladder shall also have a safety climb/fall prevention device.

SANITARY

- GST – The previous water quality may have caused the staining on the interior surfaces above the HWL as reported. The surface residue should be removed prior to performing the interior coatings rehabilitation. By unmasking the surfaces, a thorough inspection can be made to detect any pitting corrosion issues.

6.0 RECOMMENDATIONS:

6.1 Exterior: HOT defines the life of an exterior coating as the amount of time before repainting becomes necessary due to coating failure and corrosion. During the exterior coating's life, the owner should expect the coating to lose its gloss, start to chalk and show signs of weathering, mildew, brittleness and adhesion loss. The typical life of a properly applied exterior coating system is approximately 15-20 years for a complete rehab and 10-12 years for an overcoat. Due to the age (approximately 27-years) of the existing coating on both the **GST** and **HPT**; chalking, coating brittleness, and minor edge corrosion that has been observed, it is recommended that a complete rehabilitation on the GST and overcoat on the HPT be performed within the next 3-5 years. The coating system should meet the AWWA D102 standards .

6.2 Interior: HOT defines the life of an interior coating as the amount of time before repainting becomes necessary due to coating failure and corrosion. During the interior coating's life the owner should expect some rust staining due to interface and edge corrosion, rust rash, checking, small holidays, brittleness and adhesion loss. The typical life of a properly applied interior coating system is approximately 12-15 years. Due to the age (approximately 27-years) of the existing coating on both the **GST** and **HPT** along with several of the above-mentioned findings, a complete rehabilitation is recommended within 3-5 years to prevent further structural damage. The optimum long-life coating system presently available is a zinc and two-coat hi-build epoxy system that is recommended for the interior of both tanks. This coating system should meet the certification criteria of ANSI/NSF 61 and AWWA D102.

6.3 Recommendation List: The recommended scope of work listed below applies to the Ground Storage and Hydro-Pneumatic Tanks for the modification and rehabilitation of maintaining the tank's integrity in a serviceable condition in accordance with TCEQ, AWWA and Industry Standards. The budget and bidding process will have an effect on the project's end result. A set of specifications that has a detailed scope of work and itemizes the repair and modifications well enough to properly bring the tank into compliance is an essential requirement for a successful project. Blockhouse MUD should employ the services of a Professional Engineering Firm to provide a P.E. in the State of Texas for the specifications and bid document preparation and 3rd party inspection during the rehabilitation. It is recommended that any surrounding instruments and equipment be protected during the project. Industry standards with recommended practices and procedures should be referenced in the specification as to give the contractor a quality standard for accomplishing the scope of work.

We are recommending that the rehabilitation scope of work in this report be completed within the next 3-5 years in order to extend the life of both tanks. The recommended items should be well defined in the bid specifications in the scope of work and a section dedicated as description of bid items. The bid tabulation form should be clear and itemized as lump sum, allowance or unit pricing to prevent change order pricing that could adversely affect the overall CIP budget.

1. Apply an industrial coating system using trained and qualified coating applicators. The Thnemec Coating System is recommended utilizing the coatings available from Thnemec.

GST: Clean the exterior surfaces to a SSPC-SP 6, Commercial Blast Cleaning and apply a Zinc/Epoxy/Urethane system. Clean the exterior surfaces by

HPT: Pressure wash the exterior surfaces @ 3,000 psi and apply a ty-coat epoxy and urethane finish coat.

Both Tanks: Clean the interior surfaces of both tanks to a SSPC-SP 10, Near White Blast Cleaning and apply a Zinc/2-Coat Hi-Build Epoxy system. *(A detailed coating specification should be written under a separate cover upon review and discussion of this report. The system above may be changed depending on the existing coating system results and the time of year the tank will be rehabilitated).*

2. Provide a containment system to the exterior of the **GST** tank to protect the facility and surrounding property. The containment system shall be specified in the contract bid documents and technical specifications to meet the emission control requirements of a Class 2 System as specified in the SSPC-Guide 6 for containing debris generated during paint removal operations.
3. Provide a dust collector and dehumidification unit for the **GST** to control the interior environment while abrasive blasting and coatings application.
4. Make any necessary interior/exterior welding repair, corrosion related repairs, general repairs and cleaning as needed on **both tanks**. This includes:
 - a. Repairing loose grout or cracks in the foundation piers.

- b. Repairing by welding and pit filling any damage from corrosion on surfaces deemed necessary to restore integrity.
 - c. Removing and grinding smooth, abandoned clips, fabrication defect, burrs and other miscellaneous items necessary to fully access the surfaces to be rehabilitated.
 - d. Apply seam sealer Sika Flex 1A or equal to interior penetration, laps and other unsealed connections that cannot be protected from the moisture or corrosive environment.
 - e. The resident inspector and engineer should identify any repairs necessary.
 - f. A welder certified to ASME Section IX or AWS D1.1 (tests as described in AWS B2.1) code shall conduct all welding.
5. Install a cable type Saf-T-Climb on the shell ladder of the **GST**.
6. Provide a knowledgeable and qualified welding/coating inspector to monitor all aspects of the scope of work to assure the customer that all industry standards, specifications and good workmanship practices are being followed.

7.0 BUDGET:

7.1 Ground Storage Tank

<u>ITEMIZED REHAB COST</u>	
EXTERIOR (based on 7,525 sq./ft. @ \$13.25/sq./ft.)	
Clean & Paint Exterior (item 1)	\$101,587
SP-6 Clean, apply zinc/epoxy/urethane system	
INTERIOR WET (based on 10,049 sq./ft. @ 14.00/sq./ft.)	
Clean and Paint Interior (item 1)	\$140,686
SP-10 Clean, apply zinc/2-coat epoxy system	
LINE ITEMS	
Containment and Protection (item 2)	\$25,000
Dehumidification and dust collection (item 3)	\$20,000
Grinding, welding, pit filler, corrosion related and misc. (item 4)	\$ 5,000
Install safety climb as noted (item 5)	\$ 8,500
CONTINGENCY	
10% of \$300,773	\$30,077
<i>Total Amount to Budget should be \$330,850. This budget is assuming the results of any exterior paint testing being non-hazardous per the limits of RCRA. <u>It does not include certain operations upgrades, the cost for Engineering Services to write the bid documents/specifications and administrate the project or the Third-Party NACE Level III and AWS CWI Inspection during the rehab phase.</u> The contractor should consider the accessibility to this project by means of assuring overhead electrical lines are not obstructing to the containment and site work.</i>	

7.2 Hydro-Pneumatic Tank

ITEMIZED REHAB COST

EXTERIOR (based on 1,300 sq./ft. @ \$7.50/sq./ft.)

Clean & Paint Exterior (item 1) \$9,750
Pressure Wash Clean, apply epoxy/urethane overcoat system

INTERIOR WET (based on 1,300 sq./ft. @ 12.00/sq./ft.)

Clean and Paint Interior (item 1) \$15,600
SP-10 Clean, apply zinc/2-coat epoxy system

LINE ITEMS

Grinding, welding, pit filler, corrosion related and misc. (item 4) \$ 2,000

CONTINGENCY


10% of \$27,350 \$ 2,735

Total Amount to Budget should be \$30,085. This budget is assuming the results of any exterior paint testing being non-hazardous per the limits of RCRA. It does not include certain operations upgrades, the cost for Engineering Services to write the bid documents/specifications and administrate the project or the Third-Party NACE Level III and AWS CWI Inspection during the rehab phase. The contractor should consider the accessibility to this project by means of assuring overhead electrical lines are not obstructing to the containment and site work.

8.0 CONCLUSION OF OBSERVATION:

The intent of this report is to convey the condition of the ground storage tank and hydro-pneumatic tank to make reasonable recommendations and cost estimates to the owner on rehabilitating the tank. The cost associated with a total rehabilitation will be substantial and should be considered sensitive to the time of bidding as it relates to our economy. The recommendations and budget have been offered by HOT Inspection Services as a plan to consider within the soonest time possible. The CIP budget should be approved with a contingency as indicated for the economy and any local, state or federal regulations that may affect the pricing. In conclusion to the inspection and evaluation of the above referenced tank, it is the opinion of HOT Inspection Services that the recommended repairs be conducted to restore and maintain the integrity of the water storage tank. HOT Inspection Services, Inc., assumes no responsibility for losses of any kind due to our interpretation of the quality of the material submitted. All data and information will be held strictly confidential.

HOT Inspection Services, Inc.



John H. Konzen
NACE Certified Coating Inspector #7841
AWS Certified Welding Inspector #85040251
AWS Certified Welding Educator #9612020E
NDE Level III
NDE Level III



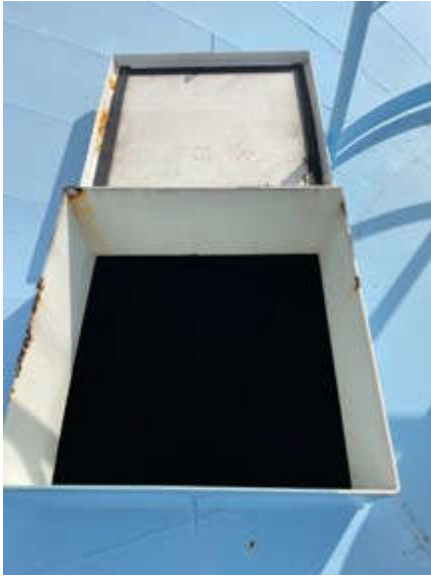
**PHOTO GALLERY
of
GROUND STORAGE TANK**



















From: David W. Gray <dwg@grayengineeringinc.com>
Sent: Thursday, February 16, 2023 12:08 PM
To: David Shoemaker <dshoemaker@blockhousemudtx.gov>; Denise Motal <DMotal@abaustin.com>
Cc: Sean Abbott <SAbbott@abaustin.com>; Sameer Saini <ssaini@grayengineeringinc.com>
Subject: RE: Item for February board meeting

All-

Attached is a copy of the Agenda Item G.1 from the City of Cedar Park's February 9, 2023, City Council Agenda for the First Reading and Public Hearing for an ordinance to rezone the 118 acre tract located adjacent and immediately south of Block House MUD.

The summary of the information that was presented to the Council at that meeting is extensive and includes information dating back to the original action by the City in annexing and preliminarily zoning the tract, a process that dates back to 2005.

Some key item discussed in the attached summary include the following:

1. On January 17, 2023, the City of Cedar Park Planning and Zoning Commission voted 6-0 in favor of the rezoning request that went on to the Council for first on February 9th (Pg 88)
2. As a part of the City of Cedar Park Planning and Zoning Commission's vote of approval, they recommended to the Council that the boundary masonry wall height be increased from the required 30' height to 40' and that the landscape buffer be increased from 30' to 40' in width. This, if approved by Council, would be along the common property line between the project and Block House MUD.
3. The applicant provided an extensive history and summary of the communication out reaches to neighboring entities and property owners located within 500' of the tract that included Block House MUD and Block House HOA (Pg. 89, 114-136)
4. Building height is limited to 100' but can go to 130' with special permit.
5. Exterior light poles may be 30' in height but are limited to 15' within 50' of residential land use.
6. Land use is diverse and includes up to 1,300 apartment units on a maximum of 25 acres out of the 118 acre tract.

We are currently following up with City staff to determine what, if actions, were taken by the Council at this meeting on this item.



David W. Gray, P.E., President
Gray Engineering, Inc.

Consulting Engineers TBPELS Firm 2946
8834 N. Capital of Texas Highway, Suite 140
Austin, TX 78759
Phone: 512.452.0371
Fax: 512.454.9933
Cell: 512.796.5893
dwg@grayengineeringinc.com

File Attachments for Item:

G.1 (2022-12-Z) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 118 Acres From Development Reserve (DR) To Planned Development-General Business (PD-GB) Located Along East New Hope Drive Between Avenue Of The Stars And South Block House Drive. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of The Request With Conditions Related To The Landscape Buffer And The Associated Masonry Wall Along The Northern Property Boundary.***



CITY COUNCIL AGENDA
February 9, 2023

Item/Subject: (2022-12-Z) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 118 Acres From Development Reserve (DR) To Planned Development-General Business (PD-GB) Located Along East New Hope Drive Between Avenue Of The Stars And South Block House Drive. *The Planning And Zoning Commission Voted 6-0 To Recommend Approval of The Request With Conditions Related To The Landscape Buffer And The Associated Masonry Wall Along The Northern Property Boundary.*

Final Report

Staff	Amy Link, 512-401-5056, Amy.Link@cedarparktexas.gov
Owner	121 Acquisition Company, LLC
Agent	Michael Theone CEC, Inc
Current Zoning	Development Reserve (DR)
Proposed Zoning	Planned Development-General Business (PD-GB)
Future Land Use Plan	Planning Area B
Major Corridor	East New Hope Drive
Summary of Applicant's Request	Request to rezone approximately 118 acres from Development Reserve (DR) to Planned Development-General Business (PD-GB).
Staff Recommendation	Staff recommends approval of the Applicant's request for PD-GB.

Staff Recommendation:

Staff recommends approval of the applicant’s request to rezone the property to Planned Development-General Business (PD-GB).

Reason for Staff Recommendation:

The proposed PD-GB request exemplifies the land use and design elements envisioned for Planning Areas established within the Comprehensive Plan. Additionally, each of the “Missing Places” identified in the Comprehensive Plan may be accommodated within this PD.

Planning & Zoning Commission Recommendation to the City Council:

On January 17, 2023, the Planning and Zoning Commission recommended approval (6-0) of the request for the rezoning to Planned Development-General Business (PD-GB) with the additional condition that the landscape buffer along the norther boundary be increased to a depth of 40 feet and the associated masonry wall be increased to a height of 10 feet.

In favor: Bobbi Hutchinson, Bob Ingraham, Audrey Wernecke, Cynthia Sneed, Kimberly Bradford-Brown, and Randy Strader
Absent: Sara Groff

Stated Reasons for P&Z Recommendation:

The Commission supported staff’s recommendation; however, the Commission felt that a wider landscape buffer and taller fence would help mitigate impacts to the Block House Creek neighborhood.

Planning & Zoning Commission Public Hearing:

The Planning and Zoning Commission held a public hearing on January 17, 2023. There were five (5) registered speakers: two (2) neutral and three (3) in opposition. Comments from the speakers included questions and concerns related to noise, impact on utilities, New Hope Dr traffic and impact on Block House community, impact on property values, warehouse building setback, building height, number of additional residents, impact on the environment, removal of old trees, lack of sound barrier on the south side (of New Hope Dr), increased traffic through Town Center, and impact to school system.

Following the public hearing, the applicant amended Section II.I. Landscape and Buffer Yard of Exhibit C to increase the masonry fence height to 10 feet. However, the buffer depth is proposed to remain at 30 feet.

Applicant’s Neighborhood Communication Summary and Public Input:

The applicant conducted an extensive neighborhood outreach campaign over the course of three months. This outreach included communication with the Town Center neighborhood to the south and Block House Creek neighborhood to the north, as well as commercial neighbors within 500 feet of the subject tract. A complete summary of this communication is attached for reference.

To date, staff has received one (1) phone inquiry requesting information regarding the project and seven (7) letters of opposition (see attached). Additionally, staff met with two residents of the Town Center neighborhood to explain the proposed PD.

OVERVIEW

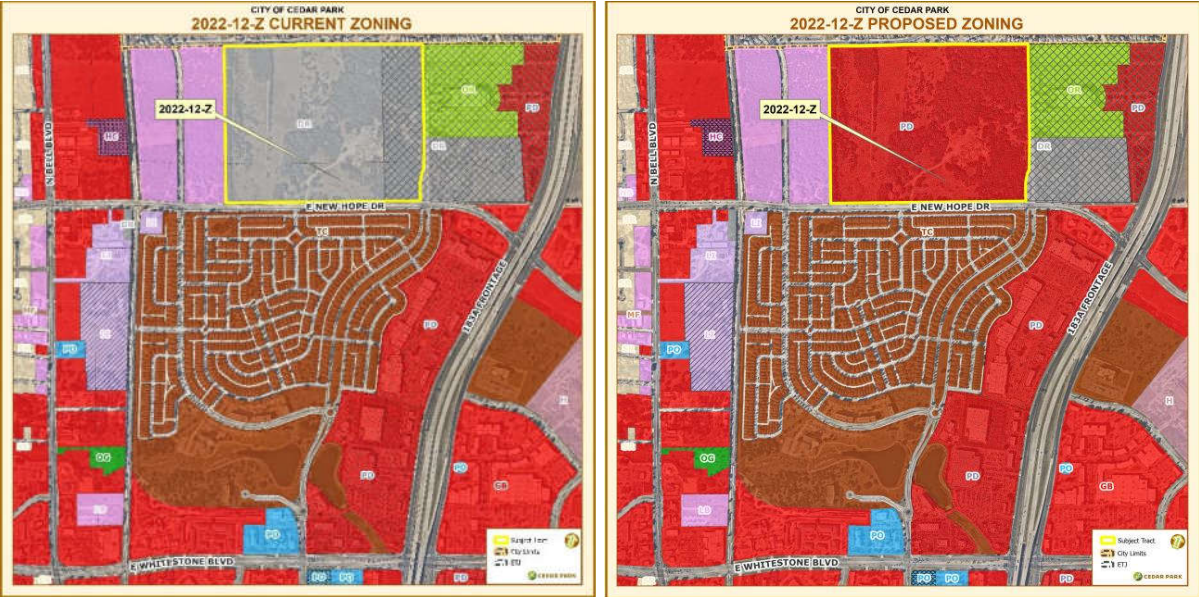
In December 2021, the Cedar Park City Council authorized a master development agreement with CPM Development, LLC to invest \$400 million to construct a hotel and convention center anchored by a super-regional retail and entertainment destination on the subject property. Execution of this agreement accomplished several of the City’s strategic goals for economic vitality, including: advancing a hotel/convention center project, attracting businesses that diversify the tax base and increase employment opportunities, promoting regional destination development, and increasing tourism and local commerce. The Planned Development (PD) request summarized in this report serves as the first step in the entitlement process to facilitate the development of this once-in-a-generation opportunity for Cedar Park.

Existing Site and Surrounding Land Uses:

The approximate 118-acre subject property is located on the north side of East New Hope Drive, between Avenue of the Stars and South Block House Drive. The abutting Future Land Use Plan (FLUP) designations, zoning districts and existing land uses are summarized in the table below:

DIRECTION	FLUP	ZONING	EXISTING USES
North	Low Density Residential (LDR)	Extra-Territorial Jurisdiction (ETJ)	Block House Creek Residential Neighborhood
East	Public/Semi-Public (PUB) and Planning Area B (PA-B)	Planned Development -Open Space Recreation (PD-OR) and Development Reserve (DR)	H-E-B Center and Vacant
South	Low Density Residential (LDR) and Medium Density Residential (MDR)	Town Center (TC)	Cedar Park Town Center Residential
West	Planning Area B (PA-B)	Local Business (LB)	Vacant

The following maps depict the current and proposed zoning classifications.



Purpose of Requested Zoning District:

The PD district is principally intended for development areas where it may be considered warranted due to the scale of development, the mixture of land uses, site constraints, unique design considerations, and needed site flexibility. A PD District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in the City’s current Zoning Code. While greater flexibility is given to allow special conditions or restrictions which would not otherwise allow the development to occur, procedures are established herein to insure appropriate application for a PD and still offer increased flexibility.

The purpose of the General Business (GB) base zoning is to provide moderate and large commercial developments that serve the retail and service needs of the community and broader region. This district includes site and building design and architectural standards to ensure quality, sustainable development.

Future Land Use Plan:

The Future Land Use Plan (FLUP) currently identifies the subject tract as Planning Area B. Planning Areas should incorporate at least one of the desirable development types identified by the Comprehensive Plan, including an entertainment/cultural district, walkable mixed-use development or business park. Development within Planning Areas should have an urban rather than suburban character and support a higher intensity of uses than are allowed elsewhere in the City. The proposed PD-GB zoning request is compliant with the current FLUP designation.

Comprehensive Plan:

The request for a Planned Development (PD) district is in compliance with these goals of the Comprehensive Plan:

Future Land Use:

- Focus on business attraction and retention to be a destination for major employers and innovative entrepreneurs.
- Establish Cedar Park as a regional destination for family-oriented activities.
- Plan for central gathering areas in the community that are interesting, vibrant, and encourage social interaction.
- Ensure an appropriate mix of land use types within the City.

Public Facilities

- Meet the community’s demand for amenities, such as libraries, recreational facilities, and cultural facilities.

Livability

- Maintain a civic-minded community with a strong social fabric that promotes social, economic, and spiritual interaction and quality of life at a communitywide level.
- Improve the walkability and connectedness of Cedar Park for pedestrians and bicyclists.

Site Information:

Zoning Case History:

The subject property was annexed into the City in 2005 as part of a larger annexation of approximately 300 acres (Ordinance No. A54-05-10-20-3D). Upon annexation, the Development Reserve (DR) zoning district was assigned.

YEAR	CASE NUMBER	REQUEST	COUNCIL ACTION
2005	ANX-05-009 (Ord. # A54-05-10-20-3D)	Annexation of approximately 300 acres assigned zoning of Development Reserve (DR)	Council approved 10-20-2005

Major Corridor:

The subject property is located along the Major Corridor of East New Hope Drive.

Transportation:

East New Hope Drive is classified as a Major Arterial on the Transportation Plan. According to City data, there were 17,123 average vehicles daily in 2019 on this section of East New Hope Drive. A Traffic Impact Analysis (TIA) will be conducted for this tract at time of development and any identified mitigation shall be completed prior to occupancy of the site.

Subdivision:

This tract is not platted. A subdivision will be required prior to site development approval.

Planned Development Standards

The proposed Planned Development (PD) includes several additional regulations related to land use, lot, building setback, building height, building form, parking, landscape and lighting requirements. A summary of these proposed regulations is provided below. The complete development standards and regulations of the proposed PD are included as Exhibits C, D and E.

Land uses:

Section II.C of Exhibit C (PD General Provisions and Development Regulations) outlines the permitted uses for the subject property. A majority of the uses identified in the General Business (GB) base zoning district are permitted, along with the allowance of apartments to provide a mixed-use component within the development in line with the uses and character envisioned by the Comprehensive Plan. Four (4) uses not currently identified in the Zoning Code have been included in the list of permitted uses. These uses are defined in Exhibit C and include cigar shop/cigar lounge, convention center, facility, and furniture store.

The permitted use chart included in Section II.C of Exhibit C includes compliance with conditional standards already established in the Zoning Code (refer to standards reference column), as well as additional standards established for some uses. For example, the additional standard for the apartment use caps the maximum number of apartments at 1,300 units and limits the acreage on which apartments may be located to a maximum of 25 acres within the overall 118-acre site.

Building Setback and Height Requirements:

Building and lot standards are established in Section II.E of Exhibit C. The minimum lot dimensions mirror those of the base GB zoning district. Minimum building setbacks are established for both internal drives as well as public rights-of-way. A minimum 30-foot setback is established from any single family residential lot.

A maximum building height of 100 feet is established for all uses, with the exception of apartment, hotel and office uses. Maximum building height for these three uses is 130 feet, with an option to increase the height through the special use permit process.

Building Form:

With the exception of standalone buildings greater than 500,000 square feet in size, all nonresidential buildings shall comply with the design standards established in the Zoning Code. For buildings greater than 500,000 square feet, recess and projection articulation requirements shall not apply.

Buildings that include a residential component will comply with the standards established in Section II.F.2 of Exhibit C. These standards closely follow the regulations established for mixed use buildings in the Zoning Code. The standards promote a walkable, urban form, tying a variety of land uses together through use of common open spaces and pedestrian-friendly streetscapes.

Parking:

Structured parking is a required component of the development. Ninety percent (90%) of the required parking for a residential use shall be located within a parking structure. Shared parking among uses within the development is encouraged to reduce the amount of impervious area and enhance the efficiency of site design.

Landscape and Buffer Yard:

A 30-foot wide evergreen landscape buffer and associated 8-foot masonry wall will be provided along the entire length of the northern PD boundary to provide an enhanced visual screen from the Block House Creek neighborhood. Flexibility with placement of the wall along the property line or internal to the site will allow the greatest preservation of existing vegetation within the buffer.

Lighting:

Exterior light poles provided throughout the site may be 30 feet in height; however, light poles within 50 feet of a single family residential use shall be limited to 15 feet in height.

Miscellaneous Regulations:

Both public streets and private drives are permissible within the development and lot frontage requirements may be addressed with use of private drives as depicted in Exhibit E of the PD.

Staff Commentary and Recommendation:

The proposed PD-GB request exemplifies the land use and design elements envisioned for Planning Areas established within the Comprehensive Plan. Each of the “Missing Places” identified in the Comprehensive Plan may be accommodated within this PD. The hotel/convention center, destination retail and entertainment uses all support the Entertainment/Cultural District “Missing Place” by including interactive shopping, dining and entertainment experiences that are attractive destinations for cultural, recreational and business travelers. The residential component contributes to the development of the Walkable Mixed-Use “Missing Place” by including interconnected design supporting pedestrian traffic that will enhance the commercial vitality of the overall development. Finally, the destination retail component of the development and the allowance for large office development will provide employment opportunities and inclusion of innovative businesses as described within the Business Park “Missing Place.”

Therefore, staff recommends approval of the applicant’s request to rezone the property to PD-GB and the acceptance of this preliminary report as the final report.

Public Information Plan:

- January 4, 2023:* Public notice of the Planning and Zoning Commission and City Council public hearings published in the Austin American Statesman
- January 6, 2023:* 201 letter notices for the Planning and Zoning Commission and City Council public hearings were sent to property owners within 300 feet of the subject tract
- January 17, 2023:* Planning and Zoning Commission public hearing
- February 9, 2023:* City Council 1st reading and public hearing
- February 23, 2023:* City Council 2nd reading

Initiating Dept.: Development Services

Fiscal Impact

Account No.: N/A

Budget

Budget/Expended: N/A

Legal Certification

Approved as to form and content:

Finance Director Review

Yes No **City Attorney**

Associated Information:

Ordinance with Exhibits

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING ORDINANCE NO. 75-2 (ZONING) OF THE CITY OF CEDAR PARK, TEXAS TO REZONE APPROXIMATELY 118 ACRES FROM DEVELOPMENT RESERVE (DR) TO PLANNED DEVELOPMENT-GENERAL BUSINESS (PD-GB) LOCATED ON EAST NEW HOPE DRIVE BETWEEN AVENUE OF THE STARS AND BLOCK HOUSE DRIVE (2022-12-Z); AUTHORIZING THE DIRECTOR OF DEVELOPMENT SERVICES TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF CEDAR PARK SO AS TO REFLECT THIS CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, on March 24, 1975, the Cedar Park City Council adopted Ordinance No. 75-2: Comprehensive Zoning Ordinance, which created a variety of zoning districts, and a zoning district map, as amended; and

WHEREAS, all zoning districts located within the City are regulated pursuant to Chapter 11 of the Cedar Park Code of Ordinances; and

WHEREAS, Texas Local Government Code Chapter 211 authorizes the City to regulate the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes; and

WHEREAS, the Cedar Park City Charter Section 2.04 authorizes the Council to zone the City and to pass all necessary ordinances, rules and regulations governing the same under and by virtue of the authority vested in the cities by State statutes; and

WHEREAS, the Cedar Park City Charter Section 7.02 authorizes the Council to zone the City after recommendation of the Planning and Zoning Commission, and requires the Council to enact necessary implementing legislation as authorized by law and after all public hearings required by law; and

WHEREAS, City staff, after communication with the affected property owners, determined the most appropriate zoning designations based on the City’s Comprehensive Plan, existing use of land and structures within the affected area, and uses surrounding the affected area: and

WHEREAS, the City published notice and conducted the requisite public hearings in accordance with Texas Local Government Code Chapter 211; and

WHEREAS, on January 17, 2023 the Planning and Zoning Commission voted 6-0 to recommend approval of the proposed zoning of Planned Development-General Business (PD-GB) with a condition that the landscape buffer along the northern property boundary be widened to a depth of 40 feet and the associated masonry fence be increased to a height of 10 feet; and

WHEREAS, the City Council finds the proposed zoning to be in accordance with the City’s Comprehensive Plan, existing use of land and structures within the affected area, and uses surrounding the affected area, and are for the purpose of promoting the public health, safety, morals, and general welfare of the City; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. City of Cedar Park Ordinance No. 75-2: Comprehensive Zoning Ordinance is hereby amended to rezone approximately 118 acres from Development Reserve (DR) to Planned Development-General Business (PD-GB) located on East New Hope Drive between Avenue of the Stars and Block House Drive, otherwise set forth in the legal description labeled Exhibit “A”, the property location map labeled Exhibit “B”, the Planned Development regulations labeled “Exhibit C”, the Concept Plan labeled “Exhibit D” and the Private Roadway Section labeled “Exhibit E”.

SECTION 2. That the Director of Development Services is hereby authorized and directed to officially designate the tract of land zoned herein as such on the official zoning district map of the City of Cedar Park and by proper endorsement indicated the authority for said notation.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

READ AND CONSIDERED ON FIRST READING by the City Council of Cedar Park at a regular meeting on the 9th day of February, 2023, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the ____ day of _____ 2023, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

CITY OF CEDAR PARK, TEXAS

James Penniman-Morin, Mayor

ATTEST:

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

J.P. LeCompte, City Attorney

EXHIBIT A

SCHEDULE A - continued

GF No. 202102130



EXHIBIT "A"

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**117.899 ACRES
S. J. DOVER LEAGUE,
ABSTRACT 168, WILLIAMSON COUNTY**

A DESCRIPTION OF 117.899 ACRES IN THE S. J. DOVER LEAGUE, ABSTRACT NO. 168, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOTS 3 AND 8 OF C.H. SILLIMAN'S SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 77, PAGE 166 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 119.61 ACRE TRACT CONVEYED TO NEW HOPE RANCH INVESTMENTS, LTD. IN A SPECIAL WARRANTY DEED DATED OCTOBER 19, 2018 AND RECORDED IN DOCUMENT NOS. 2020067220 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAVE AND EXCEPT A 0.2917 ACRE TRACT RECORDED IN DOCUMENT NO. 2008049538 AND 2008049539, AND ALSO SAVE AND EXCEPT 1.4455 ACRES (CONSISTING OF FIVE TRACTS: A 0.241 ACRE TRACT, A 0.3025 ACRE TRACT, A 0.304 ACRE TRACT, A 0.305 ACRE TRACT AND A 0.293 ACRE TRACT) RECORDED IN DOCUMENT NO. 2005093702 ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 117.899 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found for the west corner of said 119.61 acre tract, being the north corner of a 25.208 acre tract described in Document No. 2020093129 of the Official Public Records of Williamson County, Texas, also being the southeast right-of-way line of Creek Run Drive (variable width right-of-way) as described in Document No. 1985042678 of the Official Public Records of Williamson County, Texas,

THENCE with the northwest line of the 119.61 acre tract and the southeast right-of-way line of Creek Run Drive, the following two (2) courses and distances:

1. **North 68°36'06" East**, a distance of **429.13 feet** to a concrete monument found;
2. **North 68°49'06" East**, a distance of **397.52 feet** to a 1/2" rebar with "Chaparral" cap set for the beginning of a boundary line agreement described in Volume 1850, Page 84 of the Deed Records of Williamson County, Texas between Block House Creek Phase E, Section 501, a Subdivision of Record in Document No. 1986026356 of the Plat Records of Williamson County Texas and a 119.61 acre tract described in Volume 490, Page 143 of the Deed Records of Williamson County Texas;

EXHIBIT A

THENCE with said Boundary Line Agreement, the following four (4) courses and distances:

1. **North 68°49'06" East**, a distance of **131.46 feet** to a concrete monument found;
2. **North 69°23'26" East**, a distance of **533.66 feet** to a 1/2" rebar with "Chaparral" cap set;
3. **North 69°23'26" East**, a distance of **533.69 feet** to a concrete monument found;
4. **North 69°09'41" East**, a distance of **528.33 feet** to a concrete monument found for the north corner of the 119.61 acre tract, being the west corner of a 48.715 acre tract described in Document No. 2002088496 of the Official Public Records of Williamson County, Texas;

THENCE South 20°52'54" East, with the northeast line of the 119.61 acre tract, being the southwest line of the 48.715 acre tract a distance of **1222.36 feet** to a 3/8" rebar found for the south corner of the 48.715 acre tract, being the west termination of Discovery Boulevard (variable width right-of-way) as described in Document Nos. 2008049538, 2008049539, and 2009019729, all of the Official Public Records of Williamson County, Texas;

THENCE with the southwest right-of-way line of Discovery Boulevard and the northeast line of the 119.61 acre tract the following two (2) courses and distances:

1. **South 20°25'38" East**, a distance of **317.01 feet** to a 1/2" rebar with "Chaparral" cap set;
2. **South 19°19'30" East**, a distance of **76.22 feet** to a 1/2" rebar with "Chaparral" cap set;

THENCE crossing the 119.61 acre tract, continuing with the southwest right-of-way line of Discovery Boulevard the following 3 courses and distances:

1. With a curve to the right, having a radius of 340.00 feet, a delta angle of 04°47'51", an arc length of 28.47 feet, and a chord which bears **South 00°34'43" West**, a distance of **28.46 feet** to a 1/2" rebar with "Chaparral" cap set;
2. With a curve to the left, having a radius of 360.00 feet, a delta angle of 23°53'44", an arc length of 150.14 feet, and a chord which bears **South 08°58'13" East**, a distance of **149.05 feet** to a 1/2" rebar with "Chaparral" cap set;

EXHIBIT A

- 3. **South 20°55'05" East**, a distance of **225.98 feet** to a 1/2" rebar with "Chaparral" cap set at the intersection of the southwest right-of-way line of Discovery Boulevard and the northwest right-of-way line of New Hope Drive (a.k.a. County Road 181) (variable width right-of-way) as described in Volume 77, Page 166 of the Deed Records of Williamson County, Texas and Document No. 2005066660, 2005093702, and 2007097151 of the Official Public Records of Williamson County, Texas, from which a cotton spindle found for an angle point in the northwest right-of-way line of New Hope Drive bears, North 68°57'23" East a distance of 325.00 feet;

THENCE crossing the 119.61 acre tract with the northwest right-of-way line New Hope Drive the following five (5) courses and distances:

- 1. **South 68°57'23" West**, a distance of **475.20 feet** to a 1/2" rebar with "SAM" cap found;
- 2. **South 68°56'52" West**, a distance of **533.67 feet** to a 1/2" rebar with "SAM" cap found;
- 3. **South 68°57'24" West**, a distance of **533.75 feet** to a 1/2" rebar with illegible cap found;
- 4. **South 68°57'34" West**, a distance of **533.46 feet** to a 1/2" rebar with "Chaparral" cap set;
- 5. **South 68°57'34" West**, a distance of **426.65 feet** to a 1/2" rebar with "Chaparral" cap set for the west corner of said 0.241 acre tract and the north corner of a 0.3175 acre tract described in said Document No. 2005066660, same being on the southwest line of a 119.61 acre tract and the northeast line of a 25.208 acre tract, from which a 1/2" rebar with "SAM" cap found for an angle point in the northwest right-of-way line of New Hope Drive bears, South 68°57'34" West a distance of 373.32 feet;

THENCE North 21°02'06" West, with the southwest line of a 119.61 acre tract and the northeast line of a 25.208 acre tract a distance of **2019.79 feet** to the **POINT OF BEGINNING** containing 117.899 acres of land, more or less.

Surveyed on the ground August 6, 2021. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone; based on GPS solutions from the National Geodetic Survey (NGS) on-line positioning user service (OPUS).

Attachments: Survey Drawing No. 288-013-T11.

Steve Timberlake
 Steve Timberlake
 Registered Professional Land Surveyor
 State of Texas No. 6240
 Firm No. 10124500
 8-17-2021



EXHIBIT B

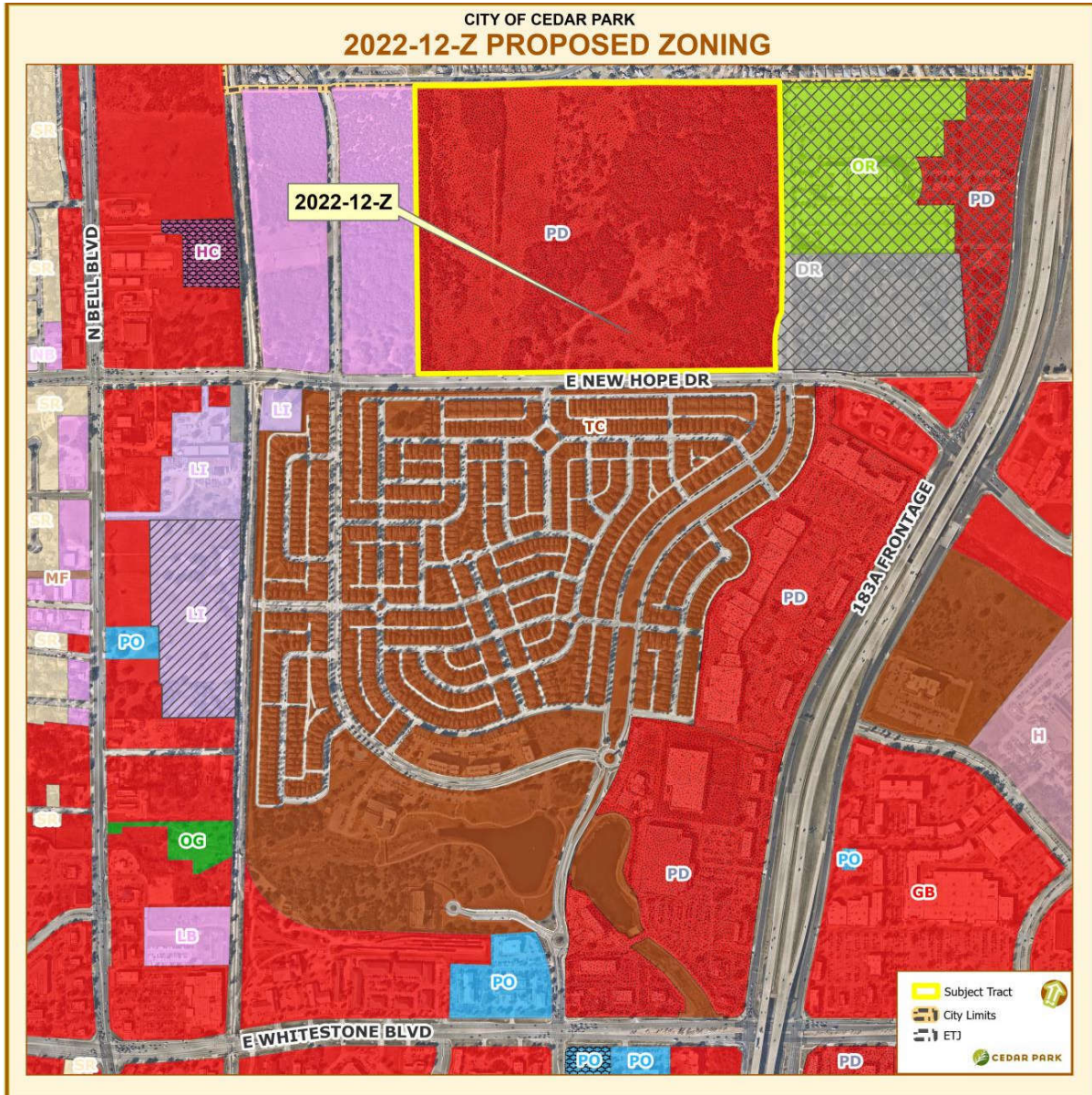


EXHIBIT C

**Nebraska Furniture Mart
Planned Development (PD)
2022-12-Z**

General Provisions and Development Regulations

I. General Provisions

This Planned Development (PD) is for the development of a 118-acre mixed commercial and residential project on the property (as defined below) referred to herein as "the Project". This ordinance shall be referred to herein as the "PD Ordinance." The area governed by the PD Ordinance shall be referred to herein as the "PD District."

A. Conformance to All Applicable Articles of the Cedar Park Code of Ordinances

Except as expressly provided below, the Project shall comply with: (a) the terms and provisions set forth herein; (b) to the extent such regulations do not conflict with the terms and provision set forth herein, all applicable regulations in the City of Cedar Park Code of Ordinances General Business (GB) District in effect on the date of adoption of this PD Ordinance; and (c) to the extent that such regulations do not conflict with the terms and provisions set forth herein, all applicable regulations in the City of Cedar Park Code of Ordinances ("City Code") in effect on the date of adoption of this PD Ordinance. Without limiting the generality of the foregoing sentence, it is the intent hereof that the terms and provisions set forth herein shall govern in the event of any conflict with any regulations in the City Code.

B. Statement of Purpose and Intent

The purpose of this Planned Development ("PD") District is to create a planned development that encourages new or innovative concepts in land utilization not currently permitted by a single zoning district within the City of Cedar Park Zoning Ordinance. The PD designation allows the flexibility needed for development of the Project and includes additional enhancements, not otherwise provided for in, or enforceable through, the City of Cedar Park Code of Ordinances that will ensure the Project is in general harmony with the surrounding properties and the City’s Comprehensive Plan.

C. Property

This PD covers approximately 118 acres of land out of the S. J. Dover League. Abstract No. 168, generally located near the northwest intersection of the Highway 183A Toll Road and E New Hope Dr, more specifically described by metes and bounds and attached hereto as **Exhibit A, Legal Description** and identified on the **Exhibit B, Location Map**.

D. Land Use Plan

The Land Use Plan is a conceptual visual depiction of the improvements envisioned for the Project. The Project shall generally conform with **Exhibit D, Concept Plan**, which is meant to serve as a guide to illustrate the general vision and design of this PD. The Concept Plan is preliminary in nature, and a final, detailed layout and configuration will be determined at the time of site plan review based upon the applicable standards and rules set forth herein.

E. Property Owners' Association

A property owners' or homeowners' association shall be formed to provide, operate, and maintain the private facilities, grounds, open spaces, and amenity areas. The articles of incorporation of an owners' association shall be reviewed and approved by the City of Cedar Park during the site plan review process to ensure compliance with the provisions of the Cedar Park Code of Ordinances. In lieu of creating an association pursuant to this paragraph, the developer of the Project may enter into a written agreement with the City that provides for adequate operation and maintenance of private facilities, grounds, open spaces, and amenity areas.

II. PD DEVELOPMENT REGULATIONS AND REQUIREMENTS

A. General Description

- 1. The base zoning for this tract shall be the General Business (GB) District as described in the City of Cedar Park Zoning Ordinance.
- 2. Except as expressly provided below, all development within this PD District shall comply with the General Business (GB) District standards as well as all applicable regulations in the City Code.

B. Definitions

- 1. Cigar shop/cigar lounge means an establishment for the sale and consumption of cigars and alcoholic beverages.
- 2. Convention Center means a convention center facility that may include entertainment, tourist, and convention and exhibition facilities, concessions, and other associated facilities.
- 3. Facility means a retail establishment under Section 351.001(1) of Chapter 351, Texas Tax Code, with a minimum of 500,000 square feet of showroom/sales/front of house office and training areas along with a minimum of 700,000 square feet of warehouse/distribution/back of house operations support areas (which may include mezzanine space), related assets consisting of furniture, fixtures, and equipment having a useful life of one year or more that are not part of the structure, supporting site work and parking connected to

the convention center or hotel and located as described by Section 351.151(4)(B) of Chapter 351, Texas Tax Code.

- 4. Furniture Store means a retail furniture store that may include training areas, a warehouse, a distribution facility, and back of house operations and support areas (no limitation on size), that may include, but is not limited to, a truck yard and storage of trucks, trailers, and pallets, and may include the sale of other items including, but not limited to, appliances, electronics, and lawn furniture.

C. Permitted Uses

The table below identifies the permitted uses within the PD. Some uses shall comply with additional standards, as noted in the table. All identified special uses shall be issued in accordance with Section 11.02.092 of the Zoning Ordinance. All identified conditional uses shall be in accordance with Section 11.02.092 only if noted in the table below.

Permitted Use Chart		
P = Permitted	C = Conditional	S = Special Use

Land Use*		Standards Reference	Additional Standards
Alcoholic beverage establishment	P		
Alcoholic beverage sales, off-site consumption	P		
Animal grooming	P		
Animal veterinary service, small animal	P		
Apartment	C		Maximum number of units permitted by right is 1,300; additional units may be permitted by special use permit; apartment development limited to maximum of 25 acres of overall PD area.
Art studio, gallery	P		
Automobile, rental	C	11.02.092 (10)	
Automobile, sales	C		No outdoor sales or display
Bank, credit union, and financial institution	P		
Broadcasting center	P		
Cigar shop/cigar lounge	P		
Civic club	P		
College, university or vocational school	P		

Land Use*		Standards Reference	Additional Standards
Commercial parking lot or garage	P		
Commissary	P		
Convention center	P		
Craft brewery/distillery/winery production with on premise consumption	C	11.02.092 (19, b only)	
Data center	P		
Day-care center	S	11.02.092 (21)	
Day-care center, incidental	C	11.02.092 (22)	
Drug store	P		
Furniture store	P		
Gasoline service station	C	11.02.092 (28)	
Government office	P		
Grocery	P		
Gym	P		
Home occupation	C	11.02.092 (30)	
Hotel	C	11.02.092 (32)	
Indoor arena or theater	P		
Indoor commercial amusement	P		
Medical clinic	P		
Medical office	P		
Mobile food establishment court	S		
Museum	P		
Non-emergency transport service	P		
Nursery/greenhouse, retail	C	11.02.092 (35)	
Office, general	P		
Office/showroom/warehouse	P		
Outdoor arena, stadium or amphitheater	S	11.02.092 (36)	
Outdoor commercial amusement, major	S		
Outdoor commercial amusement, minor	S		
Personal services	P		
Place of public assembly	P		
Print shop	P		
Reception/banquet hall	P		
Research, testing lab, or product development	C	11.02.092 (41)	
Restaurant, dine in only	C	11.02.092 (42)	

Land Use*		Standards Reference	Additional Standards
Restaurant, drive-in or drive-through	C	11.02.092 (43, a and b only)	
Retail sales	P		
Utility services, general	P		
Utility services, major	C	11.02.092 (50)	
Vending kiosk	C	11.02.092 (51)	
Warehouse and distribution	P		Only as a component of a retail use on the same platted lot that is a minimum of 200,000 sf in floor area
Wireless telecommunications facilities	C	11.02.092 (54)	
Wireless telecommunications facilities, building-mounted	C	11.02.092 (53)	

*The Entertainment Center Overlay is not applicable to this property.

D. Temporary uses associated with the development of the property shall comply with Sections 11.02.065 and 11.02.093 of the Zoning Code.

E. Lot Standards

The following development standards apply to this PD, and are the exclusive lot size, building height, and setback restrictions. Building setbacks apply only to buildings (i.e., they do not apply to other structures like light poles, railing, steps, fencing, or similar structures).

Lot Areas	
Minimum lot area	20,000 sf
Minimum lot width	100 feet
Minimum lot depth	200 feet
Maximum building height ¹	100 feet except as noted below
	130 feet for apartment, hotel or office use
	Over 130 feet by Special use permit only
Minimum Building Setbacks	
Setback from private drive (measured from the edge of the access easement)	15 feet
Setback from public street right-of-way	25 feet, except a ten-foot setback is required from Avenue of the Stars right-of-way
Interior setbacks	None
Single family residential lot boundary	30 feet
Residential buildings maximum build-to line	See Section II.F.2.j. below, which shall apply in lieu of the private drive or public street setback above in this table
Outdoor Uses	
Maximum display area ²	10%
Maximum storage area ³	10%
¹ Nonresidential buildings within 100 feet of a single family residential use shall not exceed 35 feet in height; Apartment uses within 150 feet of a single family residential use shall not exceed 35 feet in height; Height is measured from the finished grade, unless within the distances noted above; then height is measured from existing grade.	
² Measured as a maximum percentage of the ground floor area of the building. Excludes landscape nursery use where live vegetation and landscape materials may be kept outdoors	
³ Measured as a percentage of the gross site area. Outdoor storage is not allowed in required parking spaces or in landscaped areas. Outdoor storage is prohibited along major corridors. Outdoor storage shall be limited to 25 feet in height when located within 200 feet of a single family residential use.	

F. Building Design

1. Nonresidential buildings shall comply with Section 11.03.154(A) and (B) of the Zoning Code with the following exception: Stand alone buildings greater than 500,000 square feet in area are exempt from compliance with the building articulation requirements of Section 11.03.154.B.1.b.
2. Residential buildings shall comply with the following regulations:
 - a. Single-use and mixed use buildings are permitted, provided they are of an urban character and at least 90 percent of the required parking for the residential use is located within structured parking.
 - b. The minimum residential density shall be 40 units per acre (not to exceed 25 acres) based on all platted lots that contain a residential use at the time of full buildout of residential within the PD District.
 - c. Residential buildings shall be located to create short walking distances to public open spaces.
 - d. Walls longer than 30 feet without fenestration, building wall articulation, or material changes are not permitted on any street or private drive frontage, except alleys.
 - e. Sidewalks abutting residential buildings shall include a minimum eight (8) foot pedestrian zone and a minimum six (6) foot tree zone. The tree zone shall include a minimum four (4) inch caliper shade tree every 30 linear feet of frontage.
 - f. The front yard may contain ornamental metal fencing and retaining walls not more than four (4) feet in height, except that taller fencing and retaining walls are subject to approval of the Development Services Director.
 - g. Building facades shall be architecturally differentiated in an obvious manner and shall include at least two (2) of the following:
 - i. Different colors;
 - ii. Cladding materials;
 - iii. Varying height, provided that the change is at least 10 percent of the building height of the tallest module;
 - iv. Varying roof forms;
 - v. Window arrangement; and/or
 - vi. Other facade articulation details (e.g. arcade, balcony, gallery, oriel or bay windows, pavilion, pergola porches, porticos, terrace, tower, or vestibules, etc.).

- h. Open space shall be provided in connection with mixed use development as follows:
 - i. One or more areas equal to at least seven (7) percent of the residential lot area shall be provided as publicly accessible open space within 1,320 feet of the residential lot line. If a residential use is located on a lot with a commercial use, the seven (7) percent open space requirement shall be calculated based off the portion of the lot allocable to the residential use.
 - ii. Required open space areas may include active recreation facilities or passive areas.
 - iii. Required open space areas may be hardscaped and landscaped, and may include pedestrian friendly improvements such as outdoor seating areas, pavilions, fountains, lighting, artwork, residential courtyards, swimming pools, and other similar improvements.
 - iv. Detention basins and other stormwater impounding areas may not be counted as required open space.
 - v. All open space within the PD District will be privately owned and maintained.
 - i. A residential building may front or face onto a public street or private drive, a mews, open space area, or other similar area designed for pedestrian traffic. The primary entrance of a residential building shall be on the front facade.
 - j. The front maximum build-to line for residential buildings shall be 20 feet, measured from the nearest edge of the pedestrian zone and tree zone. The maximum build-to line must be satisfied by at least 50 percent of the building abutting the pedestrian zone and tree zone (the remainder of the facade may be recessed beyond the 20-foot build-to line). Building step-backs that do not meet the maximum build-to line are permitted above the second floor of any building. If more than one residential building is located on a platted lot, only the building(s) fronting the pedestrian zone and tree zone is subject to the maximum build-to line requirement. No other building setback requirements or build-to line requirements shall apply.
 - k. Uncovered stairs may extend to the front property line.
 - l. The minimum dwelling unit size shall be 450 square feet in floor area, except that at full buildout, a maximum of 20 percent of residential units within the PD District may be a minimum of 300 square feet in floor area.
3. In the event of a conflict between Sections II.E.1 and II.E.2 above for a building containing a residential use, Section II.E.2 shall apply.

G. Parking

1. Structured parking serving a residential building shall be encapsulated within or below buildings in a manner that conceals it from predominant public view and that does not interrupt the continuity of the pedestrian environment. All above-grade parking structures must be designed to be consistent with and complementary to the architectural style of the main building(s). Freestanding parking structures are permitted provided they are either not situated within 300 feet of New Hope Drive or they incorporate active ground-level, street-facing uses within the structure. Excluding parking structures serving a hotel, convention center, or the Facility, parking structures shall be positioned within the development to accommodate maximum shared use.
2. Shared parking involving the same off-street parking stall to satisfy the off-street parking requirements for two or more nonresidential uses may be permitted. An applicant may submit a shared parking study to demonstrate that the parking required for mixed uses is less than the cumulative total of the parking requirements for each individual use. The shared parking study is required to be undertaken by a certified civil or traffic engineer.
3. Raised islands are not required in the Facility's truckyard.
4. An applicant may submit a parking analysis to support decreasing the required parking for a use, and any decrease in parking requires the approval of the Development Services Director.

H. Loading

1. Loading spaces may be shared by multiple uses to reduce the overall number of required loading spaces within the PD District.
2. A loading space is not required to be located on the same platted lot as the use it serves subject to a private agreement between owners of the affected lots.
3. An off-street loading space shall be a minimum area of 10 by 45 feet.
4. A minimum of one loading space is required for every 10,000 square feet of gross floor area in a nonresidential building, not to exceed a maximum of two spaces per building. However, no loading spaces are required for the Facility other than the loading spaces required for the warehouse portion of the Facility.
5. Customer pick-up areas for a retail use shall not be treated as loading areas.

I. Landscape and Buffer Yard

1. A 30-foot buffer yard shall be provided along the northern PD boundary. The masonry screening required in connection with the buffer along the northern boundary of this PD District shall be 10 feet in height and may be located on the

south side of the buffer. All other buffer yard requirements, including the landscape and living screen standards, of Section 14.07.006(b)(9) of the Site Development Ordinance shall apply.

- 2. Only parking spaces within 300 feet of New Hope Drive shall be buffered from PD boundaries and adjacent properties in conformance with Section 14.07.006(b)(5)(H) of the Site Development Ordinance.
- 3. Areas that are required to be landscaped may include synthetic or artificial turf or lawns subject to approval of the Development Services Director.
- 4. All shade/canopy trees planted within the PD shall be a minimum four (4) inch caliper measured one (1) foot above finished grade.

J. Lighting

- 1. Wall-mounted floodlamps/wall-packs are permitted with shielding.
- 2. Exterior light poles are permitted at a maximum height of 30 feet, except that no light pole may exceed 15 feet in height within 50 feet of the property line of a single family residential use.

K. Miscellaneous

- 1. Public streets or private drives with public access easements are acceptable internal to the PD District. Private drives internal to the PD District may be constructed in accordance with the street section on **Exhibit E** or as otherwise approved by the Director of Engineering.
- 2. A minimum ten-foot wide shared use path within the required southern boundary buffer is permitted in lieu of any required bike lane in the New Hope Drive right-of-way.
- 3. The maximum drive width may be increased to 55 feet for a two-way undivided commercial driveway, regardless of the street type subject to approval of the Development Services Director.
- 4. Bicycle parking shall comply with the Site Development Ordinance, except the maximum number of bicycle racks required for any building shall be ten, or alternatively, 30 individual bicycle spaces. Bicycle parking spaces are not required to be on the same platted lot as the building they serve as long as they are located within 300 feet of the building they serve.
- 5. Street furniture, awning overhangs, landscaping, hardscaping, and similar improvements are permitted within required setbacks and buffers.
- 6. Special event permits may be issued on an annual basis for recurring events of a similar scale and nature.

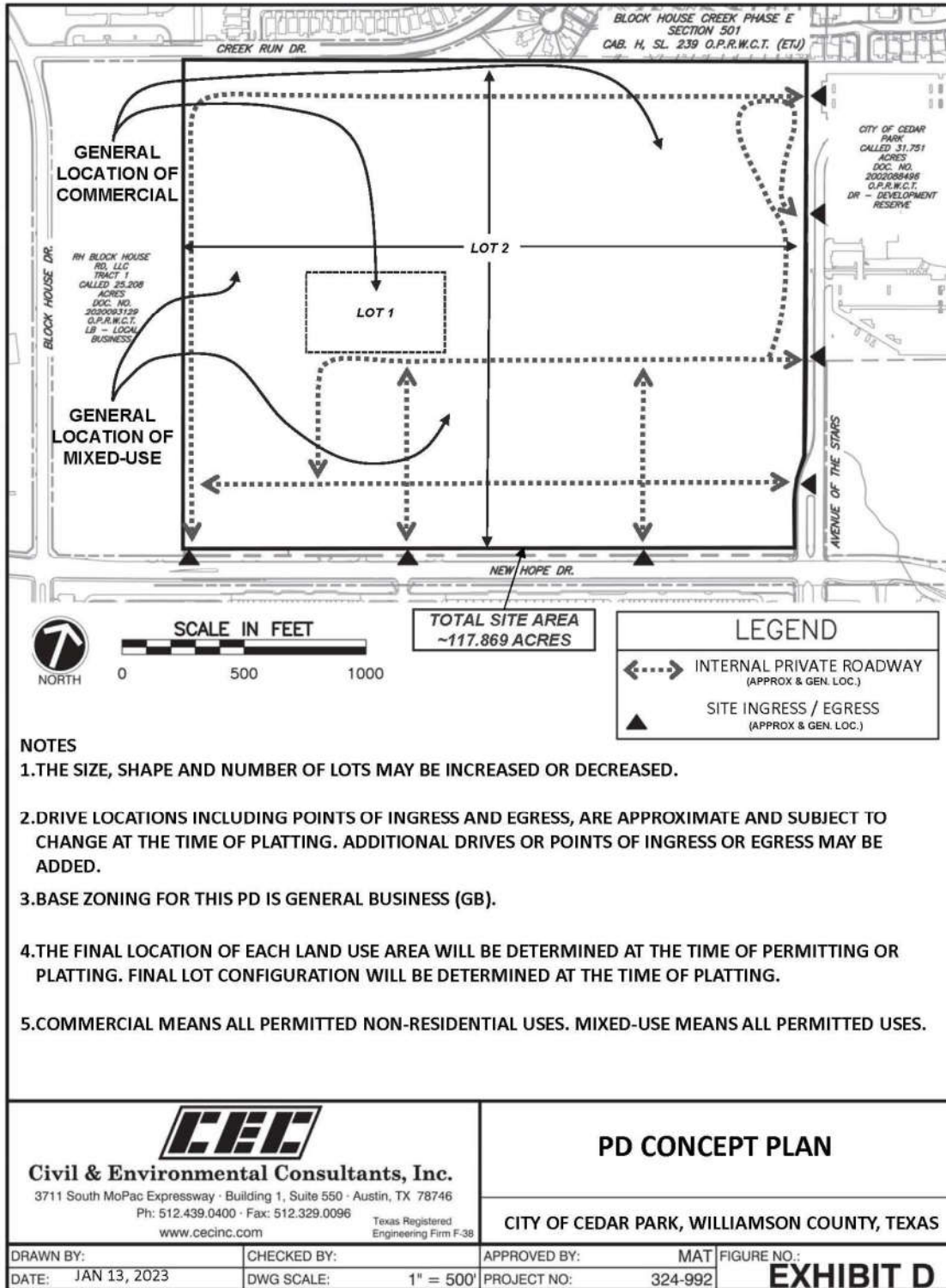
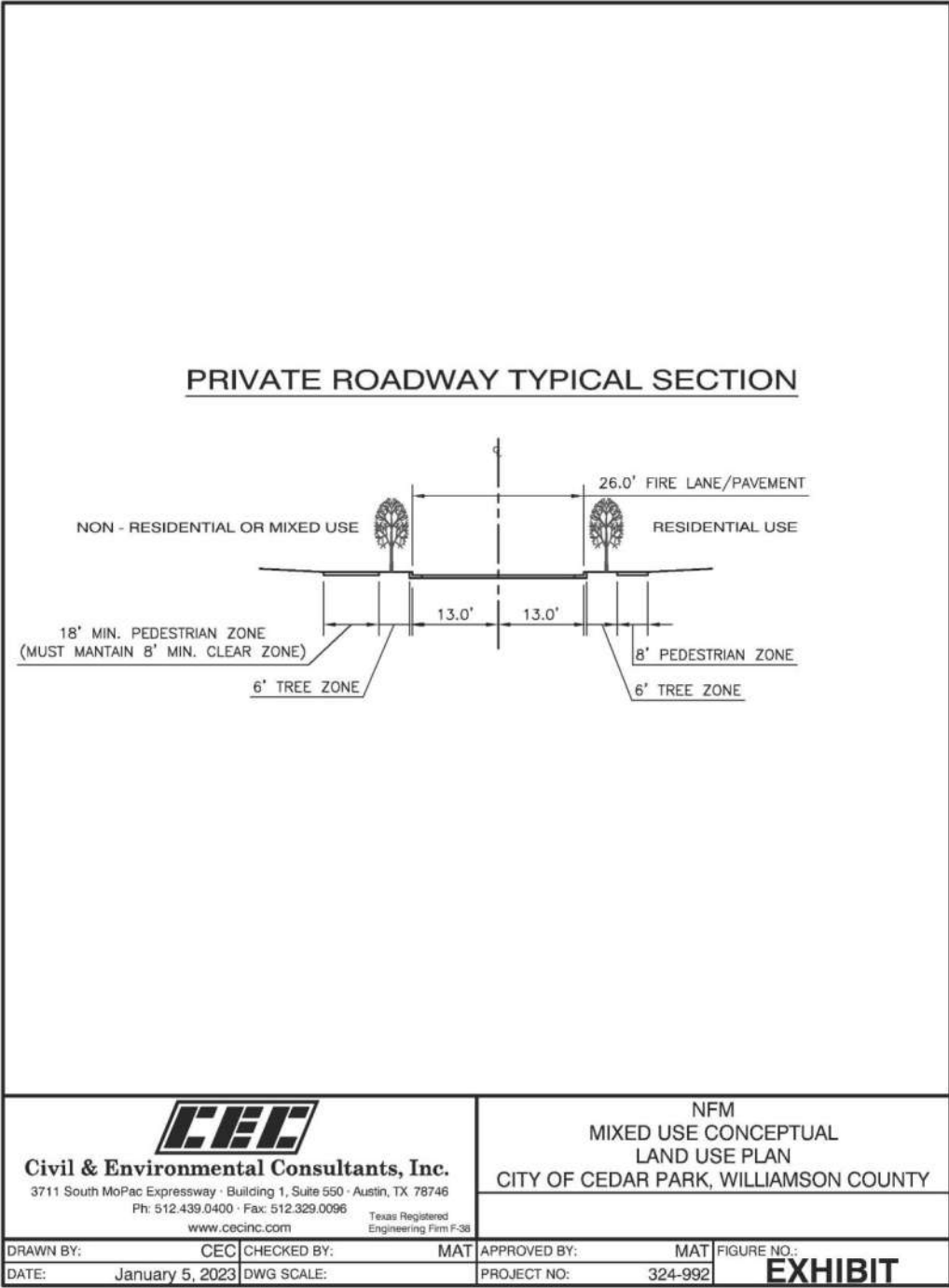


EXHIBIT E

PRIVATE ROADWAY SECTION



APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

The surrounding neighborhood and property owners were notified on dates ranging from 10/05/2022 - 12/20/2022. The methods for notification were via in-person, phone, email, teleconference, and virtual. Individuals that were directly involved throughout the whole communication process are outlined in the attached Summary of Neighborhood Communications document.

2. Who was notified (i.e. property owners, HOA, etc)?

- 1. Block House MUD, Block House Creek Owner's Association
- 2. Northland Developments Cedar Park Inc.on
- 3. Hut Homes IV
- 4. IVT Parke Center, InvestTrust Properties
- 5. Cedar Park Town Center Residential Owner's Association Inc.
- 6. RH Block House RD LLC.
- 7. LSID Superintendent

3. What concerns were raised during these communications?

The following concerns were raised by the property owners: noise, wildlife displacement, supply chain environmental impacts, light pollution, increased traffic, traffic coordination, trash from construction, and communication related to the general construction process. For individual property owner concerns, please reference the attached Summary of Neighborhood Communications document.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

The following conditions were added or modified in response to the concerns raised by the property owners: implement a vegetative buffer, masonry wall, limit light pole height, seamless coordination and access between Northland Properties, street trees along Town Center's masonry wall, seamless coordination and access between Reger Holdings, LLC. For responses addressing the individual property owner concerns, please reference the attached Summary of Neighborhood Communications document.

The above information is deemed to be true to the best of my knowledge.

Signature:_____

Date12/21/2022_____

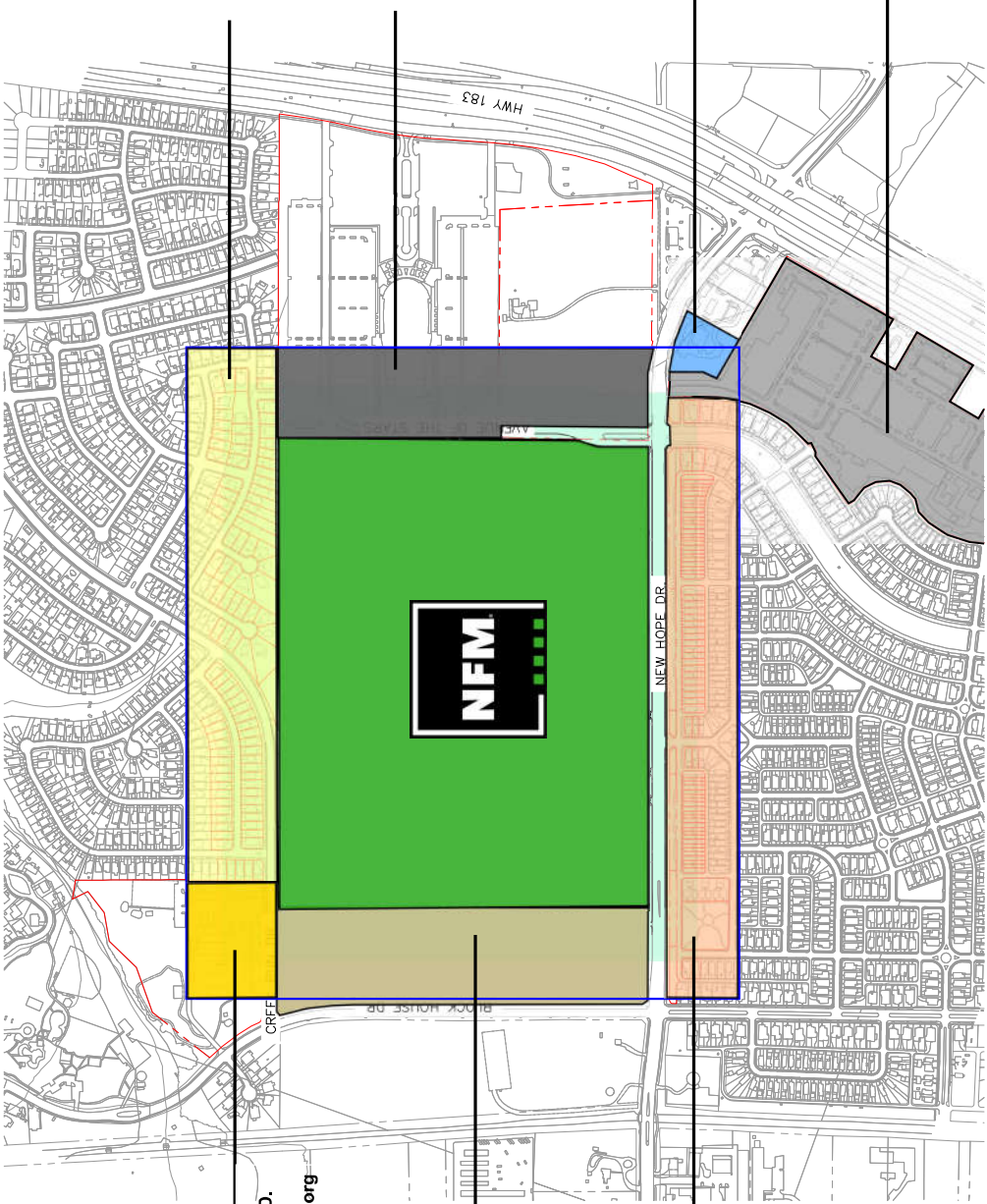


SUMMARY OF NEIGHBORHOOD COMMUNICATIONS



121 Acquisition Company LLC

December 21, 2022



1

Block House
MUNICIPAL UTILITY DISTRICT

BHCOA
Block House Creek Owners Association

Block House MUD
2600 Block House Drive South
Leander, Texas 78641
gm@blockhousemudtx.gov

&
Block House Creek Owner's
Association

2

MED CENTER
CEDAR PARK

Northland Developments Cedar
Park Inc. Attn:
Bernie Malach &
Scott Thompson
310-1755 West Broadway,
Vancouver, BC V6J4S5, Canada

3

NEW HOPE
ANIMAL HOSPITAL

Hut Homes IV
John Hutmacher
1803 Palo Alto
Leander, TX 78641

InventTrust
Properties

IVT Parke Center
InventTrust Properties
3025 Highland Pkwy Ste. 350
Downers Grove, IL 60515

4

7

LEANDER ISD
LEADING TO A BETTER FUTURE

LISD Superintendent:
Attn: Bruce Gearing, Ed.D.
512-570-0005
bruce.gearing@leanderisd.org

6

REGER HOLDINGS LLC
Developing quality residential communities and properties for owners.

RH Block House RD LLC
Attn: Gordon Reger
2730 Transit RD W West
Seneca, NY 14224

5

Cedar Park Town Center
Residential Owner's
Association Inc.
Attn: John Allman
Main ST, Cedar Park, TX
78613

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1) Block House Creek	3
2) Northland Properties	4
3) Hut Homes IV.....	5
4) InventTrust Properties.....	6
5) Town Center	7
6) Reger Holdings, LLC.....	9
7) Leander Independent School District (LISD).....	10



1) Block House Creek

Summary Report

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

	INITIAL OUTREACH	FOLLOW UP	BOARD MEETING
NOTIFICATION METHOD	Phone & Email	Email/Facebook Messenger	Teleconference & Power Point Exhibit A
DATE NOTIFIED	10/28/2022	11/08/2022 – 12/02/2022	12/08/2022
OUTREACH BY	Katie Wedekind	Katie Wedekind, Karel Kozuh	Jeff Lind, Katie Wedekind, Jennifer Bryan, Brooke Byrum

2. Who was notified (i.e. property owners, HOA, etc)?

	INITIAL OUTREACH	FOLLOW UP	MEETING
NOTIFIED PARTIES	Pinnacle Texas (Community Management Firm)	Cecilia Roberts, Lisa Torres BHCOA Facebook Page	See Meeting Attendees List Exhibit B

3. What concerns were raised during these communications?

- i. Noise
- ii. Wildlife displacement
- iii. Supply chain environmental impacts
- iv. Light pollution

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

- i. Included a vegetative buffer and masonry wall to mitigate noise
- ii. Adhering to light levels at property boundary and limiting light pole height within specified proximity to single family lot.

Exhibits

EXHIBIT A_BLOCK HOUSE_20221208 ZOOM PPT

EXHIBIT B_BLOCK HOUSE_20221208_MTG NOTES



CedarView Block House Creek Meeting

Zoom Meeting
December 8, 2022
6:30 – 7:30 PM

1) Block House Attendees (addresses collected as possible):

1. Sandy (Host)
2. Barry Childress - 3303 BARDOLINO LN LEANDER 78641
3. Maples - 810 HOUSE CREEK DR LEANDER 78641
4. Ali Cardon - 16810 BLACK KETTLE DR LEANDER 78641
5. Don Toohey - 14908 SNELLING DR LEANDER 78641
6. Kimberly Cannon - 1609 MCDOWELL BND LEANDER 78641
7. Michael McKelvey - 15208 ENGLISH RIVER LOOP LEANDER 78641
8. Nick Scalan - 2505 KATHLEEN CV LEANDER 78641
9. Paul Catania - 1311 FAIRLAWN DR LEANDER 78641
10. Samantha Guidera - 2513 HUTTON LN LEANDER 78641
11. Ursula Logan - 3312 ZINFANDEL LN LEANDER 78641
12. Margarita
13. Mason's iPhone
14. Matt
15. Robert Young
16. Sandy
17. Sonia Chowdhury
18. Brenda Vreeke
19. Lisa Pepperell
20. One Caribbean
21. Michal Risser

2) NFM Representatives:

- JL Jeff Lind, Chief Development Officer, NFM
- KW Katie Wedekind, Campaign & Media Relations Manager, NFM
- JB Jennifer Bryan, GM Content Marketing, NFM
- BB Brooke Byrum, Client Relations + Marketing, VCM

3) Questions/Comments:

1. Ursula Logan: Noise will be a big concern for residents. How do you all handle making sure deliveries do not impact our community?
 - a. *Resp: That's part of the reason we want to add a masonry wall with evergreen plantings and a buffer. This will decrease the noise of trucks are going in and out. Noise is something we will continue to manage as we have done at our other locations.*
2. Nick Scalan: So, there will not be any driveways between the project and Creek Run?
 - a. *Resp: There is a potential for a pedestrian connection. As far as a road, not one planned currently.*
3. Sonia Chowdhury: So this is a done deal?
 - a. *Resp: In short, not 100%. We own the land, and the city would love to have us develop there. There are many details still in the works between the city and NFM, part of which is this presentation so we can hear from you.*
4. Samantha Guidera: How long did it take to build the one in Dallas, and how long would it be projected to complete the project here?
 - a. *Resp: Earliest we would start moving dirt would be Fall of 2023 or Spring of 2024 with a 4-5 year timeline. It takes 2 years to build the NFM store. Our intent is to have the NFM store, the hotel/convention center, and "purple box" between them done at the same time. The luxury apartments are currently placeholders. We have not begun looking for a developer for those apartments.*

EXHIBIT B_BLOCK HOUSE_20221208 MTG NOTES

G.1

120

5. Ursula Logan: Have you worked with Cedar Park on access to water? The MUD has a water line that could be impacted.
 - a. *Resp: We have worked on water access with the city at a very high-level, however, are working with the engineers and the city to proceed in the best possible manner.*
6. Nick Scalan: During construction I'm concerned with wildlife (specifically Coyotes) being driven over to Block House.
 - a. *Resp: It will likely drive them to the west. We have noticed the wildlife and will work with the appropriate authorities to manage the wildlife in the best possible manner.*
7. Ali Cardon: How are you going to make sure this is environmentally friendly? Low emissions, energy conservation, reduce plastic, and toxic waste?
 - a. *Resp: NFM has been focused on being environmentally friendly for a number of years including recycling, reclaimed water, and off-peak power hours for cooling. We are looking at solar panels on the roof. Not only are these measures great for the environment but make sense from an economic standpoint.*
8. Brenda Vreeke: Pedestrian access would be a nice feature!
9. Sonia Chowdhury: Will New Hope be widened? I'm familiar with the location in North Dallas, there are no residents around that specific location. Plus, it is right off a highway with many entry points. How will there not be traffic or congestion entering this development?
 - a. *Resp: Grandscape actually surrounds many Plano neighborhoods. We will be widening New Hope by one lane in each direction. We have left a good buffer there. It is important that people can get in and out of the development with ease. We are all about the visitor experience. We strive to create "positive moments of truth" for our visitors.*
10. "Andy's iPhone": Are there any considerations taken for light pollution?
 - a. *Resp: Yes. There will be a photometric study and we are required to meet certain criteria. This process is in the preliminary stages.*
11. Ursula Logan: Andy that is a great question!
12. Ursula Logan: I sit on the MUD board and I'd like to recommend that you come speak with us. We work with all the water. Your engineer is already familiar with us. Sandy has Ursula's contact info.
13. Robert Young: Will there be any concrete areas between HEB Center and the development?
 - a. *Resp: Running North and South, there are none anticipated.*
14. Sonia Chowdhury: No other locations were considered? Maybe in the Northeast side of Austin?
 - a. *Resp: We did consider another area in the metro, but this one was a far better location and a great community to be in. We are confident that in the way we operate, that we will be an amenity to the location. NFM fell in love with Cedar Park.*

4) Action Items:

- a) KW: Receive contact information for Ursula.

5) Audio Recording:

Can be found in SharePoint Drive. Path below.

02_MEETINGS > 07_COMMUNITY OUTREACH > 20221208_BLOCK HOUSE CREEK



2) Northland Properties

Summary Report

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

	MEETING No. 1	MEETING No. 2
NOTIFICATION METHOD	In-person Meeting	In-person Meeting
DATE NOTIFIED	Oct 5, 2022	Nov 29, 2022
OUTREACH BY	Jeff Lind	Jeff Lind

2. Who was notified (i.e. property owners, HOA, etc.)?

	MEETING No. 1	MEETING No. 2
NOTIFIED PARTIES	Bernie Malach & Scott Thompson Northland Developments Cedar Park Inc.	Bernie Malach & Scott Thompson Northland Developments Cedar Park Inc.

3. What concerns were raised during these communications?

- i. Desire to coordinate traffic between the two properties especially during events and high traffic seasons.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

- i. Omission of the buffer requirement along east boundary to facilitate seamless coordination and access between properties.

Exhibits

EXHIBIT C_NORTHLAND_20221129_NFM CNCPTL INGRESS_EGRESS



3) Hut Homes IV

Summary Report

1. *How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?*

	OUTREACH
NOTIFICATION METHOD	Email with Exhibits Exhibit D Exhibit E
DATE NOTIFIED	12/20/2022
OUTREACH BY	Karel Kozuh

2. *Who was notified (i.e. property owners, HOA, etc)?*

	NOTIFIED PARTY
NOTIFIED PARTIES	John Hutmacher Hut Homes IV

3. *What concerns were raised during these communications?*

- i. No concerns raised

4. *What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?*

- i. N/A

Exhibits

EXHIBIT D_HUT HOMES_NFM_INFO SLIDES

EXHIBIT E_HUT HOMES_NFM PRESS RELEASE



4) InventTrust Properties

Summary Report

- How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?**

	OUTREACH
NOTIFICATION METHOD	Email with Exhibits Exhibit F Exhibit G
DATE NOTIFIED	12/20/2022
OUTREACH BY	Karel Kozuh

- Who was notified (i.e. property owners, HOA, etc)?**

	NOTIFIED PARTY
NOTIFIED PARTIES	IVT Parke Center InventTrust Properties

- What concerns were raised during these communications?**

- No concerns raised

- What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?**

- N/A

Exhibits

EXHIBIT F_INVENTTRUST_NFM INFO SLIDES

EXHIBIT G_INVENTTRUST_NFM PRESS RELEASE

5) Town Center

Summary Report

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

	INITIAL OUTREACH	FOLLOW UP	BOARD OF DIRECTORS MEETING	HOA MEMBERSHIP MEETING
NOTIFICATION METHOD	Phone Exhibit H	Email	Virtual Exhibit I	In-Person Exhibit J Exhibit K
DATE NOTIFIED	10/07/2022	10/19/2022	11/02/2022	11/21/2022
OUTREACH BY	Katie Wedekind	Katie Wedekind	Jeff Lind, Katie Wedekind, Andy Shefsky, Karel Kozuh, Brooke Byrum	Jeff Lind, Katie Wedekind, Andy Shefsky, Amy Myers, Karel Kozuh, Brooke Byrum

2. Who was notified (i.e. property owners, HOA, etc.)?

	INITIAL OUTREACH	FOLLOW UP	BOARD OF DIRECTORS MEETING	HOA MEMBERSHIP MEETING
NOTIFIED PARTIES	John Allman (Community Manager)	John Allman (Community Manager)	John Allman, Dawn Burgess, Dale Sines, Kathy Butler, Joey Montez, Cliff Hahn	See Meeting Attendees List Exhibit L

3. What concerns were raised during these communications?

- i. Increased traffic on New Hope
- ii. Concerns over increased sound levels
- iii. Trash from construction
- iv. Communication related to general progress, detours and closures, etc.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

- i. Although not included in zoning request, the neighborhood expressed a desire to add street trees along their existing masonry wall in order to mitigate the potential for increased noise.



- ii. Although not included in the zoning request, the neighborhood expressed a desire to coordinate intersection improvements

- iii. Although not included in the zoning request, to assist with communication channels, 121 Acquisition Company LLC intends to publish a user-friendly webpage containing general information and updates through development of the project.

Exhibits

- EXHIBIT H_TWN CNTR_20221102 HOA Board MTG INVITE**

- EXHIBIT I_TWN CNTR_20221102 HOA Board MTG PPT & NOTES**

- EXHIBIT J_TWN CNTR_20221121 HOA MTG INVITE**

- EXHIBIT K_TWN CNTR_20221121_IN PERSON PPT & MTG NOTES**

- EXHIBIT L_TWN CNTR_20221121_SIGN IN SHEET**

G.1

126

Dear Neighbor,

I'd like to share exciting news with you! My name is Jeff Lind, and I am the Chief Strategy & Development Officer of Nebraska Furniture Mart (NFM). You may not have heard of us, but we would love to make your acquaintance!

NFM is a family-run company, founded in the Midwest, that has been in business for 85 years. Through our dedication to quality products, personalized service and world-class showrooms we strive to provide meaningful improvement to the lifestyles of those in our communities. We are a store for the whole home and whole family.

We look forward to serving your community with the fifth-ever NFM right here in Cedar Park, Texas. We believe that being a good neighbor means taking care of our communities, something we are proud to say we have achieved with all four of our current locations.

As our neighbor and a member of the Cedar Park Town Center HOA Board, we invite you to a virtual meeting on Friday afternoon, October 21, 2022 to learn more!



Our plans for the Cedar Park location include our highly acclaimed NFM retail store, casual and fine-dining restaurants, family-friendly entertainment venues, a full-service hotel, and a conference center supporting community events.



The NFM shopping experience is so much more than just a home goods store, it's a destination for the whole family. Spend the day exploring the many unique activities and restaurants or stop by to pick up that special item for your home.

MEETING DETAILS:

- Wednesday, November 2, 2022, 5PM-6PM
- Virtual meeting via Microsoft TEAMS
- Meeting link included in the email invite

TOPICS:

- Project Timing
- What to Expect
- On-going Communication
- Let's Hear from You!

We look forward to meeting you!

Sincerely,



Jeff Lind
Chief Strategy & Development Officer
Omaha | Des Moines | Kansas City | Dallas/Fort Worth



**Town Center HOA
Community Outreach Meeting
Nov 2, 2022
5p-6p**

1. Attendees

- a. John Allman (Community Manager)
- b. Dawn Burgess
- c. Dale Sines
- d. Kathy Butler
- e. Joey Montez
- f. Cliff Hahn
- g. Jeff Lind
- h. Katie Wedekind
- i. Andy Shefsky

2. Introductions

- a. PPT with video

3. Site Location

4. Construction Timeline

- a. Q4 2023
- b. Q4 2025
 - i. 2026 Opening

5. Next Mtg

- a. Nov 21, 2022 (in person)

6. Questions

- a. Cliff
 - i. Timeline:
 - ii. Convention Center
 - 1. size: 30K GSF
 - 2. Parking
 - iii. What is being done to mitigate sound?
 - 1. Work hours
 - 2. Landscaping/sound buffer
 - iv. What is being done to mitigate through traffic?
 - v. What is being done to mitigate traffic jam during operation?
 - 1. Route through HEB Center
 - 2. Widening New Hope
- b. Kathy
 - i. Lives across from property on Lost Pines (town homes)
 - ii. Concerned about noise
 - iii. Confirm if working with City to widen New Hope
 - iv. Wants a deceleration lane for east bound traffic turning into Enchanted Rock.
 - v. Concerned about noise and desires buffer along south side of New Hope.
- c. Cliff
 - i. Supports development but not at Town Center Community expense.

- d. John Allman
 - i. Requests one point of contact for future communications
 - 1. cedarpark@nfm.com
 - ii. Trash:
 - 1. During Construction
 - a. Excellent record
 - b. High quality contractors
 - 2. Ongoing operations
 - iii. Would NFM consider reimbursing TC Vendor for cleanup.
- e. Cliff
 - i. Correct Damage
- f. Dawn
 - i. Phased development
 - ii. NFM first phase?
 - iii. Candidate retailers?
 - 1. Welcome recommendations
- g. Kathy
 - i. What is truck travel path?
 - 1. Through HEB Center
- h. Dale
 - i. Where are you in Development Process
 - ii. "pre" Community Outreach
 - iii. NFM would maintain control over sites along New Hope.
 - iv. Find a way to ensure traffic is routed off new hope even for pad sites
 - v. Who is delivering road work
 - vi. Development drives property values

EXHIBIT J_TWN_CNTR_20221121 HOA MTG INVITE

G.1

129

Dear Neighbor,

I'd like to share exciting news with you! My name is Jeff Lind, and I am the Chief Strategy & Development Officer of Nebraska Furniture Mart (NFM). You may not have heard of us, but we would love to make your acquaintance!

NFM is a family-run company, founded in the Midwest, that has been in business for 85 years. Through our dedication to quality products, personalized service and world-class showrooms we strive to provide meaningful improvement to the lifestyles of those in our communities. We are a store for the whole home and whole family.

We look forward to serving your community with the fifth-ever NFM next door in Cedar Park, Texas. We believe that being a good neighbor means taking care of our communities, something we are proud to say we have achieved with all four of our current locations.

As our neighbor and a member of the Cedar Park Town Center HOA, we invite you to attend an in-person meeting on Monday evening, November 21, 2022 to learn more!

MEETING DETAILS:

- Monday, November 21, 2022
 - Welcome: 6:30PM
 - Presentation: 6:45 - 7:45PM
- Cedar Park Rec Center, Community Rooms
1435 Main Street, Cedar Park, TX 78613

TOPICS:

- Project Timing
- What to Expect
- On-going Communication
- Let's Hear from You!

We look forward to meeting you!

Sincerely,



Jeff Lind
Chief Strategy & Development Officer
Omaha | Des Moines | Kansas City | Dallas/Fort Worth



Our plans for the Cedar Park location include our highly acclaimed NFM retail store, casual and fine-dining restaurants, family-friendly entertainment venues, a full-service hotel, and a conference center supporting community events.



The NFM shopping experience is so much more than just a home goods store, it's a destination for the whole family. Spend the day exploring the many unique activities and restaurants or stop by to pick up that special item for your home.





CedarView Town Center HOA Town Hall Meeting

Cedar Park Community Center
November 21, 2022
6:30 – 7:30 PM

1) Attendees:

- JL Jeff Lind, Chief Development Officer, NFM
- RB Ryan Blumkin, Exec Vice President, NFM
- RoL Ron Lazenby, Project Manager, Real Estate Development, NFM
- KW Katie Wedekind, Campaign & Media Relations Manager, NFM
- AS Andy Shefsky, Community and Public Relations Manager, NFM
- AM Amy Myers, Chief Marketing Officer, NFM
- KK Karel Kozuh, Principal, VCM
- EK Erin Kozuh, Owner, VCM
- BB Brooke Byrum, Client Relations + Marketing, VCM

2) Questions & Answers:

1. Unidentified: Will NFM be one or two stories?
 - a. The NFM retail store will be two stories like our Dallas location.
2. Maggie Ingraham: For the multifamily living will that be condos or apartments?
 - a. Luxury apartments
3. Gary LeClair: When they put a concert on in the HEB Center, it's a mess in regards to traffic. You are going to force people to park in our neighborhood.
 - a. We appreciate what you're telling us, but what you're describing is an existing condition.
4. Susan (Sany) Nathanson: Do you have a name for this community?
 - a. CedarView
5. Susan (Sany) Nathanson: Can you share where the trucks will be going to be in and out for the NFM warehouse?
 - a. Truck and customer traffic will be routed to the northeast of the development.
6. Susan (Sany) Nathanson: How many entrances do you have going into the development?
 - a. Mainly 2, as of now.
7. Karen Wind: I don't see drainage ponds. Where will they be?
 - a. Surface ponds are often dry and collect trash and are pretty unattractive. We plan to filter and store stormwater underground.
8. Gail Greer: It's a beautiful plan, but traffic south of discovery is terrible and gets backed up trying to get into Costco. Graduations hosted at HEB Center are a nightmare. Pulling out on New Hope is almost impossible. The City of Cedar Park needs to consider these issues when you actually open.
 - a. Lanes added on each side of New Hope should improve arterial traffic.
9. Gail Greer: I'm the second row of houses on discovery and I see light pollution currently.
 - a. We will comply with the terms of our agreement to mitigate light bleed and conduct photometric studies to keep light within the boundaries of the development.
10. Barry McClendon: Exit for Enchanted Rock is not aligned with your entrance will it be once completed?
 - a. A traffic study is being prepared and will inform the geometry and alignment of the intersections.
11. Alice Pengra: Will there be an entrance off Block House?
 - a. Not as part of our development, but the developer to the east may include a driveway that could connect to our development.
12. Alice Pengra: How far are you adding lanes on New Hope?
 - a. Generally-speaking, from Blockhouse to Discovery. A traffic study is being prepared and will inform the design of the New Hope expansion.
13. When will the traffic study be conducted?
 - a. The traffic study starts by physically counting traffic using equipment. Those counts are scheduled to start on Dec 8 and be wrapped up by Dec 11.

14. Bradley (Brad) Roden: Is there going to be a pedestrian bridge across New Hope?
 - a. We will include that request in our community feedback.
15. Christina Shout (?): I haven't heard anything about environmental impact. We have a lot of concerns about water. There was a time we couldn't water our own lawns.
 - a. Our development will include a lot of sustainable features.
16. Michelle Stoeffler: I'm a schoolteacher and finally homeowner. This pasture behind me had generational cows on it and now it's gone because of this development. Is your flooring even ethically based? What is NFM doing to decrease their footprint?
 - a. NFM is leading the discussion among our suppliers to eliminate the use of certain chemicals and source materials in a more sustainable manner.
17. Barry McClendon: What is the number of new jobs predicted?
 - a. We approximate close to 1,200 jobs alone with NFM.
18. Do you plan on having Live Music?
 - a. No. That is present at our 400 acre development in the Colony but we will not have outdoor concerts at this smaller development.
19. Unidentified: What is NFM doing to provide career opportunities for people with disabilities?
 - a. NFM is a leaders among our peers in the industry for hiring those with disabilities.
20. Unidentified: Are any of your other developments this close to the neighborhoods?
 - a. Grandscape in the Colony, borders a large neighborhood which is separated by railway tracks.
21. Unidentified: What has the Grandscape development done to property values in that area?
 - a. Generally speaking, property values have substantially increased. Although we would like to believe that we have caused the increase, at a minimum we are at least a contributing factor.
22. Molly McKenna: What is the ratio of local businesses vs chains in your retail and restaurants?
 - a. We focus on local or never before seen retail and restaurants. You won't see typical chains within our developments.
23. Bradley (Brad) Roden: There is not land near Cedar Park that hasn't gone undeveloped. This is the last portion. I'm thankful for NFM and not a 10,000 high rise apartment complex.
24. Unidentified: Who is the other large retailer you are bringing in?
 - a. It is currently confidential, but it is a firm that would be first in the region.
25. Unidentified: You stated that the Convention Center is City Owned. Are you currently talking to someone about the hotel and convention center?
 - a. Yes. Those discussion are in progress. The hotel will be a full-service hotel.
26. Unidentified: Estimated project completion date?
 - a. Summer of 2026
27. Unidentified: They are developing a Shopping Network studio near us, additional retail and restaurant. Light pollution has been a problem.
 - a. The region is growing and we are unlike the other developers you've dealt with. We are Owner operators and want to be good neighbors. We will perform all the necessary studies to manage light pollution and traffic.
28. Unidentified: Are you going to have additional meetings? I'd like to have additional meetings, especially in regards to traffic.
 - a. We will work with your HOA leadership to schedule additional meetings as necessary. We will also host a website to provide updates and information about the project.
29. Gail Greer: How tall is your signage and where will it be?
 - a. Main signage is anticipated to be along 183A.
30. Clark Pengra: If we do have another meeting, it would be helpful to have someone from the city present to hear our concerns. Especially when it comes to traffic.
31. Corey Casper: Any pedestrian tie ins?
 - a. We are planning pedestrian tie-in along New Hope but will defer to Block House related to pedestrian tie-in at the NW corner of the site.
32. Doug Denman (SpringHill Suites): I am a part of the Master Mobility Public Advisory Council. On April 12th, 2023 there is a public meeting regarding traffic and I recommend everyone here to show up to this meeting to express your traffic concerns.
33. Unidentified: Have the apartments been approved by the city? We've been put through the ringer.
 - a. That process is ongoing.

3) Action Items:

- a) KW: PowerPoint to be shared with the community manager.
- b) KK: Once completed, traffic reports to be sent to the community manager via City Staff.
- c) KW: Once completed, website to be sent to the community manager.

EXHIBIT L_TWN CNTR_20221121 SIGN-IN SHEET

NFM SIGN IN SHEET

Cedar Park Town Center HOA In-Person Presentation
November 21, 2022

#	First Name	Last Name	Address
1	Alice Clark	Ferra	1909 Main St Cedar Park
2	Angie	Ciposta	1803 Colorado Bend
3	Bobbie Maggie	Wynndin	1804 Main Street
4	Sierra	Redding	1304 Davis Mountain Loop
5	Sustin	Sadler	"
6	Brendy	M. Clewani	502 Brazos Bend
7	Angsten	Jumper	505 Bull Creek Pkwy
8	Kathy	Butler	1020 Lost Pines
9	Samy	NATHANSON	1503 NISEVARY BVD CP 78613
10	Karen	Wind	1509 Main CP 78613
11	Jan & Deborah	Genar	1605 Discovery Blvd.
12	Dawn Bourgeois	Bourgeois	1607 Colorado Bend Dr.
13	Don	Denman	1110 Discovery Blvd (Spring Hill Suites)
14	Gary & Linda	LECLAIR	1801 MAIN ST
15	Brad & Cindy	Roden	1016 Lost Pines Cedar Park 78613
16	Shannon Williams &	Charlie Thomas	802 Lost Pines Ln CP
17	Michelle	Stoettler	770 Lost Pines Cedar Park
18	Molly & Corey	McKenna	1513 Big Thicket Dr. Cedar Park
19	Kelley & Neil	Enels	1618 Discovery Blvd
20	Judy Johnson	Jackson	1430 Big Bend

EXHIBIT L_TWN CNTR_20221121 SIGN-IN SHEET

21	Ruth Denman		Spring Hill Suites 1110 Discovery Blvd.
22	Christina Short		1901 Bly Bend
23			
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6) Reger Holdings, LLC

Summary Report

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

	MEETING No. 1	MEETING No. 2	MEETING No. 3
NOTIFICATION METHOD	In-Person Meeting.	In-Person Meeting & Conceptual Site Plan Review	In-Person Meeting & Conceptual Site Plan Review Exhibit M
DATE NOTIFIED			12/8/2022
OUTREACH BY	Karel Kozuh	Ryan Blumkin, Ron Lazenby, Karel Kozuh	Ryan Blumkin, Ron Lazenby, Karel Kozuh

2. Who was notified (i.e. property owners, HOA, etc)?

	MEETING No. 1	MEETING No. 2	MEETING No. 3
NOTIFIED PARTIES	Jim Cicchini	Gordon Reger, Jim Cicchini, Joseph Armenia	Gordon Reger, Jim Cicchini, Joseph Armenia

3. What concerns were raised during these communications?

- i. Desire to coordinate traffic between the two properties especially during events and high traffic seasons.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

- ii. Omission of the buffer requirement along west boundary to facilitate coordination and access between properties.

Exhibits

EXHIBIT M_REGER_20221208 ILLUSTRATIVE SITE PLAN

7) Leander Independent School District (LISD)

Summary Report

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

	INITIAL OUTREACH	FOLLOW UP	SUPERINTENDENT MEETING
NOTIFICATION METHOD	Email	Call/Email	In-Person Meeting & Presentation Exhibit N
DATE NOTIFIED	11/03/2022	11/07/2022 – 11/14/2022	12/13/2022
OUTREACH BY	Andy Shefsky	Andy Shefsky	Andy Shefsky

2. Who was notified (i.e. property owners, HOA, etc)?

	INITIAL OUTREACH	FOLLOW UP	SUPERINTENDENT MEETING
NOTIFIED PARTIES	Amy List	Dr. Bruce Gearing, Michi Ishimura	Dr. Bruce Gearing

3. What concerns were raised during these communications?

- i. No concerns raised.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

- i. NA

Exhibits

EXHIBIT N_LISD 20221213 PPT

Cedar View

Your New Family Destination



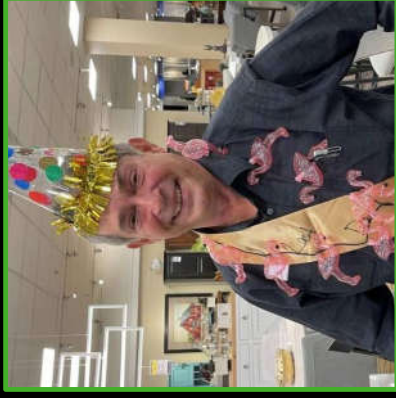
A little bit about us



Founded in 1937 by
Rose Blumkin



4 current locations
(Dallas, Des Moines,
Kansas City, and
Omaha)



4,500+ employees
(NFM has not had a
single layoff in its 85
year history)



**A Berkshire
Hathaway company**
since 1983



EXHIBIT A_BLOCK HOUSE_20221208 ZOOM PPT

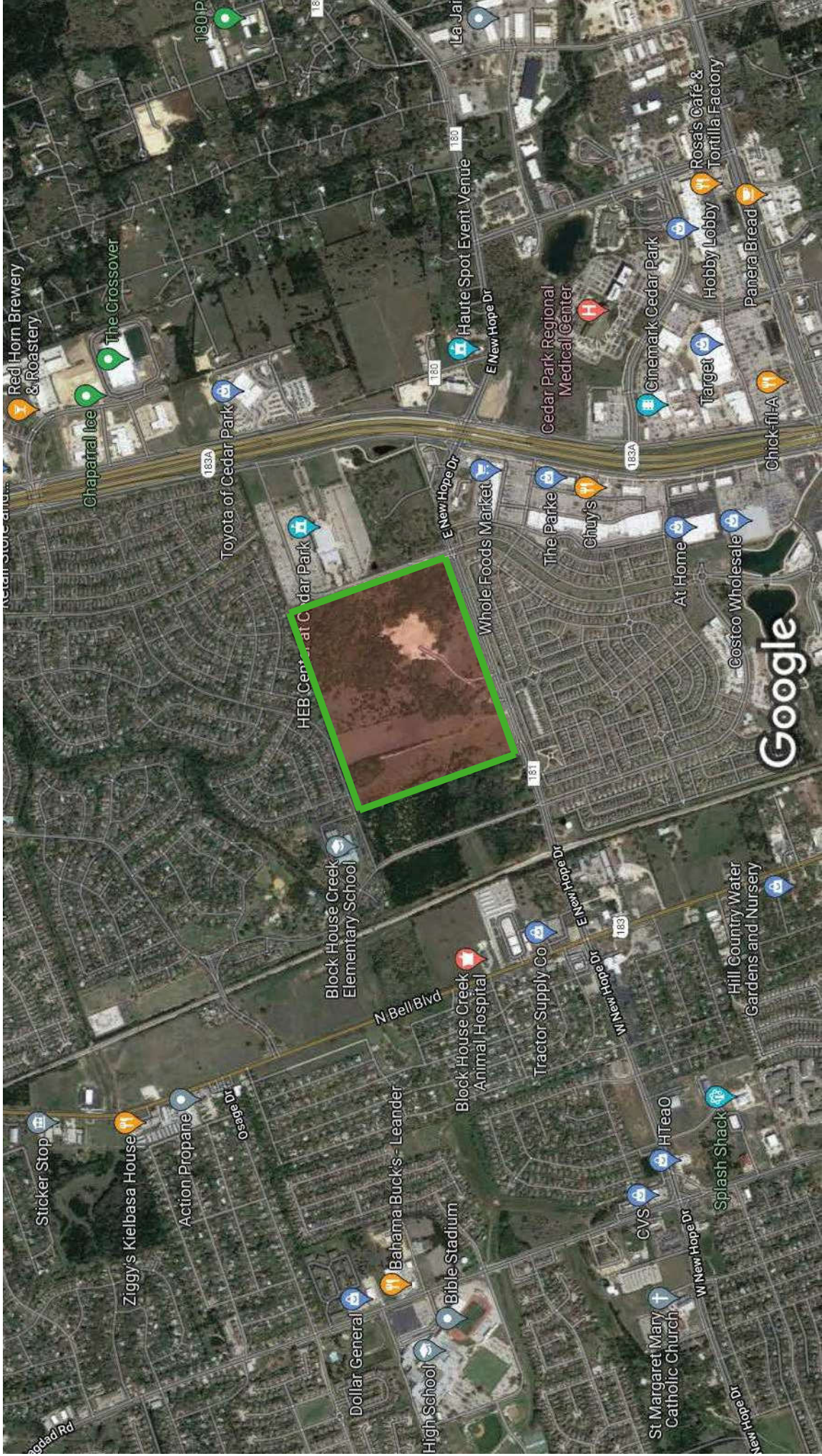
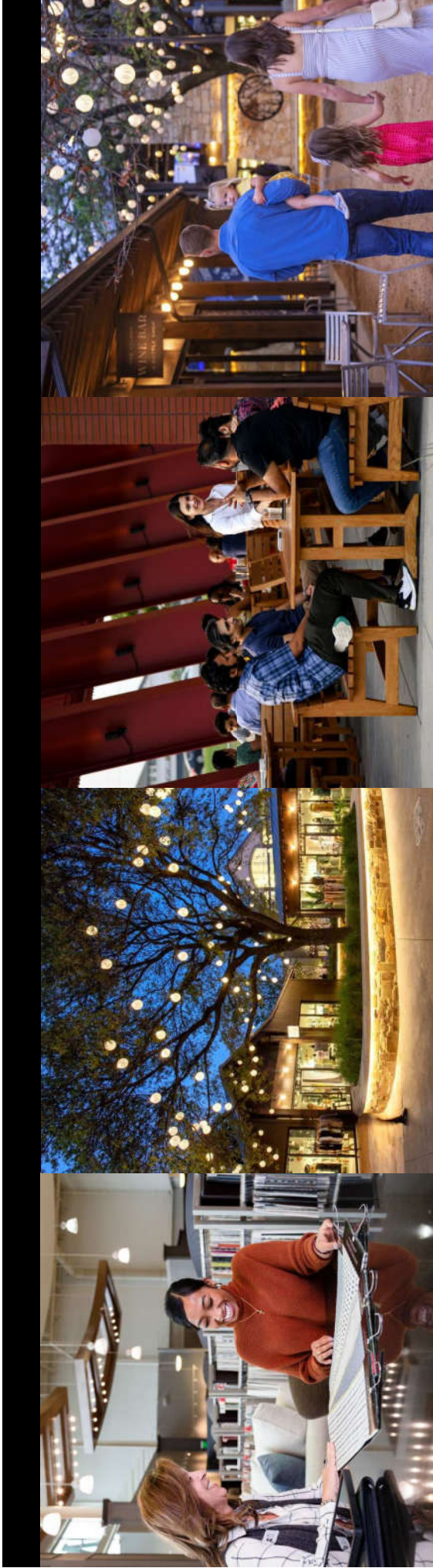


EXHIBIT A_BLOCK HOUSE_ZOOM PPT





Our project plans

This 117-acre development will be a shopping, dining, family-oriented leisure destination anchored by NFM, a full-service hotel and City-owned Convention Center.



Some highlights and features

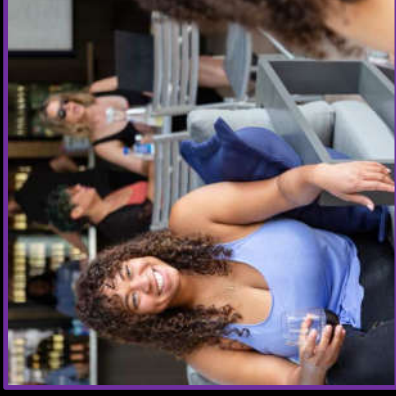


NFM



Hotel & Convention Center

-250 room hotel
-30,000 sf
community/event space



Retail, Restaurant, Leisure



Luxury Apartment Homes










Buffer

We will construct a masonry fence with evergreen plantings.

Our Community Pillars



-  Community & Neighborhood Improvement
-  Civil Rights & Social Action
-  Food Insecurity
-  Military/Veterans
-  Animal Protection & Welfare



NFM and our Schools



- 🏠 Volunteering
- 🏠 Student Development
- 🏠 Donations
- 🏠 Fundraising
- 🏠 Recognition
- 🏠 Entertainment



EXHIBIT N_LISD 20221213 PPT

NFM & our Schools



teacher

RUG GIVEAWAY + APPRECIATION SHOPPING EVENT

Saturday, July 23,
9am - 1pm
Located at Mrs. B's

NFM wants to show our overflowing appreciation for educators with some extra-curricular offers. This year, in addition to our normal rug giveaway, we're opening early so teachers can shop with **Teacher Loyalty Pricing!**

FREE +
5' x 7' Area Rug
to teachers with a valid I.D.

Have your valid school/teacher I.D. ready. While supplies last. Rug sizes are approximate. Contact sales professional for details.

OMFF



A message from Omaha Westside Superintendent Dr. Mike Lucas

Westside Community Schools is very thankful for our strong relationship with Nebraska Furniture Mart. We have found NFM to be an invaluable partner that helps us with progressive ideas. NFM does what they say they are going to do. They are extremely supportive of our students and programming. NFM leadership are accessible and community-minded and tremendous partners with us in PreK-12th education!"

- Omaha Westside Superintendent Dr. Mike Lucas





OPERATIONS REPORT

Block House Municipal Utility District Board of Directors Meeting



February 22, 2023

**Block House Municipal Utility District
Operations Report
Water System Identification No. 2270226
For the month of January 2023**

GENERAL INFORMATION

Occupied Single Family Connections	<u>2156</u>	x 3 =	<u>6468</u>	Estimated Population
Vacant Single Family Connections	<u>12</u>			
Commerical Connections	<u>1</u>			
School Connections	<u>2</u>			
Fire Hydrants	<u>0</u>			
Residential Builder	<u>1</u>			
District Connections	<u>8</u>			
Irrigation Connections	<u>26</u>			
 TOTAL CONNECTIONS	 <u>2194</u>			

BACTERIOLOGICAL ANALYSES

7 Water sample(s) taken on 1/20/23, 1/27/23 All bacterial samples were satisfactory.

WATER ACCOUNTABILITY CHART

FROM:	TO:	MASTER METER READ (1000 GALS.)	BILLED & ACCOUNTED TOTALS (1000 GALS)	METER READ ADJUSTMENTS (1000 GALS)	ADJUSTED BILLING TOTAL (1000 GALS)	FLUSHING OTHER (1000 GALS)	GALLONS UNACCT FOR (1000 GALS)	PERCENT GAIN/LOSS	WATER LOSS/GAIN AT \$2.15
10/03/20	11/03/20	20,341.4	19,219.0	-201	19,018.00	17.5	-1,305.9	-6.42%	-\$2,807.69
11/04/20	12/01/20	25,737.2	24,708.0	-122	24,586.00	17.0	-1,134.2	-4.41%	-\$2,438.53
12/02/20	01/05/21	15,126.2	14,363.0	-20	14,343.00	17.0	-766.2	-5.07%	-\$1,647.33
01/06/21	02/02/21	14,489.0	14,086.0	0	14,086.00	19.0	-384.0	-2.65%	-\$825.60
02/03/21	03/02/21	12,791.9	11,917.0	0	11,917.00	15.0	-859.9	-6.72%	-\$1,848.79
03/03/21	03/29/21	12,361.0	11,630.0	0	11,630.00	16.5	-714.5	-5.78%	-\$1,536.18
03/30/21	04/30/21	15,869.4	15,780.0	0	15,780.00	17.0	-72.4	-0.46%	-\$155.66
05/01/21	06/01/21	17,299.7	15,060.0	176	15,236.00	15.4	-2,048.3	-11.84%	-\$4,403.85
06/02/21	07/01/21	16,959.3	16,117.0	0	16,117.00	16.1	-826.2	-4.87%	-\$1,776.33
07/02/21	07/29/21	18,432.8	16,221.0	0	16,221.00	16.0	-2,195.8	-11.91%	-\$4,720.97
07/30/21	08/30/21	23,366.1	21,967.0	0	21,967.00	16.0	-1,383.1	-5.92%	-\$2,973.67
08/31/21	09/29/21	20,777.3	20,157.0	0	20,157.00	16.0	-604.3	-2.91%	-\$1,299.25
09/30/21	11/01/21	17,556.1	16,417.0	0	16,417.00	16.0	-1,123.1	-6.40%	-\$2,414.67
11/02/21	12/01/21	13,510.2	12,408.0	0	12,408.00	27.3	-1,074.9	-7.96%	-\$2,311.04
12/02/21	12/29/21	10,952.1	10,354.0	0	10,354.00	12.3	-585.8	-5.35%	-\$1,259.47
12/30/22	01/31/22	12,400.1	11,845.0	0	11,845.00	13.8	-541.3	-4.37%	-\$1,163.80
02/01/22	03/01/22	10,958.8	10,521.0	0	10,521.00	13.8	-424.0	-3.87%	-\$911.60
03/02/22	03/31/22	12,441.3	11,475.0	0	11,475.00	12.4	-953.9	-7.67%	-\$2,050.89
04/01/22	05/01/22	17,784.6	16,721.0	0	16,721.00	12.2	-1,051.4	-5.91%	-\$2,260.51
05/02/22	06/01/22	18,736.9	16,967.0	0	16,967.00	512.2	-1,257.7	-6.71%	-\$2,704.06
06/02/22	06/30/22	24,139.9	21,776.0	0	21,776.00	37.8	-2,302.1	-9.54%	-\$4,949.52
07/01/22	08/02/22	34,687.5	32,038.0	0	32,038.00	2.4	-2,647.1	-7.63%	-\$5,691.27
08/03/22	09/02/22	27,246.6	24,852.0	0	24,852.00	5.4	-2,389.2	-8.77%	-\$5,136.78
09/03/22	09/30/22	14,789.0	14,008.0	0	14,008.00	11.5	-769.5	-5.20%	-\$1,654.43
10/01/22	10/31/22	20,332.0	18,759.0	0	18,759.00	8.8	-1,564.2	-7.69%	-\$3,363.03
11/01/22	11/30/22	14,905.0	12,922.0	0	12,618.00	17.0	-2,270.0	-15.23%	-\$4,880.50
12/01/22	01/02/23	14,061.0	12,749.0	0	12,749.00	17.0	-1,295.0	-9.21%	-\$2,784.25
2023 TOTAL		28,966.0	25,671.0	0.0	25,367.0	34.0	-3,565.0	-0.2	-7,664.8
2023 MONTHLY AVG.		14,483.0	12,835.5	0.0	12,683.5	17.0	-1,782.5	-0.1	-3,832.4
2022 TOTAL		217,979.0	201,724.0	0.0	201,724.0	669.9	-15,561.1	-0.8	-33,456.4
2022 MONTHLY AVG.		18,164.9	16,810.3	0.0	16,810.3	55.8	-1,296.8	-0.1	-2,788.0
2021 TOTAL		231,107.4	217,642.0	-167.0	217,475.0	214.5	-13,417.9	-0.8	-28,848.5
2021 MONTHLY AVG.		17,777.5	16,741.7	-12.8	16,728.8	16.5	-1,032.1	-0.1	-2,219.1
2020 TOTAL		222,658.9	207,861.0	236.0	208,097.0	348.7	-14,213.2	-0.7	-30,558.4
2020 MONTHLY AVG.		18,554.9	17,321.8	19.7	17,341.4	31.7	-1,184.4	-0.1	-2,546.5
2019 TOTAL		200,740.7	188,671.0	-6.0	188,665.0	754.0	-11,321.7	-0.6	-24,341.7
2019 MONTHLY AVG.		16,728.4	15,722.6	-0.5	15,722.1	62.8	-943.5	-0.1	-2,028.5
2018 TOTAL		209,314.9	197,814.0	-486.0	197,328.0	1,066.0	-10,920.9	-0.7	-23,479.9
2018 MONTHLY AVG.		17,442.9	16,484.5	-40.5	16,444.0	88.8	-910.1	-0.1	-1,956.7
2017 TOTAL		217,191.0	192,922.0	-739.0	192,183.0	812.2	-24,195.8	-1.3	-52,021.1
2017 MONTHLY AVG.		18,379.8	16,422.5	-64.5	16,358.0	69.0	-1,952.9	-0.1	-4,198.7
2016 TOTAL		2,392,493.1	2,346,985.6			8,356.2	-18,506.7		-\$39,789.34
2016 MONTHLY AVG.		19,451.2	17,514.8			67.9	-1,542.2	-7.93%	-\$3,315.78
2015 TOTAL		2,594,671.2	2,346,985.6			7,164.5	-10,625.8		-\$22,845.42
2015 MONTHLY AVG.		19,363.2	17,514.8			64.5	-885.5	-4.57%	-\$1,903.78

CUSTOMER BILLING REPORT
 BLKH - BLOCK HOUSE MUD
 December 11, 2022 to January 10, 2023

Current Billing

Deposit	-\$1,800.00	
Basic Service	115,533.98	
Water	60,282.45	
Sewer	35,612.82	
TCEQ	1,058.06	
Misc	\$0.00	

Total Current Billing		\$210,687.31

Aged Receivables

Thirty (30) Days	\$0.00	
Sixty (60) Days	93.38	
Ninety (90) Days	285.79	
One hundred twenty (120) Days	3,924.52	

Billed Arrears	4,303.69	
Credit Bal Fwd	-3,441.61	

Total Aged Receivables		\$862.08

Accounts Receivables

Deposit	-\$1,300.00	
Penalty	\$3,222.89	
Basic Service	109,817.35	
Water	62806.21	
Sewer	35,941.27	
TCEQ	947.67	
Miscellaneous	114.00	

Total Accounts Receivables		\$211,549.39

Deposit Liability

Balance As Of	12/11/22	\$346,283.44
Collections		1,300.00
Deposits Applied		-1,800.00

Balance As Of	01/10/23	\$345,783.44

BLOCKHOUSE MUNICIPAL UTILITY DISTRICT # 1
Billing Report
January 2023

Connections	December	January
Active	2181	2182
Inactive	12	12
Total	2193	2194

Billing Recap

	December	January
Deposit	\$3,300.00	-\$1,800.00
Basic Service	\$115,073.14	\$115,533.98
Water	\$54,577.78	\$60,282.45
Sewer	\$32,238.00	\$35,612.82
State Assessment	\$1,000.62	\$1,058.06
Miscellaneous	\$198.00	\$0.00
Total Current Billing	\$206,387.54	\$210,687.31
30 Days	\$713.19	\$0.00
60 Day	\$514.18	\$93.38
90 Day	\$6.08	\$285.79
120 Day	\$3,757.63	\$3,924.52
Past Due	\$4,991.08	\$4,303.69

Collections

	December	January
Letters	305	314
Terminations	6	0

Block House MUD

Monthly Meter Read Comparison for: January 2023

	<u>City of Cedar Park</u>		<u>Blockhouse Creek MUD</u>			
	12/21/2022 Current	1/22/2023 Current	Usage (Kgal)	12/21/2022 Current	1/22/2023 Current	Usage(Kgal)
Blockhouse Drive/New Hope	313020	326351	1333.1	312733	326016	1328.28
Totals			1333.1			1328.28
					Difference	<u>4.82</u>

**Block House Municipal Utility District
City of Cedar Park Water Billings Vs. M.U.D. Reads**

<u>Date</u>	<u>City of Cedar Park Read (Gallons)</u>	<u>M.U.D. Read (Gallons)</u>
9/23/20 - 10/22/20	19,614,730	19,962,000
10/23/20 - 11/22/20	17,977,330	16,877,000
11/23/20 - 12/22/20	13,547,470	13,473,000
12/23/20 - 1/22/21	12,873,120	12,737,000
1/23/21 - 2/22/21	14,358,420	13,203,000
2/23/21 - 3/22/21	12,323,370	14,284,000
3/23/21 - 4/22/21	16,923,590	14,205,000
4/23/21 - 5/22/21	7,053,910	7,110,000
5/23/21 - 6/22/21	13,355,200	16,640,000
6/23/21 - 7/22/21	14,276,950	10,140,000
7/23/21 - 8/22/21	22,043,000	22,489,000
8/23/21 - 9/22/21	22,486,030	21,006,000
FY 20/21 TOTAL	204,001,960	198,717,000
<i>Difference</i>	<i>(5,284,960)</i>	

9/23/21 - 10/22/21	17,168,840	16,591,000
10/23/21 - 11/22/21	14,940,800	13,564,000
11/23/21 - 12/22/21	12,432,100	12,645,000
12/23/21 - 1/22/22	12,339,890	11,989,000
1/23/22 - 2/22/22	12,334,140	11,521,000
2/23/22 - 3/22/22	12,612,931	14,407,000
3/23/22 - 4/22/22	17,537,820	17,160,000
4/23/22 - 5/22/22	18,442,460	19,195,000
5/23/22 - 6/22/22	22,759,610	24,838,000
6/23/22 - 7/22/22	29,185,340	31,080,000
7/23/22 - 8/22/22	32,308,110	29,572,000
8/23/22 - 9/22/22	18,368,240	16,071,000
FY 21/22 TOTAL	220,430,281	218,633,000
<i>Difference</i>	<i>(1,797,281)</i>	

9/23/22 -10/22/22	18,749,440	20,332,000
10/23/22 -11/22/22	17,049,550	14,905,000
11/23/22 -12/22/22	12,491,170	13,238,000
12/23/22 -1/22/23	13,330,570	12,693,000
FY 22/23 TOTAL	61,620,730	61,168,000
<i>Difference</i>	<i>(452,730)</i>	

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Water Utilities Division

Monthly Operational Report For Public Water Systems Purchasing Treated Water From Another System
Which Uses Surface Water Sources or Groundwater Sources Under The Influence of Surface Water

PUBLIC WATER SYSTEM NAME: **BLOCK HOUSE M.U.D.**

System I.D. #: **2460110**

Month: **January 2023**

Submitted by:

Date:

No. of Connections: **2198**

Certificate #:

Grade:

TREATED WATER PURCHASED FROM A WHOLESALE SUPPLIER				
Date	Quantity (mgd)	Date	Quantity (mgd)	Monthly Summary (mgd)
1	0.411	17	0.368	Total
2	0.412	18	0.235	Monthly
3	0.474	19	0.235	Purchase: 12.693
4	0.401	20	0.552	Average
5	0.366	21	0.552	Daily: 0.409
6	0.423	22	0.552	Maximum
7	0.423	23	0.414	Daily: 0.552
8	0.423	24	0.336	Minimum
9	0.423	25	0.336	Daily: 0.235
10	0.453	26	0.393	
11	0.353	27	0.393	
12	0.400	28	0.393	
13	0.420	29	0.393	
14	0.420	30	0.393	
15	0.420	31	0.393	
16	0.540			

DISTRIBUTION SYSTEM (DISINFECTANT RESIDUAL MONITORING)		
Minimum allowable disinfectant residual:	<u>0.5</u> mg/L	Percentage of the measurements below the limit this month:
Total No. of measurements this month:	<u>31</u>	<input type="text" value="0%"/> (1A)
No. of measurements below the limit:	<u>0</u>	
Percentage of the measurements below the limit last month:		<input type="text" value="0%"/> (1B)

PUBLIC NOTIFICATION		
TREATMENT TECHNIQUE VIOLATION	Yes/No	If YES, Date when Notice was Given to the:
		TCEQ Customers*
More than 5.0% of the disinfectant residuals in the distribution system below acceptable levels for two consecutive months? - see (1A) and (1B)	NO	

* A sample copy of the Notice to the customers must accompany this report.

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
GENERAL MANAGER'S REPORT
WRITE-OFF LIST
January 2023**

(There are no write offs for this period)

Blockhouse MUD Write Offs Fiscal Year

	2020/21	2021/22	2022/23
OCTOBER			
WRITE-OFF	\$ -	\$ 303.96	\$ -
COLLECTED	\$ -	\$ -	\$ -
NOVEMBER			
WRITE-OFF	\$ 615.78	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -
DECEMBER			
WRITE-OFF	\$ -	\$ -	\$ -
COLLECTED	\$ -	\$ -	\$ -
JANUARY			
WRITE-OFF	\$ -	\$ 114.39	\$ -
COLLECTED	\$ -	\$ -	\$ -
FEBRUARY			
WRITE-OFF	\$ 604.06	\$ -	
COLLECTED	\$ -	\$ -	
MARCH			
WRITE-OFF	\$ -	\$ -	
COLLECTED	\$ -	\$ -	
APRIL			
WRITE-OFF	\$ -	\$ -	
COLLECTED	\$ -	\$ -	
MAY			
WRITE-OFF	\$ -	\$ -	
COLLECTED	\$ -	\$ -	
JUNE			
WRITE-OFF	\$ -	\$ -	
COLLECTED	\$ -	\$ -	
JULY			
WRITE-OFF	\$ 687.97	\$ -	
COLLECTED	\$ -	\$ -	
AUGUST			
WRITE-OFF	\$ -	\$ -	
COLLECTED	\$ -	\$ -	
SEPTEMBER			
WRITE-OFF	\$ -	\$ -	
COLLECTED	\$ -	\$ -	
TOTAL COLLECTIONS:	\$ 1,907.81	\$ 418.35	\$ -
TOTAL COLLECTED:	\$ -	\$ -	\$ -

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

GENERAL MANAGER DIRECTIVES

(From January 25, 2023 Meeting)

1. Ms. Torres is to query the availability of the Board for a special meeting to discuss the District-wide survey.
2. Ms. Torres is to query the availability of the Board for a special meeting to discuss the park rules.
3. Ms. Torres is to solicit a proposal to renovate the observation deck at the Luther Chance Practice Field.
4. Ms. Torres is to work with the Amenities Subcommittee to organize a District leaf/tree trimming event to provide mulch to residents of the District.
5. Ms. Torres is to post the stormwater runoff insert on the District's website.



MEMORANDUM

Date: 02/15/2023
To: Block House MUD Board of Directors
From: Lisa Torres, General Manager
Subject: General Manager's Report

General Manager Directives for December

- 1) Bring proposal for the Observation Deck at Chance Field to the board for approval.
- 2) Work with Amenities Subcommittee on the Brivo system

Discussion /Action Items

- 1) Tumlinson Playscape – small bridge proposal for repairs in packet.
- 2) Apache Pool pump house electrical work needed – proposal will be handed out at meeting
- 3) Apache Pool pump motor burned out and needed replacing, LG4H installed new motor
- 4) Tumlinson Pool guard shack plumbing leak has been repaired. Power is back on; I am still looking for a contractor to repair the sheetrock

PR/Communications – Subcommittee report in the packet

- 1) Social Media posts for January/February included 29 posts to all mediums.
- 2) Welcome Packets are disseminated weekly to new residents – 10 new resident packets were distributed January.
- 3) One robo call blast and six email blast for brush/limb updates for ice storm clean-up

Restrictive Covenants

- 1) CAM Reporting may not be ready in time for the board meeting. As soon as CAM has their report, I will blind copy forward to all board members
- 2) ACC Decision form is included in the packet for discussion and approval

Financial

- 1) Reviewed the check register and financials as presented.

Pools

The LifeGuard4Hire Pool report is in the packet.

- 1) Tumlinson Bathroom repairs completed
- 2) Apache pool was closed as of 7th of February due to motor burn out, plumbing of gas line and electrical issues.
- 3) Re-built urinal valve at Apache pool men's bathroom has been repaired
- 4) Replumbed gas regulator vent line due to it was not connected.
- 5) Apache Pool needs new electrical panel and amps added + additional grounding wire & two lights need to be replaced on the outside of the pool decking.
- 6) Tumlinson Pool pump house will most likely need electrical panel replacement as well; I'll bring this back in March.

Landscaping

- 1) Priority Landscape, Certified Arbor and DigDug have been assisting with the February ice storm/freeze
- 2) Proposal in packet for DigDug to work a full seven days in the creek, clearing tress from the ice storm.

Amenities - Subcommittee report in the packet

- 1) Community Gardens – brush/mulch staging area.
- 2) Disc Golf course – walk through, need to hire welder to add new disc golf course signs
- 3) Current Park rules are 49 pages we need to update the rules.
- 4) Tumlinson park playscape walk through completed
- 5) Chance Field/Observation Deck walk through completed
- 6) Sports courts – possible purchase of two pickle ball nets, Hells Construction will be coming out to resurface the tennis courts we've had some lifting of the new surface installed in Sept/Oct.

Operations

- 1) Operational report is provided in the packet and Lisa Torres will present it.

Cedar Park Fire

- 1) Call for Service Report have not been received by Chief Mallinger.

Facilities and Maintenance

- 1) Working with insurance adjuster on fence repairs on Block House Dr before Black Kettle. A person ran through the wood fence during the ice storm.

Reservations

- 1) no updates

Solid Waste Services

- 1) TDS Report included in the packet.
- 2) Services subcommittee added a port-o-can for one week to assist with resident's using the parks in the evening while the Tumlinson restroom was under repair.

Water/Environmental/MS4 Items

- 1) Quiddity Storm water run-off insert has been added to the Crossroads billing to all residents in February.



CEDAR PARK FIRE DEPARTMENT

January 2023

Block House

Calls for Service - Block House													
INCIDENT DESCRIPTION	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Total
Alarm system activation, no fire - unintentional		1								1	2		4
Assist invalid					1	1						1	3
Brush or brush-and-grass mixture fire			1										1
Building Fire								1					1
Cancelled en route - Low Priority Medical		2	1	2	2	5	2	4	3	2	4	2	29
Carbon monoxide detector activation, no CO									1	1			2
Carbon monoxide incident										1			1
Chimney or flue fire, confined to chimney or flu												1	1
Dispatched & cancelled en route	2		2	3	3	2		2	3	1	3	2	23
Dumpster or other outside trash receptacle fire				1									1
EMS call, excluding vehicle accident with injury	2	1		3		1		1		1	2		11
False alarm or false cal, other													0
Gas leak (natural gas or LPG)						1	1		1				3
Lighning Strike (No fire)				1									1
Local alarm system, malicious false alarm					1								1
Lock-out	1												1
Medical assist, assist EMS crew	4	13	4	15	15	15	16	14	12	13	9	13	143
Motor Vehicle Accident WITH Injuries				1									1
MVA with Injury, No FD Treatment							1						1
No Incident found on arrival at dispatch address		1											1
Passenger vehicle fire							1						1
Smoke detector activation due to malfunction												1	1
Smoke or odor problem, nothing found		2			1							1	4
Unintentional Transmission of Medical Alarm			1										1
Grand Total	9	20	9	26	23	25	21	22	20	20	20	21	236

**Changes made to total counts as there were issues with the data*

Emergent Response Times															
		Goal	Overall	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23
Call Processing	90th Percentile	0:01:00	0:00:56	0:00:34	0:01:01	0:01:28	0:01:20	0:00:59	0:01:17	0:00:42	0:00:42	0:00:39	0:00:34	0:00:48	0:00:50
	Median	0:00:30	0:00:26	0:00:25	0:00:31	0:00:50	0:00:25	0:00:41	0:00:35	0:00:21	0:00:24	0:00:19	0:00:20	0:00:25	0:00:29
Turn Out Time	90th Percentile	0:01:30	0:01:37	0:01:12	0:01:21	0:01:08	0:01:31	0:01:41	0:01:29	0:01:37	0:01:26	0:01:30	0:01:37	0:02:32	0:01:50
	Median	0:01:00	0:01:05	0:01:09	0:01:00	0:01:00	0:01:06	0:01:20	0:01:05	0:01:23	0:01:04	0:01:02	0:00:53	0:01:12	0:01:03
Travel Time	90th Percentile	0:06:00	0:10:48	0:09:04	0:11:07	0:07:50	0:12:20	0:09:44	0:11:21	0:10:48	0:11:26	0:09:25	0:08:52	0:09:06	0:10:39
	Median	0:04:00	0:08:03	0:08:46	0:07:33	0:05:22	0:07:59	0:08:49	0:09:14	0:08:20	0:08:18	0:07:54	0:06:45	0:07:17	0:08:03
Total Response	90th Percentile	0:08:30	0:12:53	0:10:33	0:13:05	0:10:21	0:13:53	0:12:20	0:12:36	0:12:09	0:13:27	0:13:11	0:12:01	0:11:03	0:11:59
	Median	0:05:30	0:09:54	0:10:08	0:09:16	0:07:02	0:10:15	0:10:21	0:10:34	0:10:04	0:12:44	0:09:39	0:09:16	0:09:49	0:17:05

Fire Chief James Mallinger



CEDAR PARK FIRE DEPARTMENT

January 2023

Block House

Inci_no	Disp_dttm	Descript	Property Use	Shift	Station	Resp_code	Unit	Call Processing	Turnout	Travel	Total Response	Clear
230000092	1/4/2023 18:01	Medical assist, assist EMS crew	1 or 2 Family Dwelling	B-Shift	WCM	Emergent Downgraded to Non-Emergent	WCM21	0:04:14	0:01:04	#VALUE!	#VALUE!	0:23:13
230000092	1/4/2023 18:01	Medical assist, assist EMS crew	1 or 2 Family Dwelling	B-Shift	WCM	Emergent Downgraded to Non-Emergent	WCM24	0:04:12	0:00:13	#VALUE!	#VALUE!	0:23:13
230000092	1/4/2023 18:01	Medical assist, assist EMS crew	1 or 2 Family Dwelling	B-Shift	ADM	Emergent	CPB1	0:02:44	0:01:15	0:06:37	0:10:36	0:23:13
230000092	1/4/2023 18:01	Medical assist, assist EMS crew	1 or 2 Family Dwelling	B-Shift	WCM	Emergent	WCM23	0:01:36	0:00:04	0:04:04	0:05:44	0:23:13
230000092	1/4/2023 18:01	Medical assist, assist EMS crew	1 or 2 Family Dwelling	B-Shift	ST5	Emergent	CPQ5	0:00:16	0:00:51	0:09:29	0:10:36	0:23:13
2300000170	1/7/2023 19:15	Medical assist, assist EMS crew	1 or 2 Family Dwelling	A-Shift	ST5	Non-Emergent	CPE12	0:00:36	0:01:09	0:10:10	0:11:55	0:27:58
2300000186	1/8/2023 11:34	Medical assist, assist EMS crew	1 or 2 Family Dwelling	C-Shift	ST5	Non-Emergent	CPE12	0:00:35	0:00:40	0:06:17	0:07:32	0:13:06
2300000186	1/8/2023 11:34	Medical assist, assist EMS crew	1 or 2 Family Dwelling	C-Shift	WCM	Non-Emergent	WCM23	0:00:00	0:02:20	0:08:33	0:10:53	0:13:20
2300000226	1/9/2023 20:05	Medical assist, assist EMS crew	1 or 2 Family Dwelling	A-Shift	WCM	Emergent	WCM21	0:01:19	0:00:57	0:05:58	0:08:14	0:22:34
2300000226	1/9/2023 20:05	Medical assist, assist EMS crew	1 or 2 Family Dwelling	A-Shift	ST5	Emergent	CPE12	0:00:46	0:01:03	0:06:46	0:08:35	0:22:34
2300000227	1/9/2023 21:13	Medical assist, assist EMS crew	1 or 2 Family Dwelling	A-Shift	ST5	Emergent	CPE12	0:00:21	0:01:09	0:11:25	0:12:55	0:17:05
2300000236	1/10/2023 13:40	Dispatched & canceled en route	#N/A	B-Shift	ST5	Emergent Downgraded to Non-Emergent	CPE12	0:00:17	0:00:44	#VALUE!	#VALUE!	0:04:06
2300000252	1/11/2023 11:52	Cancelled by EMS	#N/A	C-Shift	ST3	Emergent	CPE11	0:00:14	0:00:58	#VALUE!	#VALUE!	0:02:17
2300000252	1/11/2023 11:52	Cancelled by EMS	#N/A	C-Shift	WCM	Emergent	WCM23	0:00:00	0:01:11	0:01:11	0:02:22	0:02:23
2300000256	1/11/2023 17:34	Self Cancelled Due to Low Priority Medical Call	#N/A	C-Shift	WCM	Non-Emergent	WCM21T	0:01:26	0:01:27	#VALUE!	#VALUE!	0:23:32
2300000256	1/11/2023 17:34	Self Cancelled Due to Low Priority Medical Call	#N/A	C-Shift	ST5	Non-Emergent	CPE12	0:00:22	0:01:00	#VALUE!	#VALUE!	0:21:23
2300000272	1/12/2023 6:05	Medical assist, assist EMS crew	1 or 2 Family Dwelling	C-Shift	ST1	Non-Emergent	CPQ1	0:00:51	0:02:02	0:11:39	0:14:32	0:24:25
2300000272	1/12/2023 6:05	Medical assist, assist EMS crew	1 or 2 Family Dwelling	C-Shift	ST1	Non-Emergent	CPQ1	0:00:51	0:02:02	0:11:39	0:14:32	0:24:25
2300000305	1/13/2023 2:08	Medical assist, assist EMS crew	1 or 2 Family Dwelling	A-Shift	WCM	Non-Emergent	WCM23	0:01:28	0:02:21	0:06:54	0:10:43	0:27:39
2300000305	1/13/2023 2:08	Medical assist, assist EMS crew	1 or 2 Family Dwelling	A-Shift	ST5	Non-Emergent	CPQ5	0:00:30	0:02:58	0:07:12	0:10:40	0:27:39
2300000395	1/17/2023 8:23	Medical assist, assist EMS crew	1 or 2 Family Dwelling	C-Shift	ST1	Non-Emergent	CPQ1	0:00:17	0:01:02	0:11:32	0:12:51	0:27:36
2300000425	1/18/2023 18:12	Medical assist, assist EMS crew	Outside or Special Property	A-Shift	ST5	Non-Emergent	CPQ5	0:00:14	0:01:35	0:10:03	0:11:52	0:12:27
2300000531	1/23/2023 18:45	Smoke or Odor Problem, Nothing Found	Outside or Special Property	C-Shift	ST5	Non-Emergent	CPBT5	0:02:42	0:00:00	0:06:15	0:08:57	0:12:32
2300000531	1/23/2023 18:45	Smoke or Odor Problem, Nothing Found	Outside or Special Property	C-Shift	ST5	Non-Emergent	CPQ14	0:00:38	0:00:47	0:07:19	0:08:44	0:12:21
2300000531	1/23/2023 18:45	Smoke or Odor Problem, Nothing Found	Outside or Special Property	C-Shift	ST3	Non-Emergent	CPBT3	0:00:38	#VALUE!	#VALUE!	#VALUE!	0:02:49
2300000578	1/26/2023 8:13	Medical assist, assist EMS crew	1 or 2 Family Dwelling	B-Shift	ST5	Non-Emergent	CPQ5	0:03:08	0:00:00	0:12:22	0:15:30	0:26:41
2300000578	1/26/2023 8:13	Medical assist, assist EMS crew	1 or 2 Family Dwelling	B-Shift	ST1	Non-Emergent	CPQ1	0:00:13	0:00:50	#VALUE!	#VALUE!	0:03:13

Fire Chief James Mallinger



CEDAR PARK FIRE DEPARTMENT

January 2023

Block House

Inci_no	Disp_dttm	Descript	Property Use	Shift	Station	Resp_code	Unit	Call Processing	Turnout	Travel	Total Response	Clear
2300000582	1/26/2023 12:11	Assist invalid	1 or 2 Family Dwelling	B-Shift	ST5	Non-Emergent	CPQ5	0:03:24	0:03:05	0:06:27	0:12:56	0:18:26
2300000582	1/26/2023 12:11	Assist invalid	1 or 2 Family Dwelling	B-Shift	ST2	Non-Emergent	CPSQ2	0:00:18	#VALUE!	#VALUE!	#VALUE!	0:03:27
2300000582	1/26/2023 12:11	Assist invalid	1 or 2 Family Dwelling	B-Shift	ST2	Non-Emergent	CPSQ2	0:00:18	#VALUE!	#VALUE!	#VALUE!	0:03:27
2300000592	1/26/2023 21:34	Medical assist, assist EMS crew	1 or 2 Family Dwelling	C-Shift	ST5	Emergent	CPQ5	0:03:04	0:00:00	0:13:08	0:16:12	0:17:47
2300000592	1/26/2023 21:34	Medical assist, assist EMS crew	1 or 2 Family Dwelling	C-Shift	ST3	Emergent	CPE3	0:00:13	0:01:08	#VALUE!	#VALUE!	0:03:34
2300000630	1/28/2023 18:04	Medical assist, assist EMS crew	1 or 2 Family Dwelling	B-Shift	ST5	Emergent	CPQ5	0:00:54	0:00:40	0:08:03	0:09:37	0:23:45
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	AA	Emergent	ABAT02	0:00:40	0:01:04	0:11:55	0:13:39	0:17:26
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	ST2	Emergent	CPQ2	0:00:39	0:02:22	#VALUE!	#VALUE!	0:16:11
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	ST4	Emergent	CPE4	0:00:39	0:01:55	0:11:18	0:13:52	0:17:06
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	ST1	Emergent	CPQ1	0:00:38	0:01:26	0:10:15	0:12:19	0:17:31
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	ST3	Emergent	CPE3	0:00:38	0:02:03	0:08:57	0:11:38	0:17:28
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	ADM	Emergent	CPB1	0:00:38	0:01:20	0:12:27	0:14:25	0:20:59
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	ST5	Emergent	CPQ5	0:00:37	0:02:17	0:06:48	0:09:42	0:39:35
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	WCM	Emergent	WCM24	0:00:13	0:00:15	0:12:16	0:12:44	0:18:16
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	ST2	Emergent	CPQ2	0:00:39	0:02:22	#VALUE!	#VALUE!	0:16:11
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	ST4	Emergent	CPE4	0:00:39	0:01:55	0:11:18	0:13:52	0:17:06
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	ST1	Emergent	CPQ1	0:00:38	0:01:26	0:10:15	0:12:19	0:17:31
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	ST3	Emergent	CPE3	0:00:38	0:02:03	0:08:57	0:11:38	0:17:28
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	ADM	Emergent	CPB1	0:00:38	0:01:20	0:12:27	0:14:25	0:20:59
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	ST5	Emergent	CPQ5	0:00:37	0:02:17	0:06:48	0:09:42	0:39:35
2300000661	1/29/2023 20:14	Chimney or flue fire, confined to chimney or flue	1 or 2 Family Dwelling	C-Shift	WCM	Emergent	WCM24	0:00:13	0:00:15	0:12:16	0:12:44	0:18:16
2300000695	1/31/2023 9:05	Dispatched & canceled en route	#N/A	B-Shift	ST5	Non-Emergent	CPQ5	0:01:22	0:00:56	#VALUE!	#VALUE!	0:03:24
2300000701	1/31/2023 16:11	Smoke detector activation due to malfunction	1 or 2 Family Dwelling	B-Shift	ST5	Non-Emergent	CPQ5	0:00:39	0:00:40	0:08:19	0:09:38	0:17:53
2300000702	1/31/2023 16:30	Medical assist, assist EMS crew	1 or 2 Family Dwelling	B-Shift	ST5	Non-Emergent	CPQ5	0:02:07	0:00:00	0:04:21	0:06:28	0:12:11
2300000702	1/31/2023 16:30	Medical assist, assist EMS crew	1 or 2 Family Dwelling	B-Shift	ST5	Non-Emergent	CPBT5	0:00:31	0:01:03	#VALUE!	#VALUE!	0:02:10
2300000705	1/31/2023 18:14	EMS call, excluding vehicle accident with injury	1 or 2 Family Dwelling	B-Shift	ST5	Emergent	CPBT5	0:00:45	0:00:32	0:09:00	0:10:17	1:08:24

Fire Chief James Mallinger



P.O. Box 17126
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texasdisposal.com

**Block House MUD
 2023 Quarterly Operations Reports**

First Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
January	37	1	2	2	31	0
February						
March						
Totals	37	1	2	2	31	0

Second Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
April						
May						
June						
Totals	0	0	0	0	0	0

Third Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
July						
August						
September						
Totals	0	0	0	0	0	0

Fourth Quarter 2023						
Month	Bulky Pick Ups	Misses	Courtesy Clean Ups	Cart DEL	Cart Swaps	Cart TERMS
October						
November						
December						
Totals	0	0	0	0	0	0

2023						
TOTALS	37	1	2	2	31	0

Block House MUD- 2023 Operations Report
January

Courtesy Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
30005	BAILIFF	1002	BORDEAUX	1/4/2023	96G TRASH CLEANUP	7017747
31020	SHAHEEN	1412	MOLSON LAKE	1/25/2023	96G TRASH CLEANUP	7041995

Bulky Waste

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29778	ALVEAR	2721	ALEXANDER	1/28/2023	BULKY WASTE SRVC	7045450
30048	KOCIK	17515	BOTTLE SPRINGS	1/7/2023	BULKY WASTE SRVC	7003311
30088	MILLER	1304	CATLIN	1/14/2023	BULKY WASTE SRVC	7029990
30160	CORNELLIA	1311	CHARDONNAY	1/7/2023	BULKY WASTE SRVC	7016924
30205	MEDINA	2508	CLAUDIA	1/28/2023	BULKY WASTE SRVC	7046865
30251	LEE	16204	COPPER LEAF	1/7/2023	BULKY WASTE SRVC	7017125
30287	DIAW	16812	CREE LAKE	1/21/2023	BULKY WASTE SRVC	7041853
30304	THOMAS	2513	CYNTHIA	1/28/2023	BULKY WASTE SRVC	7046936
30442	HARRIS	1404	FAUSTINO	1/7/2023	BULKY WASTE SRVC	7017282
30470	WENDEL	2606	GREENLEE	1/28/2023	BULKY WASTE SRVC 3CY	7051526
30513	GAMEL	2706	HOPEWELL	1/28/2023	BULKY WASTE SRVC	7053459
30576	STEPHENS	2402	HUTTON	1/14/2023	BULKY WASTE SRVC	7017576
30628	ALEXANDER	16405	JADESTONE	1/21/2023	BULKY WASTE SRVC	7039860
30865	ANDERSON	16503	LONE WOLF	1/21/2023	BULKY WASTE SRVC	7023752
31012	CASTILLO	1402	MOLSON LAKE	1/21/2023	BULKY WASTE SRVC	7036176
31048	MCADAMS	16216	MONES	1/14/2023	BULKY WASTE SRVC	7017716
31187	WOODS	1215	PINE PORTAGE	1/14/2023	BULKY WASTE SRVC	7021471
31282	BOTZARITCH	1104	PORT DANIEL	1/28/2023	BULKY WASTE SRVC 6CY	7048148
31290	TAYLOR	16411	PORT HOOD	1/28/2023	BULKY WASTE SRVC	7047376
31385	OLIVIA	1507	SCOTTSDALE	1/14/2023	BULKY WASTE SRVC	7017548
31419	WALDROP	16702	SHIPSHAW RIVER	1/21/2023	BULKY WASTE SRVC	7036243
31425	CEARLEY	16714	SHIPSHAW RIVER	1/21/2023	BULKY WASTE SRVC	7038839
31492	THAKAR	2400	SOCORRO	1/28/2023	BULKY WASTE SRVC	7044399
31522	TAYLOR	2508	SOCORRO	1/7/2023	BULKY WASTE SRVC	6996075
31531	BAKER	2518	SOCORRO	1/21/2023	BULKY WASTE SRVC	7042240
31581	FAUCHEAUX	16414	SPOTTED EAGLE	1/14/2023	BULKY WASTE SRVC	7023812
31581	FAUCHEAUX	16414	SPOTTED EAGLE	1/21/2023	BULKY WASTE SRVC	7045776
31638	MURPHY	16737	SPOTTED EAGLE	1/21/2023	BULKY WASTE SRVC	7038604
31696	GRACIA	3307	ST GENEVIEVE	1/28/2023	BULKY WASTE SRVC	7048206
31719	KNOBBE	16905	STOCKTON	1/14/2023	BULKY WASTE SRVC	7021127
31781	GOWER	2508	TRACY	1/14/2023	BULKY WASTE SRVC	7019986
31793	FAIRBANKS	506	TUMLINSON FORT	1/7/2023	BULKY WASTE SRVC 6CY	7004062
31799	NOBLE	602	TUMLINSON FORT	1/21/2023	BULKY WASTE SRVC	7037244
31839	EADS	2603	TURTLE RIVER	1/7/2023	BULKY WASTE SRVC	7002909
31980	CAVANAUGH	2807	WINSLOW	1/7/2023	BULKY WASTE SRVC	7005062
31996	BONNEMA	15101	ZYANYA	1/21/2023	BULKY WASTE SRVC	7038857
39565	WERNER	2414	CHARLEY HARLEY	1/21/2023	BULKY WASTE SRVC	7036973

Missed Pick-ups

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
31458	SMITH	14811	SNELLING	1/27/2023	96G TRASH MISS	7055966

Cart Deliveries

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
71698	COOKS	16603	SPOTTED EAGLE	1/24/2023	96G TRASH CART DLVR	7050356
31035	DEWEESE	16201	MONES	1/25/2023	96G TRASH CART DLVR	7051805

Cart Swaps

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
29804	GREEN	2602	ARMSTRONG	1/18/2023	SWAP 9T CART FOR SAME	7038777
29811	WILLIAMS	2609	ARMSTRONG	1/25/2023	SWAP 9T CART FOR SAME	7046772
30037	BONIN	17504	BOTTLE SPRINGS	1/4/2023	SWAP 9T CART FOR SAME	7004952
30206	SULLIVAN	2509	CLAUDIA	1/11/2023	SWAP 9T CART FOR SAME	7031021
30221	NEMAYESHI	2603	CLAUDIA	1/11/2023	SWAP 9T CART FOR SAME	7031020
30222	RAMSEY	2604	CLAUDIA	1/11/2023	SWAP 9T CART FOR SAME	7031013
30226	BOXWELL	2608	CLAUDIA	1/11/2023	SWAP 9T CART FOR SAME	7031015
30229	WHITEHILL	2611	CLAUDIA	1/11/2023	SWAP 9T CART FOR SAME	7031008
30240	CARDENAS	2622	CLAUDIA	1/11/2023	SWAP 9T CART FOR SAME	7030610
30240	CARDENAS	2622	CLAUDIA	1/25/2023	SWAP 9T CART FOR SAME	7046890
30246	JORDAN	2631	CLAUDIA	1/11/2023	SWAP 9T CART FOR SAME	7031007
30302	WEBB	2511	CYNTHIA	1/11/2023	SWAP 9Y CART FOR SAME	7018007
30327	PETTIFORD	1207	DILLON LAKE	1/18/2023	SWAP 9T CART FOR SAME	7038683
30455	MCENTEE	502	GABRIEL MILLS	1/11/2023	SWAP 9T CART FOR SAME	7031017
30485	MILLER	2709	GREENLEE	1/18/2023	SWAP 9T CART FOR SAME	7038954
30559	SOLORZANO	914	HOUSE CREEK	1/11/2023	SWAP 9T CART FOR SAME	7031004
30656	OVERCASHIER	16520	JADESTONE	1/25/2023	SWAP 9T CART FOR SAME	7046520
30811	DANCE	3203	LAMBRUSCO	1/25/2023	SWAP 9T CART FOR SAME	7047250
30879	ARLDT	702	LUKE	1/25/2023	SWAP 9T CART FOR SAME	7046924
30881	BULTZO	706	LUKE	1/25/2023	SWAP 9T CART FOR SAME	7047666
30958	BINGHAM	700	MILTON	1/25/2023	SWAP 9T CART FOR SAME	7047680
31012	CASTILLO	1402	MOLSON LAKE	1/11/2023	SWAP 9T CART FOR SAME	7036171
31133	SEBEK	2511	PHILLIP	1/11/2023	SWAP 9T CART FOR SAME	7031310
31227	JORDAN	3100	PORT ANNE	1/11/2023	SWAP 9T CART FOR SAME	7031311
31243	CRAIG	3201	PORT ANNE	1/25/2023	SWAP 9T CART FOR SAME	7045521
31425	CEARLEY	16714	SHIPSHAW RIVER	1/18/2023	SWAP 9T CART FOR SAME	7038828
31448	JAMES	16305	SNELLING	1/25/2023	SWAP 9T CART FOR SAME	7052002
31668	KITCHEN	2707	SPY	1/25/2023	SWAP 9T CART FOR SAME	7046832
31805	HEAP	608	TUMLINSON FORT	1/4/2023	SWAP 9T CART FOR SAME	7019974
31805	HEAP	608	TUMLINSON FORT	1/11/2023	SWAP 9T CART FOR SAME	7031011
32003	TUMLINSON PARK POOL	2800	BLOCKHOUSE	1/16/2023	SWAP 9T CART FOR SAME	7037242

Cart Terms

CUST #	CUSTOMER NAME	ADDRESS		DATE	ACTION	W/O#
n/a						



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Block House MUD Trash and Recycle Weight Report 2023

1st Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
January	170.49	43.93
February		
March		
Total Tonnage for 1st Qtr	170.49	43.93

2nd Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
April		
May		
June		
Total Tonnage for 2nd Qtr	0.00	0.00

3rd Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
July		
August		
September		
Total Tonnage for 3rd Qtr	0.00	0.00

4th Quarter 2023

Month	Estimated Trash Tonnage	Estimated Recycle Tonnage
October		
November		
December		
Total Tonnage for 4th Qtr	0.00	0.00

Total Yearly Tonnage 2023	170.49	43.93
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1/25/2023	41083	F503	450796	0.87
1/25/2023	41152	F503	450797	1.27

Total Recycle Tonnage 48.70

Block House Municipal Utility District Waste & Recycling Report January 2023

Date	Address	Customer Statement	Resolution/Response
01/26/23	14811 Snelling Drive	Trash Service Missed	Per Driver, Miss work order completed on 1/30/23

Container Actions/Services:

Type Service	Number
Cart Exchanges/Swaps	31
Cart Deliveries	2
Carts Terminated	0
Bulky Pickup Service	37

February 15, 2023

Block House Municipal Utility District
c/o Armbrust & Brown, PLLC
100 Congress Ave., Suite 1300
Austin, Texas 77079

Re: Municipal Separate Storm Sewer System
Permit Year 4 Dry Weather Screening Inspection Letter Report

Dear Board of Directors:

In the summer of 2022, Quiddity Engineering, LLC (QE) conducted inspections on the Municipal Separate Storm Sewer System (MS4) for Block House Municipal Utility District (The District). The inspections were performed on 20% of the District's inlets and outfalls in accordance with the District's Storm Water Management Program (SWMP) Permit Year 4 requirements. Field observations were performed on these chosen locations to detect potential illicit discharges and other significant issues. From these inspections, a letter report was generated to document the results and provide recommendations for corrective actions to the District. Below is a summary of these inspections and recommendations. Photos of the deficient inlets and outfalls are enclosed with this letter report.

RESULTS:

1. **Inlets:** A total of seventy-five (75) inlets were selected to be inspected, which is approximately 20% of the District's total number of inlets. From the seventy-five inlets that were inspected, thirty-one (31) were found to have deficiencies. Some of the inlets were found to have more than one deficiency. There were two (2) inlets that were inaccessible. Below is a summary of the identified deficiencies.
 - a. **Debris/Trash Present:** Debris and trash was present in twenty-five (25) of the inspected inlets. Generally, most inlets had excessive amounts of leaves, lawn clippings, aggregates (stones and rocks), and sediment present. Some inlets had noticeable trash or debris such as plastic bottles, aluminum cans, yard signs, and miscellaneous items. Some of these items were partially blocking the pipe, thus possibly restricting flow into the pipe.
 - b. **Possible Structural Damage:** Eight (8) inlets had evidence of possible structural damage. This may have been from the side or top of the interior inlet structure.
 - c. **Evidence of Illicit Discharge:** Two (2) inlets had evidence that dark, unknown substances were deliberately disposed/poured into the inlet from the street gutter line. It is unknown when these materials were disposed in the storm sewer system as the substances have dried.
 - d. **Inlet Markers:** Eight (8) inlet markers are either illegible or missing and need to be replaced.

2. **Outfalls:** A total of three (3) outfalls were selected to be inspected, which is approximately 7% of the District's total number of outfalls. One (1) outfall was found to have a deficiency. One (1) outfall was inaccessible. Below is a summary of the identified deficiency.
 - a. **Vegetated Overgrowth Present:** One (1) outfall had excessive vegetation growing around the outfall. Stormwater could still flow from the outfall, but if not addressed may impact the flow.

RECOMMENDATIONS:

Several of the recorded deficiencies for the above-mentioned locations were determined to be significant enough to recommend that the District take corrective action.

1. **Inlets:** Based on the in-field observations and site photographs, QE recommends the following:
 - a. Twenty-five (25) inlets should receive preventative maintenance by cleaning out the existing leaves, lawn clippings, debris, trash, aggregates, broken concrete, etc. These items should be safely removed so the flow of storm water within the system is not obstructed and so these illicit items do not reach the receiving waterbody.
 - b. Eight (8) inlets had evidence of internal structural damage. It is recommended to further assess these inlets and perform repairs, if needed.
 - c. Two (2) inlets showed evidence that an illicit discharge was deliberately disposed into the storm sewer system. QE recommends monitoring these inlets. Since the substance has dried and poses no known, immediate threat to the environment, it may not be necessary to remove.
 - d. Eight (8) inlet markers were observed to be damaged or missing. The inlet markers were replaced while in the field by the inspectors.
2. **Outfalls:** Based on the in-field observations and site photographs, QE recommends the following:
 - a. One (1) outfall is recommended to be cleaned by removing excessive sediment, debris/trash, and vegetated overgrowth from the perimeter of the outfall pipe.

In addition to the above recommendations, the District should continue their storm water quality public education and outreach program through print material, emails, homeowner association communications, and newsletters. Furthermore, the District should continue the inlet marking program by replacing missing or defective markers, as needed.

More inclusive information related to the inspections can be found in the detailed attachments following this letter. This information indicates inlets and outfalls which have deficiencies. In addition, it details all deficiency locations (associated with a reference number), detailed photos, and recommendations to correct or address the deficiencies. An exhibit of the District's stormwater collection system, identifying the location of all inlets and



Board of Directors

Page 3

February 15, 2023

outfalls inspected for Permit Year 4 is also provided. Please note photos for all of the inspections performed in Permit Year 4 are not shown but are available upon request.

Thank you for the opportunity to present this information. If you have any additional questions or concerns, please call 281-363-4039.

Sincerely,

A handwritten signature in blue ink that reads "Liz Stone".

Liz Stone, CPESC
MS4 Administrator

MES/bmm

\\jonescarter.corp\cfs\Projects\0A505\0A505-0004-00 Block House MUD - 2019 Small MS4 Permit\2 Design Phase\MS4 Documents\DWS\Permit Year 4 2022\Report Files\Report files

Enclosures

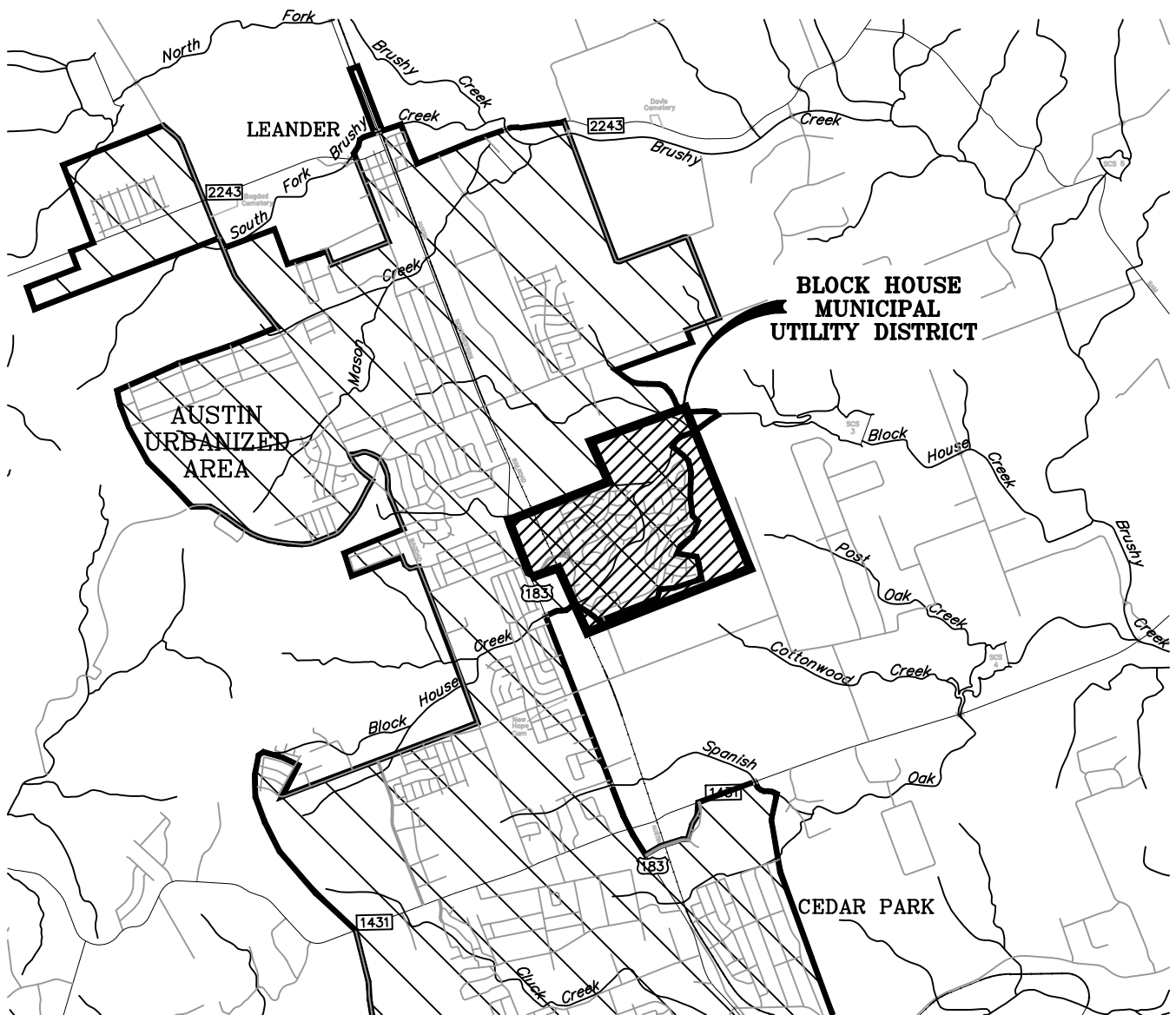
cc/enc: Cathy G. Mitchell, P.E. – Quiddity Engineering, LLC.
Odalys C. Johnson, P.E. – Quiddity Engineering, LLC.

DRY WEATHER SCREENING INSPECTIONS PERMIT YEAR 4: 2022

FOR

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

WILLIAMSON COUNTY, TEXAS
TPDES MS4 Authorization No. TXR040313



FEBRUARY 2023

Quiddity Job No. 0A505-0004-00



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

Block House Municipal Utility District
Permit Year 4 - Dry Weather Screening Inspection Results

INLETS

Total Number of Inlets Inspected: 75
Total Number of Inlets Deficient: 31
Total Number Of Inlets Inaccessible : 2

Deficiency	Number of Inlets	Inlet Numbers				% Occurrence
Excessive Debris/Trash Present (Yard Clippings, Sediment, Leaves, Rocks, Paper, Plastic, Metal, etc.)	25	F1-N-1	<i>4-MM-4</i>	V1-H-10	V3-K-12	33%
		V2-H-1	<i>G-E-2</i>	2-GG-1	<i>2-JJ-1</i>	
		<i>D3-A-9</i>	<i>D2-A-5</i>	<i>607-V-1</i>	<i>607-T-2</i>	
		<i>607-V-5</i>	<i>607-V-2</i>	<i>608-S-6</i>	<i>607-P-2</i>	
		<i>610-P-2</i>	<i>C2-W-5</i>	<i>C2-W-1</i>	<i>C1-X-5</i>	
		<i>501-V-17</i>	<i>503-M-4</i>	<i>502-M-7</i>	<i>607-V-12</i>	
Possible Damage	8	<i>D3-A-9</i>	<i>D2-A-5</i>	<i>607-V-5</i>	<i>607-P-2</i>	11%
		<i>610-P-2</i>	<i>1-LL-2</i>	<i>607-V-12</i>	<i>2-AA-1</i>	
Illicit Discharge Observed	2	<i>G-E-2</i>	<i>501-V-17</i>			3%
Inlet Marker Damaged/Missing	8	<i>4-MM-4</i>	<i>2-AA-1</i>	<i>607-S-2</i>	<i>607-V-1</i>	11%
		<i>2-JJ-1</i>	<i>V3-K-2</i>	<i>614-P-1</i>	<i>2-EE-0</i>	

Remedy	Number of Inlets	Inlet Numbers				% Occurrence
Preventative Maintenance By Removing Debris/Trash (Yard Clippings, Sediment, Leaves, Rocks, Paper, Plastic, Metal, etc.)	25	F1-N-1	<i>4-MM-4</i>	V1-H-10	V3-K-12	33%
		V2-H-1	<i>G-E-2</i>	2-GG-1	<i>2-JJ-1</i>	
		<i>D3-A-9</i>	<i>D2-A-5</i>	<i>607-V-1</i>	<i>607-T-2</i>	
		<i>607-V-5</i>	<i>607-V-2</i>	<i>608-S-6</i>	<i>607-P-2</i>	
		<i>610-P-2</i>	<i>C2-W-5</i>	<i>C2-W-1</i>	<i>C1-X-5</i>	
		<i>501-V-17</i>	<i>503-M-4</i>	<i>502-M-7</i>	<i>607-V-12</i>	
Assess Damage	8	<i>D3-A-9</i>	<i>D2-A-5</i>	<i>607-V-5</i>	<i>607-P-2</i>	11%
		<i>610-P-2</i>	<i>1-LL-2</i>	<i>607-V-12</i>	<i>2-AA-1</i>	
Monitor for Illicit Discharge	2	<i>G-E-2</i>	<i>501-V-17</i>			3%
Replace Inlet Marker* (Action Performed in the Field)	8	<i>4-MM-4</i>	<i>2-AA-1</i>	<i>607-S-2</i>	<i>607-V-1</i>	11%
		<i>2-JJ-1</i>	<i>V3-K-2</i>	<i>614-P-1</i>	<i>2-EE-0</i>	

Italicized Inlet Numbers have More than One Deficiency

Block House Municipal Utility District
Permit Year 4 - Dry Weather Screening Inspection Results

OUTFALLS

Total Number of Outfalls Inspected: 3
Total Number of Outfalls Deficient: 1
Total Number of Outfalls Inaccessible: 1

Deficiency	Number of Outfalls	Outfall Number	% Occurrence
Vegetated Overgrowth Present (Yard Clippings, Sediment, Leaves, Some Rocks, etc.)	1	D1-A-OF	33%

Recommendation	Number of Outfalls	Outfall Number	% Occurrence
Preventative Maintenance By Removing Green Overgrowth	1	D1-A-OF	33%

Block House MUD
Permit Year 4: Dry Weather Screening Inspections

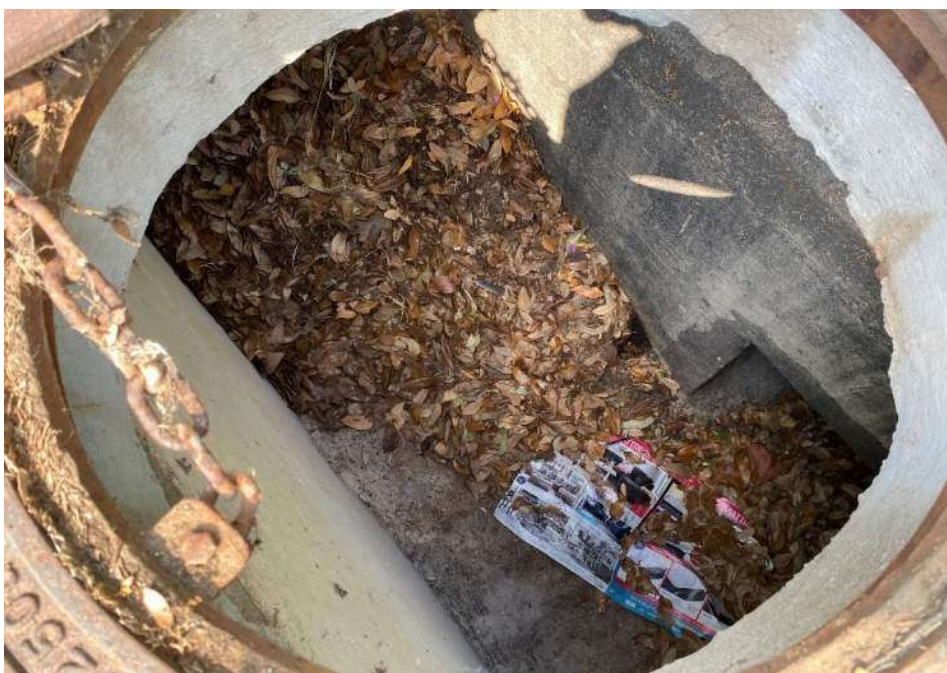
Inlet F1-N-1

Location: 3218 Port Anne Way

Deficiency: Excessive Leaves and Trash

Classification: Leaves and Trash

Remedy: Clean Out Inlet and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet 4-MM-4

Location: 2505 Kathleen Cove

Deficiency: Trash and Replace Inlet Marker

Classification: Sports Equipment and Replace Inlet Marker

Remedy: Clean Out Inlet, Replace Inlet Marker and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet V1-H-10

Location: 3217 St. Genevieve Dr

Deficiency: Excessive Trash and Debris

Classification: Sandbag, Tree branches and Rocks

Remedy: Clean Out Inlet and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet V3-K-12

Location: 3309 Napa Valley Bend

Deficiency: Excessive Leaves and Trash

Classification: Leaves and Trash

Remedy: Clean Out Inlet and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet V2-H-1

Location: 3312 Bardolino Lane

Deficiency: Excessive Leaves and Trash

Classification: Leaves and Trash

Remedy: Clean Out Inlet and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet G-E-2

Location: 1407 Faustino cove

Deficiency: Debris and Infiltration

Classification: Rocks and Illicit Substance

Remedy: Clean Out Inlet, Monitor Substance and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet 2-GG-1

Location: 2803 Alexander Dr

Deficiency: Debris and Inaccessible

Classification: Rocks and Unable to Open Manhole Lid

Remedy: Clean Out Inlet, Monitor Manhole Lid Accessibility and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet 2-JJ-1

Location: 2807 D Walker Dr

Deficiency: Debris and Replace Inlet Marker

Classification: Rocks and Replace Inlet Marker

Remedy: Clean Out Inlet, Replace Inlet Marker and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

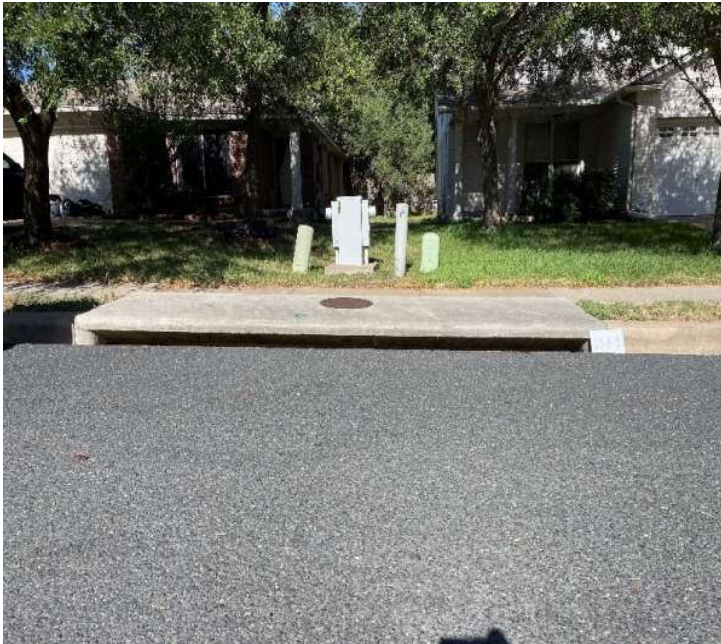
Inlet D3-A-9

Location: 2703 Turtle River Dr

Deficiency: Excessive Leaves and Possible Structural Damage

Classification: Leaves and Possible Structural Damage

Remedy: Clean Out Inlet, Monitor Damage and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet D2-A-5

Location: 1510 Nettie Drive

Deficiency: Excessive Leaves, Trash and Possible Structural Damage

Classification: Leaves, Trash and Possible Structural Damage

Remedy: Clean Out Inlet, Monitor Damage and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet 607-V-1

Location: 16313 Spotted Eagle Dr

Deficiency: Excessive Leaves, Replace Inlet Marker and Inaccessible

Classification: Leaves, Replace Inlet Marker and Unable to Open Manhole Lid

Remedy: Clean Out Inlet, Replace Inlet Marker, Monitor Manhole Lid
Accessibility and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

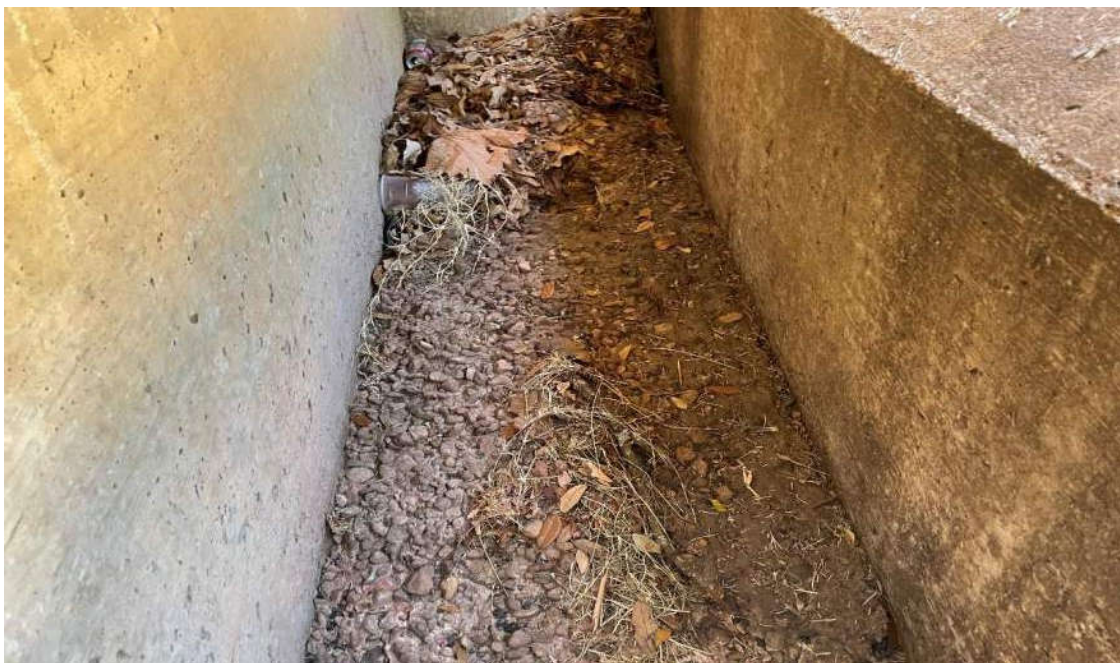
Inlet 607-T-2

Location: 16407 Spotted Eagle Dr

Deficiency: Excessive Leaves and Debris

Classification: Leaves and Rocks

Remedy: Clean Out Inlet and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet 607-V-5

Location: 16505 Lone Wolf Dr

Deficiency: Excessive Leaves, Debris and Possible Structural Damage

Classification: Leaves, Rocks and Possible Structural Damage

Remedy: Clean out Inlet, Monitor Damage and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet 608-V-2

Location: 16509 Lone Wolf Dr

Deficiency: Excessive Leaves and Debris

Classification: Leaves and Rocks

Remedy: Clean Out Inlet and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet 608-S-6

Location: 16605 Black Kettle Dr

Deficiency: Excessive Leaves and Debris

Classification: Leaves and Sediment

Remedy: Clean Out Inlet and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet 608-P-2

Location: 16714 Spotted Eagle Dr

Deficiency: Excessive Grass, Debris and Possible Structure Damage

Classification: Grass, Rocks and Possible Structure Damage

Remedy: Clean Out Inlet, Monitor Damage and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet 610-P-2

Location: 16703 Black Kettle Dr

Deficiency: Excessive Leaves, Debris and Possible Structure Damage

Classification: Leaves, Sediment and Possible Structure Damage

Remedy: Clean Out Inlet, Monitor Damage and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet C2-W-5

Location: 908 Luke Lane

Deficiency: Excessive Leaves

Classification: Leaves

Remedy: Clean Out Inlet and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet C2-W-1

Location: 2514 Hutton Lane

Deficiency: Excessive Leaves

Classification: Leaves

Remedy: Clean Out Inlet and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet C1-X-5

Location: 2602 Jonathan Way

Deficiency: Excessive Leaves

Classification: Leaves

Remedy: Clean Out Inlet and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

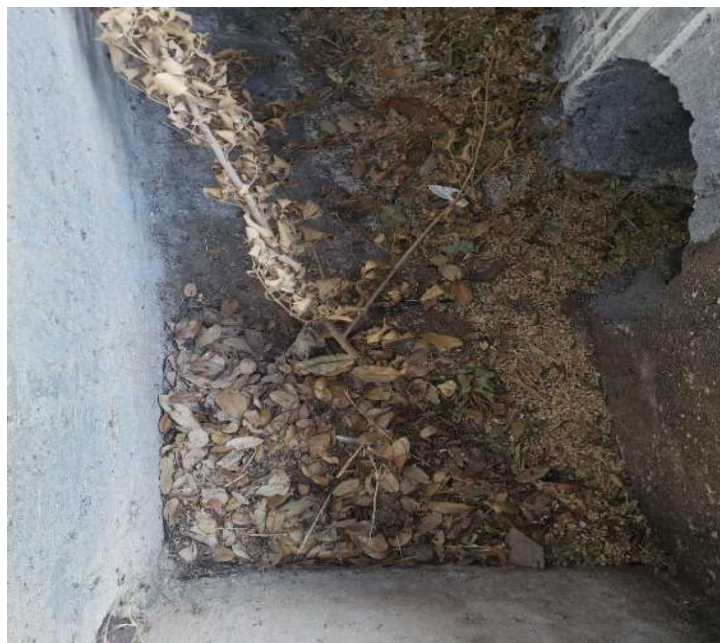
Inlet 501-V-17

Location: 15000 Big Falls Dr

Deficiency: Excessive Leaves, Trash, Debris, Illicit discharge

Classification: Leaves, Trash, Rocks and Illicit Substance

Remedy: Clean Out Inlet, Monitor Substance and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet 503-M-4

Location: 17520 Bottle Springs Ln

Deficiency: Trash and Debris

Classification: Trash and Rocks

Remedy: Clean Out Inlet and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

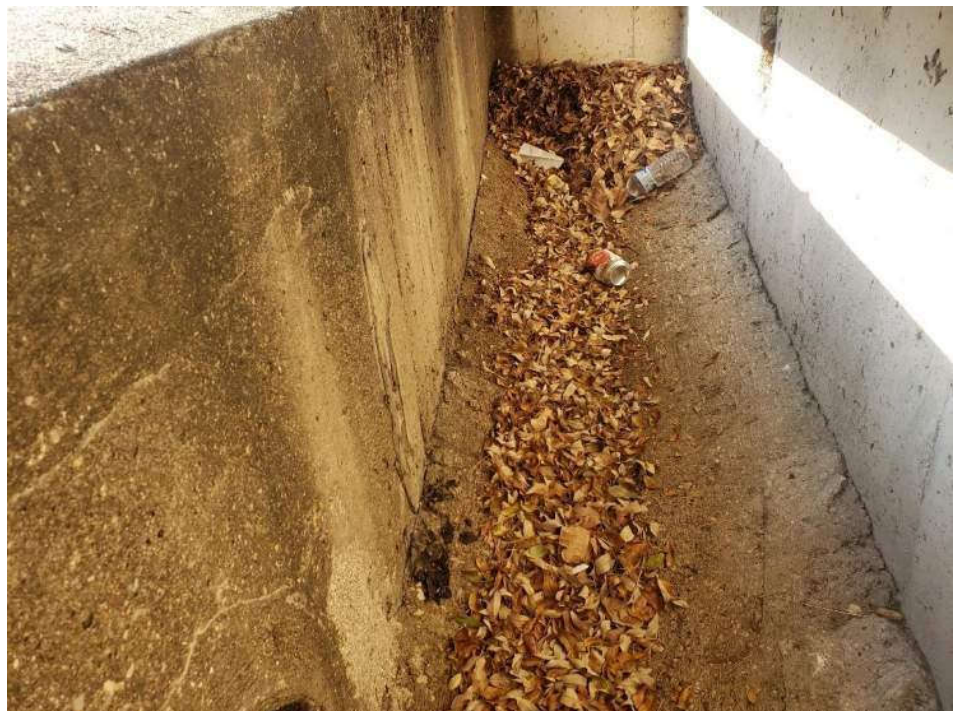
Inlet 502-M-7

Location: 16201 Mones Ln

Deficiency: Excessive Leaves and Trash

Classification: Leaves and Trash

Remedy: Clean Out Inlet and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet 1-LL-2

Location: 601 Tumlinson Ft Dr

Deficiency: Possible Structure Damage

Classification: Possible Structure Damage

Remedy: Monitor Damage and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet 607-V-12

Location: Creek Run Drive

Deficiency: Excessive Leaves and Manhole Structure Damage

Classification: Leaves and Manhole Structure Damage

Remedy: Clean Out Inlet, Monitor Damage and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Inlet 2-AA-1

Location: 2412 Susan Ln

Deficiency: Excessive Debris, Replace Inlet Marker and Possible Structure Damage

Classification: Rocks, Replace Inlet Marker and Possible Structure Damage

Remedy: Clean Out Inlet, Replace Inlet Marker, Monitor Damage and Continue Public Education



Block House MUD
Permit Year 4: Dry Weather Screening Inspections

Outfall D1-A-OF

Location: 1415 Catalina Dr

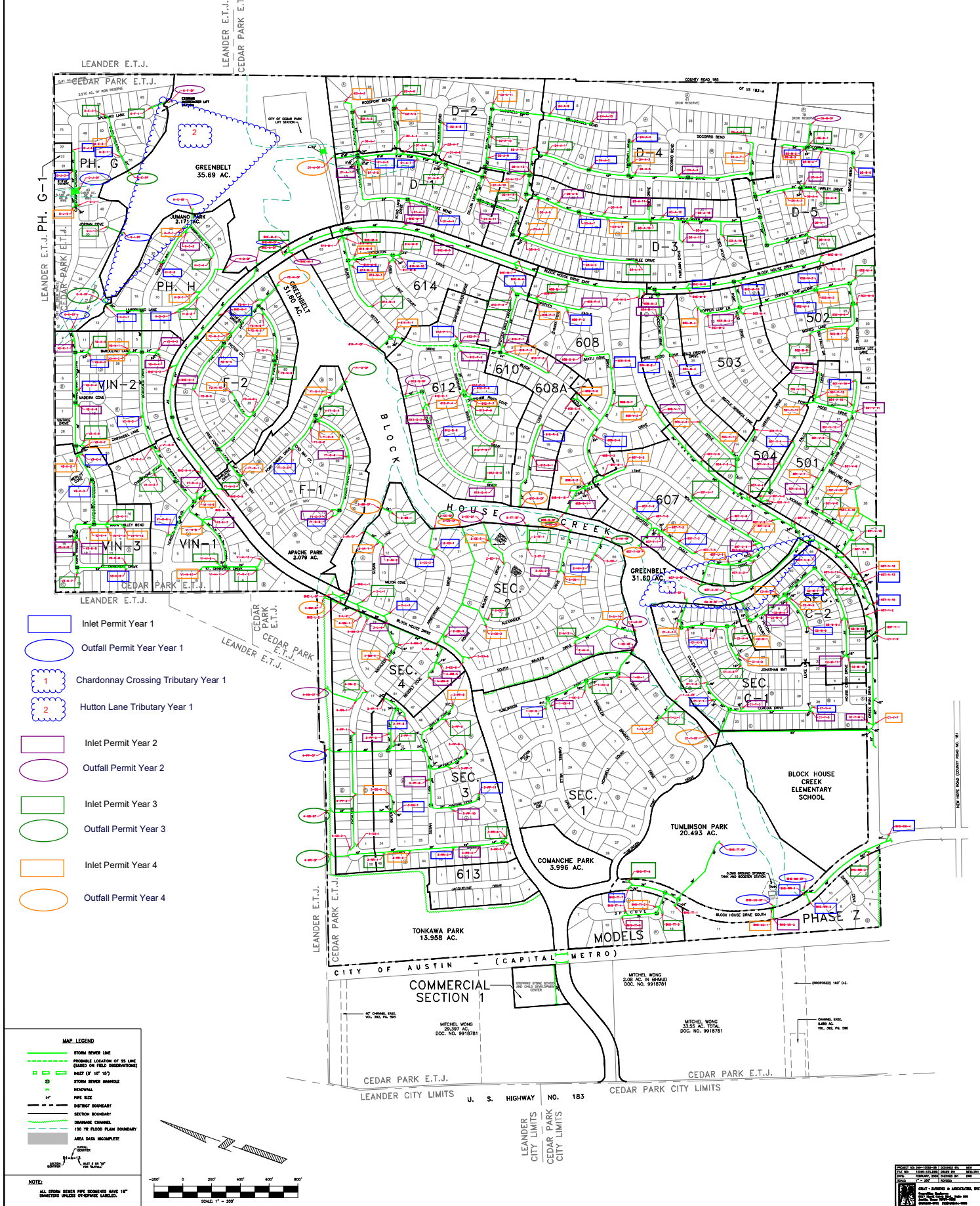
Deficiency: Excessive sediment, Vegetation and Debris

Classification: Gravel, Vegetation and Stones

Remedy: Clean Out Outfall and Continue Public Education



BLOCK HOUSE MUNICIPAL UTILITY DISTRICT DRAINAGE SYSTEM MAP

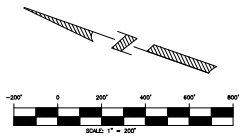


- Inlet Permit Year 1
- Outfall Permit Year 1
- Chardonay Crossing Tributary Year 1
- Hutton Lane Tributary Year 1
- Inlet Permit Year 2
- Outfall Permit Year 2
- Inlet Permit Year 3
- Outfall Permit Year 3
- Inlet Permit Year 4
- Outfall Permit Year 4

MAP LEGEND

- STORM SEWER LINE
- PROBABLE LOCATION OF SE LINE (BASED ON FIELD OBSERVATIONS)
- INLET (8" 10" 18")
- STORM SEWER MANHOLE
- HEADWALL
- PIPE SIZE
- DISTRICT BOUNDARY
- SECTION BOUNDARY
- DRAINAGE CORNER
- 100 YR FLOOD PLAIN BOUNDARY
- AREA DATA INCOMPLETE

NOTE:
ALL STORM SEWER PIPE REQUIREMENTS HAVE 18" DIAMETERS UNLESS OTHERWISE LABELED.



CITY OF AUSTIN - (CAPITAL METRO)

COMMERCIAL SECTION 1

MITCHEL WONG
29,207 AC
DOC. NO. 9918781

MITCHEL WONG
2,08 AC IN BIRKOLD
DOC. NO. 9918781

MITCHEL WONG
33,825 AC TOTAL
DOC. NO. 9918781

COUNCIL DIST. 10
VCL. SEC. 90C 900

CITY OF AUSTIN - (CAPITAL METRO)

PROJECT INFORMATION

PROJECT NO.	10000000000000000000
DATE	10/15/2010
PROJECT NAME	DRAINAGE SYSTEM MAP
CLIENT	LEANDER CITY
DESIGNER	LEANDER CITY
APPROVED BY	
DATE	



2600 S Block House Drive
Leander, TX 78641

To: Block House MUD
From: Lisa Torres
Subject: Services Subcommittee Meeting
Date: 2.13.23

Attendees: Lisa Torres, Amy Earls, Director Young (filling in for Director Shoemaker), Director Roberts

TDS

- Lisa asked Ja-Mar how TDS was doing for their limb/brush pickup. Ja-Mar replied that they prioritize trash and recycling to keep routes on schedule. TDS will continue to pick up the bulk pickups with proper bundling.
- Amy – to email Whitney and add the TDS bulk pick-up number to the E-sign. **This task has been completed.**

Scouts – Event for April will be presented by Dave Wood Cubmaster Pack 171

Maintenance/Engineering

- In the budget, \$500,000 was placed this past year to assist us with district maintenance. Lisa spoke with David Grey regarding completing the ground storage tank rehab—let's schedule it for march. Lisa recommends that David plan February Agenda.
- Director Roberts – We can go offline and be supported by Cedar Parks tank. Do we need to update the inspection? Lisa said no, the corrosion was more substantial than what it was from the previous inspection.
- The bubble is being ordered for the large playscape at Tumlinson.
- Amy ordered a "DO NOT CLIMB" on top of the play house at Tumlinson playscape. Director Roberts got word that children and adults were climbing on top of the house.
- Lisa – send out the adopting parks plan to all board members.
- Ursula and Robert have done walk-throughs of parks Tumlinson and Apache. We still need Director Shoemaker and Director Johnson to get into the parks and focus on what needs work/repair.

Solid Waste – n/a

Water/Environmental

- Lisa – 11 sample sites. These are on the sides of residents' homes. One site needed a line flushing; this has been completed
- A Block House resident is due a \$14,585 refund in March. The resident kept sending in payments that reflected his credit on his account for a whole year.
- Director Young – Lisa to iron out the email/phone blast. Lisa – will send bill messages for all residents to update their accounts to receive all email and phone blasts.
- Amy/Lisa get a Robocall block house list that was sent out February 3rd.
- Add to E-sign – “Have you updated your contact information for your utility account through Crossroads?” **This task has been completed**

Job #33555715

BRM 18 Point Mini Split Checklist

18 Point Mini Split Checklist

Customer Name

Blockhouse Mud/Walker House

Equipment Serial Number

SEE PICTURES



Thermostat Operation

Test thermostat operation

Good



Inspect Evaporator Coil

Rate the health of the coil



Blower Motor

Measure amps and rate health of blower motor






"COULDN'T TEST PROPERLY DUE TO BAD OUTDOOR BOARD"

Blower Wheel

Inspect cleanliness and rate health of blower wheel



<p>Inspect Bearings for Wear Good</p>	<p>Return Air Confirm there are no restrictions to return air Restrictions present, see notes for more details</p>
<p>Filter Cleanliness Recommend replacing filter</p>	<p>Drainage Check drain, condensate pumps and safety float switches <input checked="" type="checkbox"/> Has Working Switch</p>
<p>Supply/Return Air Differentials Measure temperature difference between supply and return air locations - "COULDN'T TEST PROPERLY DUE TO BAD OUTDOOR BOARD"</p>	<p>Monitor Refrigerant Pressures "COULDN'T TEST PROPERLY DUE TO BAD OUTDOOR"</p>
<p>Compressor Measure amps and rate health of compressor  "COULDN'T TEST PROPERLY DUE TO BAD OUTDOOR"</p>	<p>Electrical Disconnect Box Inspect electrical disconnect box for proper rating and safe installation Good</p>
<p>Electrical Connections Inspect and tighten all electrical connections where needed <input checked="" type="checkbox"/> Connections are tight and wire insulation is in good condition </p>	<p>Fittings Inspect all fittings for signs of oil and/or leakage Good/Clean</p>

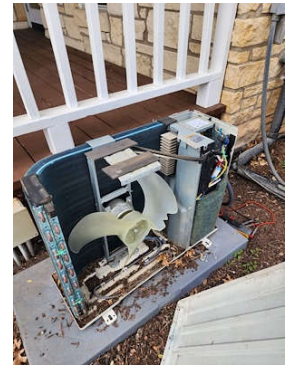
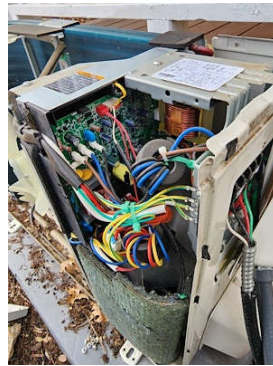
Refrigerant Line Insulation

Check refrigerant line insulation

Good

Condenser Coil

Inspect, clean and rate the health of the coil



Condenser Level

Check for level condenser

Level

Connections and Power Control Board

Inspect all connections and for any abnormality to the power control board

Good



Blue Ribbon Cooling and Heating
 714 TX-71, Bastrop, Texas 78602
 TACLB117200E
 www.blueribbonsservices.com
 512-308-3515

Estimate 33599190
 Job 33555715
 Estimate Date 1/23/2023
 Technician Gerardo Tovar
 Customer PO

Billing Address
 Block House Mud/Walker House
 2600 Block House Drive Leander, TX
 78641 USA

Job Address
 Block House Mud/Walker House
 2600 Block House Drive Leander, TX
 78641 USA

Estimate Details

Rest of recommended repairs and maintenance plan

Task #	Description	Quantity	Your Price	Your Total
EAC-230	Install a surge protector for outdoor unit line voltage circuit to help prevent damage from electricity spikes.	1.00	\$552.78	\$552.78
DMS-100	Remove, clean, and reinstall the indoor fan assembly to ensure proper airflow and air quality in the HVAC system.	1.00	\$385.86	\$385.86
DMS-110	Clean the evaporator coil in place to ensure proper airflow and air quality in the ductless system.	1.00	\$385.86	\$385.86
BRM-120-A	Blue Ribbon Cooling and Heating Preventative Maintenance: 18 Point A/C Tune-Up on ductless system 18 Point Heating Tune-Up on ductless system 2 Visits Per Year Includes: <ul style="list-style-type: none"> • Priority Service • 10% off Service Repairs • \$100 per year of credit toward replacing your system for every year you are are signed up. (Up to 10 years) 	1.00	\$240.00	\$240.00

Potential Savings	\$132.45-\$158.94
Sub-Total	\$1,564.50
Tax	\$0.00
Total	\$1,564.50

Thank you for choosing Blue Ribbon Cooling and Heating
 Regulated by The Texas Department of Licensing and Regulation
 P.O. Box 12517 Austin, Texas 78111 www.tdlr.texas.gov 1-800-803-9202 512-463-6597

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Blue Ribbon Cooling and Heating as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed. This estimate has a price guarantee of 30-days from the date the estimate is written. WE HEREBY GUARANTEE AND WARRANT ALL WORK PERFORMED FOR A PERIOD OF 1 YEAR FROM THE DATE OF COMPLETION AS STATED ON THIS INVOICE. WE WILL REPAIR OR REPLACE ANY DEFECTIVE WORK WHICH WE PERFORMED AT NO ADDITIONAL CHARGE TO THE PRODUCT OWNER. MANUFACTURER OFFERS A 1-YEAR PARTS/5-YEAR COMPRESSOR WARRANTY WHEN REGISTERED WITHIN 30 DAYS OF INSTALLATION/START-UP.



Blue Ribbon Cooling and Heating
 714 TX-71, Bastrop, Texas 78602
 TACLB117200E
 www.blueribbonsservices.com
 512-308-3515

Estimate 33599309
Job 33555715
Estimate Date 1/23/2023
Technician Gerardo Tovar
Customer PO

Billing Address
 Block House Mud/Walker House
 2600 Block House Drive Leander, TX
 78641 USA

Job Address
 Block House Mud/Walker House
 2600 Block House Drive Leander, TX
 78641 USA

Estimate Details

NEW OUTDOOR UNIT CONTROL BOARD : Local supply store can get the board in 5 to 7 business days.
 Outdoor unit control board has failed. Board needs to be replaced to properly test the system and determine if there are any other failed components.

Task #	Description	Quantity	Your Price	Your Total
Replace OEM Ductless Outdoor Unit Control Board	Replace manufacturer specific control board that controls all operations on the ductless outdoor unit.	1.00	\$1,900.00	\$1,900.00
BRM-120-A	Blue Ribbon Cooling and Heating Preventative Maintenance: 18 Point A/C Tune-Up on ductless system 18 Point Heating Tune-Up on ductless system 2 Visits Per Year Includes: <ul style="list-style-type: none"> • Priority Service • 10% off Service Repairs • \$100 per year of credit toward replacing your system for every year you are signed up. (Up to 10 years) 	1.00	\$240.00	\$240.00

Potential Savings	\$190.00-\$228.00
Sub-Total	\$2,140.00
Tax	\$0.00
Total	\$2,140.00

Thank you for choosing Blue Ribbon Cooling and Heating
 Regulated by The Texas Department of Licensing and Regulation
 P.O. Box 12517 Austin, Texas 78111 www.tdlr.texas.gov 1-800-803-9202 512-463-6597

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Blue Ribbon Cooling and Heating as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed. This estimate has a price guarantee of 30-days from the date the estimate is written.
 WE HEREBY GUARANTEE AND WARRANT ALL WORK PERFORMED FOR A PERIOD OF 1 YEAR FROM THE DATE OF COMPLETION AS STATED ON THIS INVOICE. WE WILL REPAIR OR REPLACE ANY DEFECTIVE WORK WHICH WE PERFORMED AT NO ADDITIONAL CHARGE TO THE PRODUCT OWNER.
 MANUFACTURER OFFERS A 1-YEAR PARTS/5-YEAR COMPRESSOR WARRANTY WHEN REGISTERED WITHIN 30 DAYS OF INSTALLATION/START-UP.

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

ATTORNEY DIRECTIVES

(From January 25, 2023 Meeting)

1. Mr. Abbott is to assemble an updated draft of the proposal social media policy and provide clean and redlined versions for the Board's consideration at the next meeting. ***Done.***
2. Mr. Abbott is to draft a letter to individuals who were in possession of a key to the gate at Jumano Park to confirm proper use of such a key. ***In process.***

AMENDED AND RESTATED GENERAL MANAGEMENT SERVICES AGREEMENT

This AMENDED AND RESTATED GENERAL MANAGEMENT SERVICES AGREEMENT (this "Contract") is entered into effective June 1, 2022 (the "Effective Date"), between BLOCK HOUSE MUNICIPAL UTILITY DISTRICT (the "District"), a municipal utility district operating under Chapters 49 and 54 of the Texas Water Code, and CROSSROADS UTILITY SERVICES, LLC, a Texas limited liability company ("Contractor").

RECITALS

WHEREAS, the District provides water and wastewater utility services, recreational facilities, and other services to residents and customers of the District. The District desires to engage the services of Contractor for general management services for the District and Contractor desires to serve in such capacity, on the terms and conditions of this Contract.

WHEREAS, on October 1, 2021, the District and the Contractor entered into a General Management Services Agreement (the "Original Contract"). This Contract amends, restates and supersedes, in its entirety, the Original Contract entered into between the District and the Contractor. Upon full execution of this Agreement, the Original Contract will be of no further force or effect.

NOW, THEREFORE, for and in consideration of the premises, and the mutual agreements of the parties hereinafter set forth, the District and Contractor agree as follows:

AGREEMENTS

1. Appointment. The District appoints Contractor as its general manager and Contractor accepts this position, all on the terms and conditions set forth in this Contract.

2. Term; Termination.

(a) Term. The term of this Contract (the "Term") will begin on June 1, 2022 and end on September 30, 2023.

(b) Termination. This Contract may be terminated before the end of the Term by either party by delivery of at least 60 days' written notice of termination to the other party. However, if this Contract is terminated by the District due to Contractor's refusal or inability to perform, gross negligence or fraud in the performance of its duties, or distressed financial condition, the District may deliver written notice of termination to Contractor, which will be effective immediately upon delivery of such notice. In the event of termination, Contractor will be compensated up to the date of termination (prorated for less than a full month, if necessary).

(c) Return of District Property. Upon termination of this Contract, for any reason, Contractor must immediately turn over all District property, including books, records, checkbooks, funds, and other property, to the District's designated representative. Computer records relating to the District, including those relating to the District's accounts, connections, financial records, equipment, and customers, are District property, and Contractor will provide such records to the District or its representative in a format that will allow such computer records to be accessed and duplicated by computer.

3. Compensation. As compensation for the services specified in this Contract, Contractor will receive the sum of \$13,000 per month. All invoices for services performed in a month must be submitted to the District no later than 12:00 noon on the tenth day of the following month in

order to be considered for payment at the regular meeting of the Board of Directors of the District (the "Board") held during that month. Unless in dispute, invoices will be paid within 30 days of submittal; however, if there is a bona fide dispute over a portion of an invoice, the District will have the right to withhold payment of the disputed portion until the dispute is resolved.

4. Periodic Review. During the Term, the Board or its designated subcommittee may conduct a review of Contractor and its performance under this Contract. In conjunction with the review, the Board and Contractor may determine the terms upon which this Contract may be modified, renewed or extended. The Board and Contractor agree that a review of Contractor prior to March 1, 2023 is mutually beneficial for all parties and agree to engage in such a review.

5. Basic Duties and Responsibilities of Contractor. The Contractor will generally manage the District. The basic duties and responsibilities of the Contractor shall include, but not be limited to the following Basic Services.

(a) Administration.

(i) Representative. Contractor's primary representative in connection with Contractor's services to the District under this Contract will be Lisa Torres (the "General Manager"), who will attend Board meetings and coordinate all of Contractor's services hereunder. Except in the case of absences due to illness, vacation, or emergency (in which case other Contractor staff will attend Board meetings and coordinate Contractor's services), the General Manager will not be replaced without the approval of the Board. Andrew Hunt is pre-approved as temporary or permanent replacements for the designated General Manager. The General Manager will be present at the Walker House for an adequate amount of time each week (at least 20 hours) to accomplish the services specified in this Section. Contractor will provide the District with a list of Contractor's observed holidays on the first business day of each calendar year or upon request.

(ii) Equipment. Contractor must provide all equipment necessary for the proper performance of the services specified in this Section (including computer, printer/copier/fax machine, cell phone, and office supplies for routine business) at its sole expense. Contractor will invoice the District separately for materials for nonroutine projects.

(iii) District Communications; Customer Service; Coordination of District Activities. The General Manager will:

(1) Respond to inquiries, complaints and concerns in a professional, courteous, and timely manner; promote good relations with the District's property owners and residents; and coordinate with the Cities of Cedar Park and Leander, and with Williamson County as necessary to resolve customer concerns.

(2) Monitor and track all customer complaints and inquiries received, and report them to the Board as appropriate.

(3) Respond to any inquiries or reporting requirements of any governmental authority, the Board, or the District's other consultants in a prompt, professional manner.

(4) Provide public information that is readily available from the District's files in response to inquiries of other utilities, prospective purchasers, brokers, and other interested parties under the Public Information Act, Chapter 552, Texas Government Code, subject to Section 182.052 of the Texas Utilities Code, "Confidentiality of Personal Information"; coordinate with the District's attorney regarding requests for public information that may be excepted from disclosure or confidential by law.

(5) Monitor the District's website to insure that all posted information is up to date and that all information required to be posted by the laws applicable to municipal utility districts is included on the website.

(iv) Meeting Preparations and Attendance. General Manager will:

(1) Attend all regular Board meetings and any special Board meetings and subcommittee meetings as requested by the Board.

(2) Provide monthly reports in a format approved by the Board.

(3) Submit materials that are to be included in Board meeting packets to the District's attorney's office by 12:00 noon on the day that is one week prior to each regular Board meeting, unless other arrangements are approved by the Board. If this material is not delivered to the District's attorney in a timely manner, delivery must be made by Contractor directly to the Board members, at Contractor's sole expense.

(4) Upon request, meet with the Board's designated representatives and bookkeeper prior to each Board meeting to review invoices.

(v) Coordination of District Activities. The General Manager will:

(1) Coordinate District activities, services, and operations with neighboring municipalities, districts, other governmental entities and organizations.

(2) Coordinate with other District consultants and contractors, including attorneys, engineers, operators, auditors, bookkeepers, and financial consultants.

(3) Obtain bids from contractors when written specifications and published notice are not required, upon Board request.

(4) Schedule meetings and field work with contractors and vendors.

(5) File and monitor any insurance claims made by the District.

(6) Carry out Board directives in a prompt manner and report all actions taken in response to those directives to the Board.

(b) Financial.

(i) Management of Funds. Contractor will:

(1) Properly deposit all District funds in the District's accounts daily, without offset or counterclaim.

(2) Coordinate and monitor District finances, in cooperation with the District's bookkeeper.

(ii) Budget Process. Contractor will:

(1) At least three months prior to the expiration of each fiscal year, prepare a recommended management budget for the next fiscal year; coordinate with the District's other consultants on budget requirements; and present budget recommendations to the Board and oversee budget adoption process.

(2) Monitor annual budget over the course of each fiscal year—and make quarterly recommendations to the Board on appropriate budget revisions.

(iii) Audit Process. Contractor will coordinate with the District's bookkeeper and auditor to assist in the preparation of reports, schedules, and other data as necessary, and cooperate with the District's auditor in connection with the preparation of the District's annual audit, including providing District inventory records and other information necessary in connection with such audit.

(c) Bond Financings/Refinancings. Contractor will coordinate with the Board and the District's advisors in connection with the preparation of bond applications and related reports.

(d) Operations Services Assistance. Contractor will:

(i) Assist the District's other consultants, as requested, in administering the District's compliance with the TPDES Phase II Small Municipal Separate Storm Sewer System General Permit (TXR040000) and the District's storm water management program adopted thereunder.

(ii) Assist the District's other consultants, as requested, in administering the District's water conservation and drought contingency plan.

(e) Managerial Services.

(i) General Administration. The General Manager will:

(1) Coordinate Board meetings and conferences, including ordering meals and necessary supplies.

(2) Review agendas of meetings of the governing bodies of surrounding government entities, including the City of Cedar Park, City of Leander, and Williamson County.

(3) Respond to inquiries, complaints and concerns in a professional, courteous, and timely manner.

(ii) Street Lighting, Signage and Security. The General Manager will:

- (1) Monitor the functioning of all street lights within the District and coordinate repair or replacement of bulbs and related devices with Pedernales Electric Cooperative, as necessary.
- (2) Monitor street and traffic signs within the District and coordinate placement or replacement with Williamson County, as necessary.
- (3) Post and remove temporary District signs, as directed by the Board.
- (4) Regularly screen video from the security cameras located in District's parks and pool areas.
- (5) Cause the entrance gates located at the Bike Trails, Tonkawa Park, and Tumlinson Park to be unlocked by 7:00 a.m. each day, except in cases of emergencies, weather events, or construction that would make use of the Bike Trails or either park unsafe.

(iii) Walker House, Pavilion, and Jumano Community Center Operations. The General Manager will:

- (1) Monitor and schedule use of the Walker House, Pavilion, and Jumano Community Center as directed by the Board, including taking and arranging reservations; collecting and depositing all related fees, as required by applicable District rules; issuing and collecting keys from users, as necessary; checking out and keeping track of District equipment; and assuring that the releases and waivers required by applicable District rules are completed and submitted.
- (2) Monitor the condition of the Walker House and Jumano Community Center after each use and arrange for housekeeping and trash collection.
- (3) Notify the Board of needed repairs and coordinate repairs upon Board request.

(iv) Park and Recreational Facilities. The General Manager will:

- (1) Conduct regular on-site inspections of all District parks and recreational facilities to ensure efficient operations and proper condition of all facilities.
- (2) Upon the request of the Board or a Board-appointed subcommittee, obtain competitively-priced bids from contractors for repairs to the District's park and recreational facilities when written specifications and published notice is not required; monitor contractors' work to ensure it is performed timely, efficiently, and effectively.
- (3) Coordinate, in conjunction with the District's pool operations contractor, the tag or identification system approved by the Board in connection with use of the District's park and recreational facilities.

(4) Monitor and schedule use of the District's park and recreational facilities as directed by the Board, including taking and arranging reservations; collecting and depositing all related fees, as required by applicable District rules; issuing and collecting keys from users, as necessary; checking out and keeping track of District equipment; and assuring that the appropriate releases and waivers required by applicable District rules are completed and submitted.

(5) Monitor the functioning of all park and recreational facility lighting, including pool, tennis court and parking area lighting, and coordinate all necessary repairs and the setting of automatic timers as directed by the Board.

(6) Recommend revisions and additions to the District's park and recreational facilities rules.

(v) Contract Administration. The General Manager will:

(1) Supervise performance and administer the District's service contracts, including those for landscape maintenance, pool management, security services, solid waste collection and recycling services, media services, and cleaning services, and establish an appropriate chain of command to assure that all required maintenance and repair needs are met in an efficient and cost-effective manner.

(2) Develop and implement a contract monitoring system for services provided under all service contracts administered by the General Manager; provide periodic monitoring of contract performance and provide a monthly report to the Board on services performed pursuant to such contracts.

(3) Provide access and issue and collect keys to contractors and vendors, as necessary.

(4) Coordinate the District's "Clean-Up Days", it being understood that equipment and labor involved will be provided by the District's solid waste services contractor.

(vi) Manager's Account. The District will establish an account (the "Manager's Account") in an amount approved by the Board, which may be utilized by Contractor in accordance with the terms of a Secretary's Certificate and Resolutions Regarding Manager's Account adopted by the Board, as amended from time to time. Contractor must present statements or invoices to the Board to support all expenditures from the Manager's Account, and provide a monthly reconciliation of the account to the Board. If no statement or invoice is presented to support an expenditure, the District will not be responsible for the expenditure and Contractor must reimburse the District for any District funds expended.

(vii) Inventory and Tracking. Contractor will maintain an up-to-date inventory of all District equipment and fixtures (exclusive of utility equipment and improvements) and will annotate the inventory with information regarding

replacements, repairs and warranties, including the expiration dates of any warranties.

(f) Communication Services.

(i) The District agrees to engage Contractor to design, write, produce, distribute, and manage all community-wide District publications (the "District Media"), including a community-wide newsletter (the "Newsletter") and special notices to District residents (the "Special Notices"), and to update and maintain the District's website www.blockhousemudtx.gov (the "Website"), and Contractor accepts this engagement, on the terms and conditions of this Contract. Contractor may engage a third party acceptable to the District to assist in the drafting of the Newsletter and/or other similar content.

(ii) Contractor will provide all equipment and supplies necessary to provide the services described in this Contract, except that the District will pay the costs of website hosting services, software for the Website, and postage and printing costs.

(iii) The content and design of all District publications must be approved by the Board or its duly-appointed subcommittee prior to distribution or posting on the Website. Contractor will post information and documents to the Website if (i) requested by the Board, a duly-appointed subcommittee, or a District consultant, within five days after receipt of the request; or (ii) in the case of an emergency or if requested by the full Board, immediately.

(iv) Unless otherwise directed by the Board, regular issues of the Newsletter will be prepared by Contractor for distribution on a monthly basis, and such preparation will be timed so that the Newsletter can be included in the District's monthly utility bills. Contractor will cause any special editions of the Newsletter, Special Notices or other special publications to be prepared and distributed as directed by the Board or its designated subcommittee. Contractor will provide the Board's designated subcommittee, the General Manager and the District's attorney with a draft of each Newsletter or other publication for review and approval at least ten days prior to the proposed date of distribution.

(v) Newsletter Production. Contractor will provide the following services in connection with a two-page District Newsletter.

- (1) Layout and design;
- (2) Article preparation;
- (3) Photography; and
- (4) Printing and mailing coordination.

Postage, licensing costs, and printing will be billed separately and reimbursed by the District, with postage to be billed at the standard bulk rate and printing and licensing of photography to be billed at cost.

(vi) Website Maintenance and Social Media. Contractor will maintain the Website, including posting updates to meeting dates, Board meeting minutes and

agendas, news articles and photographs and other District documents as directed by the Board to the Website, and three social media sites (Facebook, Instagram, and Twitter), as directed by the Board. Contractor will also review and respond to online communications and forward such communications to District consultants or Board subcommittees, as appropriate, and distribute "email blasts" as directed by the Board or its subcommittees within two business days of notice. It is understood by the District and Contractor that social media posts by Contractor, including the response to social media posts by Contractor, will be completed during regular business hours only, unless the nature of the posts are of an emergency nature and that any delay in posting notices would directly affect the health and safety of District residents.

(vii) Utility Bill. If requested by the Board or its designated subcommittee, Contractor will draft special announcements for the news section of the District's utility bills as directed by the Board (with a maximum of six times per year) at no additional charge.

(viii) Surveys. If requested by the Board or its designated subcommittee, Contractor will draft and administer up to two surveys to District residents per year.

(ix) Welcome Packets. Contractor will mail and/or email welcome packets ("*Welcome Packets*") to new District residents on a monthly basis. Costs for postage and materials will be billed to the District at cost.

(x) Additional Services and Special Projects. Additional services and special projects not otherwise specified in this exhibit will be provided by Contractor, after advance approval by the Board, at an hourly rate of \$100 per hour, including travel time if applicable, including:

- (1) Special event coverage, including reporting on the Christmas event and/or District-scheduled special events outside of normal business hours;
- (2) Special print or mail projects, beyond the Newsletter, including invitations, brochures, resident packets, postcards; and
- (3) Special web development services, including additional web pages.

Any costs incurred under this subsection must be approved by the Board prior to the undertaking of such additional services or special projects.

(g) On-Site Staff Person Contractor will provide a qualified individual employed by Contractor (the "*On-Site Staff Person*") to perform or assist in performing the services specified in Section 5. The On-Site Staff Person will: (1) work full time (40 hours per week, Monday through Friday); and (2) be present at the Walker House for an adequate amount of time each week to accomplish the services specified in this Section. Occasionally, the Board may request that the On-Site Staff Person work on a Saturday. Such requests will be subject to the approval of the On-Site Staff Person and must be made at least two weeks in advance. The General Manager will oversee the On-Site Staff Person's work and report on the On-Site Staff Person's activities at each regular monthly Board meeting. The duties of the On-Site Staff Person and the related compensation to Contractor may be adjusted at any time during the term of this Contract upon mutual written agreement of Contractor and the District.

Generally, the On-Site Staff Persons' duties will include:

- (i) Performing general administrative and office related tasks for the District;
- (ii) Communication with District residents, including answering questions and providing information;
- (iii) Performing various administrative duties, including preparing and reviewing correspondence;
- (iv) Representing the District to the public;
- (v) Suggesting or implementing improvements in policies, procedures, and organization to achieve efficiencies, and improve effectiveness and customer service;
- (vi) Assisting walk-in customers with reservations, various questions/issues;
- (vii) Scheduling facility reservations via telephone, email, in person;
- (viii) Managing an online reservation calendar of all facilities;
- (ix) Managing a spreadsheet of all monies taken/deposited for reservations and refunded;
- (x) Managing all District keys and key FOBs;
- (xi) Posting facility reservations in the District and email;
- (xii) Updating District communications and social media, under direction of the General Manager;
- (xiii) Reporting vandalism, accidents, etc., to the Williamson County Sheriff's Office and/or obtaining information from reports;
- (xiv) Reporting streetlight issues/follow up on repair status;
- (xv) Reporting road sign issues;
- (xvi) Performing minor tasks relating to daily operations of the Walker House and Jumano Community Center;
- (xvii) Sending Welcome Packets;
- (xviii) Maintaining a tracking spreadsheet of pending and completed projects in the District;
- (xix) Ordering food and supplies for Board meetings;
- (xx) Handling various special projects as arise/needed.
- (xxi) Supporting the General Manager to oversee, monitor, and report on the operations and conditions of the District;

- (xxii) Assisting the General Manager with scheduling vendors;
- (xxiii) Assisting District subcommittees with scheduling meetings;
- (xxiv) Discussing work projects and current District activities with the General Manager (usually on a daily basis);
- (xxv) Acting as the liaison between the General Manager and District vendors;
- (xxvi) Preparing and assembling reports for the General Manager packet for the monthly meetings;
- (xxvii) Managing and communicating effectively with contractors and consultants performing projects and services for the District;
- (xxviii) Corresponding with the District's bookkeeper on issues, reservation/registration fees and deposits, information requests;
- (xxix) Corresponding with the Board members and consultants on issues; and
- (xxx) Completing other duties as assigned by Contractor, General Manager, or the Board.

6. Insurance.

(a) Limits. Upon the full execution of this Contract and prior to providing any services under this Contract, Contractor must furnish the District certificates of insurance and policies, including all endorsements, on forms acceptable to the District, confirming the following insurance coverage in at least the amounts set forth below:

- | | | |
|----|---|--|
| 1. | Worker's Compensation/Employer's Liability | Statutory amounts as specified by law |
| 2. | Commercial General Liability (occurrence basis) | \$1,000,000 (per occurrence)
\$2,000,000 (aggregate)
\$1,000,000 (products/completed operations aggregate) |
| 3. | Automobile Liability (occurrence basis), which policy limit must include liability arising out of operation of owned, hired and non-owned vehicles | \$1,000,000 (combined single limit) |
| 4. | Excess/Umbrella Liability (above the actual amounts carried by Contractor for the policies described in (1) (with respect to Employer's Liability), (2), and (3) above) | \$1,000,000 (per occurrence) |
| 5. | Cyber Liability | \$1,000,000 (per occurrence) |

(b) Contractor's Commercial General Liability. Contractor's commercial general liability policy must: (1) be on a current edition of ISO form CG 00 01 12 07 or equivalent; (2) include, but not be limited to, the following coverages: premises/operations, products/completed operations, independent contractors, personal injury, contractual liability, including contractual indemnity, and explosion, collapse, underground property damage; and (3) not include the following endorsements and exclusions or equivalent limitations: CG 22 94 or CG 22 95 (Damage to Work Performed by Subcontracts Exclusion), CG 21 39 (Contractual Limitation Endorsement), CG 24 26 (Amendment of Insured Contract Definition), and CG 21 37 (Employees as Insureds Exclusion).

(c) Coverage for Personnel. The insurance required above must cover services performed by all personnel of Contractor, including independent contractors.

(d) Endorsements. Policy endorsements, naming the District (i) as an additional loss payee under the Commercial Crime insurance policy and (ii) as an additional insured under all other insurance policies other than the Worker's Compensation policy, must be furnished to the District contemporaneously with the Effective Date and annually thereafter. Each policy of insurance must provide, in the body of the policy or in an endorsement, that it is primary and noncontributory over any insurance that may be carried by the District and that the District will be notified in writing (x) at least 30 days prior to any cancellation/termination (other than for non-payment of premium), change, or non-renewal; and (y) at least ten days prior to any cancellation/termination for non-payment of premium. Each policy must be maintained in force throughout the term of this Contract and must be written by insurance companies authorized to sell insurance where work is being performed and have an A.M. Best's rating of B++ VII or better.

(e) Employee Dishonesty. If the District suffers a loss by reason of Contractor's employee's (including an independent contractor's) dishonesty, Contractor will either (i) promptly reimburse the District for the entire amount of the loss or (ii) promptly file and thereafter diligently prosecute a claim under its Commercial Crime insurance policy for recovery of the loss. If the District elects to seek recovery for any loss under Contractor's Commercial Crime insurance policy, Contractor will (i) promptly upon settlement of the claim, remit all insurance proceeds to the District, and (ii) reimburse the District for any portion of the loss not recovered.

(f) Contractor's Obligations and Liabilities. None of the requirements of this Contract with regard to insurance will limit, qualify, or quantify the obligations and liabilities of Contractor under this Contract or with respect to the services provided by Contractor pursuant to this Contract.

7. Indemnity. As a material part of the consideration for this contract, CONTRACTOR AGREES TO WHOLLY INDEMNIFY, DEFEND AND HOLD HARMLESS THE DISTRICT FROM all claims, losses, expenses, and liabilities, including reasonable attorneys' fees (collectively, "Losses"), ARISING FROM OR RELATING TO THE SERVICES TO BE PERFORMED BY CONTRACTOR UNDER THIS CONTRACT, including Losses arising out of or relating to damage to property, injury to or death of persons (including the property and persons of the parties and their agents, servants, contractors and employees), loss of use of property, loss of revenue, economic or other losses, and any noncompetition, employment, or other similar agreement affecting Contractor's personnel. THE OBLIGATIONS IN THIS PARAGRAPH APPLY WHETHER ALLEGED OR ACTUAL NEGLIGENT ACTS OR OMISSIONS OF THE DISTRICT CAUSED THE LOSS IN WHOLE OR IN PART. THESE OBLIGATIONS INCLUDE, WITHOUT LIMITATION, CLAIMS BY CONTRACTOR'S EMPLOYEES AGAINST THE DISTRICT.

8. Miscellaneous.

(a) Assignment. Neither the District nor Contractor may assign this Contract without receiving the prior written consent of the other party.

(b) Notices. All notices given hereunder must be in writing and must be personally delivered or dispatched by United States certified mail, postage prepaid, return receipt requested, to the addresses shown at the end of this Contract. Either party may change the address to which any notice is to be addressed by giving written notice to the other party of the change. Any time limitation provided for in this Contract will commence with the date that the party actually receives the written notice, and the date of postmark of any return receipt indicating the date of delivery of a notice to the addressee will be conclusive evidence of receipt.

(c) Amendments. No amendment to this Contract will be binding upon the District or Contractor unless made in writing, approved by the Board of the District or its authorized committee, and signed by both Contractor and the District. An electronic communication will not be sufficient to constitute an amendment to this Contract.

(d) Applicable Law, Place of Performance. This Contract will be construed under the laws of the State of Texas. All of the obligations contained in this Contract are performable in Williamson County, Texas.

(e) Status as Independent Contractor; Personnel. Contractor is retained as and will continue in the capacity of an independent contractor. Contractor will be responsible for hiring and compensating the General Manager and any other personnel it deems necessary to carry out its duties under this Contract, and to be responsible for collecting and remitting all applicable FICA and income tax withholding based upon any sums paid to Contractor or its personnel.

(f) Subcontracting. Contractor may not subcontract any services performed under this Contract without the prior written approval of the District. All subcontractors retained by Contractor must possess the experience, qualifications, and skills to perform the tasks assigned to them and be licensed or certified if required for the task to be performed and if licensing certification is standard practice in the industry. Any subcontractor retained by Contractor must be covered by Contractor's insurance and will be included in and covered by Contractor's indemnity set forth in Section 7. Any contractor retained by Contractor on behalf of the District that will not be a subcontractor of Contractor must enter into a separate written contract with the District, on terms acceptable to the District. Contractor will be responsible for the quality and timeliness of all services subcontracted by Contractor. No surcharges, supervisory fees, or inspection fees may be assessed by Contractor as a result of subcontracted services.

(g) District Policies. Contractor is aware of and Contractor and General Manager will comply with all applicable District policies, including the District's Code of Ethics, Travel and Professional Services Policy.

(h) Interested Parties. Contractor acknowledges that Texas Government Code Section 2252.908 (as amended, "Section 2252.908") requires disclosure of certain matters by contractors entering into a contract with a local government entity such as the District. Contractor confirms that it has reviewed Section 2252.908 and, if required to do so, will 1) complete a Form 1295, using the unique identification number specified on page 1 of this Contract, and electronically file it with the Texas Ethics Commission ("TEC"); and 2) submit the signed Form 1295, including the certification of filing number of the Form 1295 with the TEC, to the District at the same time the Contractor executes and submits this Contract to the District. Form 1295s are available at the TEC's website at

<https://www.ethics.state.tx.us/filinginfo/1295/>. This Contract is not effective until the requirements listed above are satisfied and any approval or award of the Contract by the District is expressly made contingent upon Contractor's compliance with these requirements. **The signed Form 1295 may be submitted to the District in an electronic format.**

(i) Conflicts of Interest. Contractor acknowledges that Texas Local Government Code Chapter 176 (as amended, "Chapter 176") requires the disclosure of certain matters by contractors doing business with or proposing to do business with local government entities such as the District. Contractor confirms that it has reviewed Chapter 176 and, if required to do so, will complete and return FORM CIQ promulgated by the TEC, which is available on the TEC's website at <https://www.ethics.state.tx.us/forms/conflict/>, within seven days of the date of submitting this Contract to the District or within seven days of becoming aware of a matter that requires disclosure under Chapter 176, whichever is applicable.

(j) Verification Under Chapter 2271, Texas Government Code. If required under Chapter 2271 of the Texas Government Code (as amended, "Chapter 2271"), Contractor represents and warrants that, at the time of execution and delivery of this Contract, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, boycott Israel or will boycott Israel during the term of this Contract. The foregoing verification is made solely to comply with Section 2271, to the extent such Chapter does not contravene applicable Federal law. As used in the foregoing verification, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. Contractor understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with Contractor.

(k) Verification Under Subchapter F, Chapter 2252, Texas Government Code. For purposes of Subchapter F of Chapter 2252 of the Texas Government Code (as amended, "Subchapter F"), Contractor represents and warrants that, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company, or affiliate of Contractor that exist to make a profit, are companies identified on a list prepared and maintained by the Texas Comptroller of Public Accounts (the "Comptroller") described within Subchapter F and posted on the Comptroller's internet website at:

<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,

<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, and

<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Subchapter F, to the extent such subchapter does not contravene applicable Federal law, and excludes companies that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan, Iran or a foreign terrorist organization. Contractor understands "affiliate" to mean any entity that controls, is controlled by, or is under common control with Contractor.

(l) Verification Under Chapter 2274, Texas Government Code, Relating to Contracts With Companies Boycotting Certain Energy Companies. If required under Chapter 2274 of the Texas Government Code (as amended, "Chapter 2274"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, boycott energy companies or will boycott energy companies during the term of the Contract. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, "boycott energy companies" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking action

that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (1) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law or (2) does business with a company described in the preceding section (1).

(m) Verification Under Chapter 2274, Texas Government Code, Relating to Contracts with Companies that Discriminate Against the Firearm and Ammunition Industries. If required under Chapter 2274 of the Texas Government Code (as amended, "Chapter 2274"), Contractor represents and warrants that, at the time of execution and delivery of the Contract, neither Contractor, nor any wholly or majority-owned subsidiary, parent company, or affiliate of Contractor that exists to make a profit, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or will discriminate during the term of the Contract against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274. As used in the foregoing verification, the terms "discriminate against a firearm entity", "firearm entity", and "firearm trade association" have the meanings ascribed to them in Section 2274.001, Texas Government Code.

(n) No Waiver. No consent or waiver, expressed or implied, to or of any default of any covenant or provision hereof by any party will be construed as a consent or waiver to or any other default of the same or any other covenant or provision.

(o) Severability. If any provision of this Contract is illegal, invalid, or unenforceable under present or future laws, it is the intention of the parties that the remainder of this Contract not be affected thereby, and it is also the intention of the parties that, in lieu of each provision of this Contract that is illegal, invalid, or unenforceable, there be added as a part of this Contract a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible, and is legal, valid, and enforceable.

(p) Attorney's Fees. Any party to this Contract who is the prevailing party in any legal proceeding against any other party brought under or in connection with this Contract or the subject matter hereof will be additionally entitled to recover court costs and reasonable attorney's fees, and all other litigation expenses, including deposition costs, travel, and expert witness fees, from the nonprevailing party (including reasonable attorney's fees in accordance with Section 271.159, Texas Local Government Code).

(q) Counterparts. This Contract may be executed in one or more counterparts, all of which will be considered one and the same agreement and will become effective when one or more counterparts have been signed by each of the parties and delivered to the other parties, it being understood that all parties need not sign the same counterpart.

(r) Authority. Each party represents and warrants that it has the full right, power, and authority to execute this Contract and all related documents. Each person executing this instrument on behalf of a party represents that he or she is an authorized representative of and has the authority to sign this document on behalf the respective party.

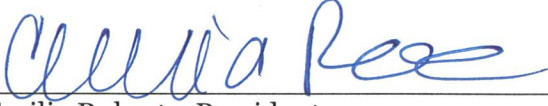
(s) Entire Agreement. This Contract constitutes the entire agreement of the parties regarding general management services and supersedes all prior agreements and understandings, whether written or oral, between Contractor and the District regarding general management services.

* * *

signature pages follow

**COUNTERPART SIGNATURE PAGE TO
GENERAL MANAGEMENT SERVICES AGREEMENT**

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

By: 
Cecilia Roberts, President
Board of Directors

Date: 5-25-22

Address: P.O. Box 129
Leander, Texas 78646

ATTEST:


Byron Koenig, Secretary
Board of Directors

**COUNTERPART SIGNATURE PAGE TO
GENERAL MANAGEMENT SERVICES AGREEMENT**

CROSSROADS UTILITY SERVICES, LLC,
a Texas limited liability company

By:  _____

Printed Name: Andrew Hunt

Title: Executive Vice President

Date: 6/9/22

Address: 2601 Forest Creek Drive
Round Rock, Texas 78665

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT
CODE OF ETHICS, TRAVEL, AND PROFESSIONAL SERVICES POLICY**

(February 27, 2019)

ARTICLE I

SUBJECT MATTER

This Code of Ethics, Travel, and Professional Services Policy (“*Policy*”) is adopted by the Board of Directors (the “*Board*”) of Block House Municipal Utility District (the “*District*”) under Sections 49.157 and 49.199 of the Texas Water Code and Section 2256.005 of the Texas Government Code. The subject matter of this Policy is addressed by other requirements of Texas law, including those governing public meetings, public records, audits, financial management, disqualifications of Directors, dual office holding limitations, conflicts of interest, self-dealing, and illegal and corrupt practices. This Policy is not intended to supersede or summarize other provisions of applicable law.

ARTICLE II

DEFINITIONS

2.01. Business Entity. “*Business Entity*” means a sole proprietorship, partnership, firm corporation, holding company, joint stock company, receivership, trust or any other entity recognized by law through which business is conducted.

2.02. Commission. “*Commission*” means the Texas Commission on Environmental Quality.

2.03. Developer. “*Developer*” means a developer of property in the District.

2.04. Director. “*Director*” means a person elected or appointed to serve on the Board.

2.05. District Official. “*District Official*” means a Director, Officer, or Employee.

2.06. Emolument. “*Emolument*” means pay or some other benefit, compensation, or thing of value received in exchange for holding an office. For example, free or discounted utility services or a fee of office for meeting attendance could constitute an emolument.

2.07. Employee. “*Employee*” means any person or Business Entity working for or on behalf of the District.

2.08. Investment Officer. “*Investment Officer*” means a person appointed by the Board to handle District investments.

2.09. Officer. “*Officer*” means an elected or appointed officer of the District, including an Investment Officer, who exercises responsibilities beyond those that are advisory in nature.

2.10. Professional Services Procurement Act. “*Professional Services Procurement Act*” means Subchapter A, Chapter 2254, Texas Government Code, as amended from time to time.

2.11. Public Funds Investment Act. “*Public Funds Investment Act*” means Chapter 2256, Texas Government Code, as amended from time to time.

2.12. Public Funds Collateral Act. “*Public Funds Collateral Act*” means Chapter 2257, Texas Government Code, as amended from time to time.

2.13. Substantial Interest. “*Substantial Interest*” has the same meaning as set forth in Chapter 171, Texas Local Government Code, as amended from time to time. Under Chapter 171, Texas Local Government Code:

A. A person has a Substantial Interest in a Business Entity if the person: (i) owns 10% or more of the voting stock or shares of a Business Entity; (ii) owns either 10% or more or \$15,000 or more of the fair market value of a Business Entity; or (iii) has received funds from the Business Entity that constitute more than 10% of the person’s gross income for the previous year.

B. A person has a Substantial Interest in real property if the person has an equitable or legal ownership interest in the property that has a fair market value of \$2,500 or more.

C. A person also has a Substantial Interest in a Business Entity or real property if he or she is related in the first degree by consanguinity (blood) or the first degree by affinity (marriage), as determined under Chapter 573, Texas Government Code, to a person who has a Substantial Interest in a Business Entity or in real property under Subsections A or B of this Section.

ARTICLE III

CODE OF ETHICS

3.01. Statement of Policy; Purposes of Policy. This Policy has been adopted to establish guidelines for high ethical standards in official conduct by Directors and Officers, and to provide guidance to Directors and Officers in order to instill a high level of public confidence in their professionalism, integrity and commitment to the public interest. Further, this Policy will serve as a basis for disciplining those who refuse to abide by its terms.

3.02. Standards of Conduct.

A. All Directors and Officers must conduct themselves, both inside and outside District service, so as to give no occasion for mistrust of their integrity, impartiality, or devotion to the best interests of the District.

B. All District Officials must conduct themselves with decorum, both at public meetings and in other settings in which he or she may be viewed by the public as acting in an official capacity. All District Officials must treat each other, and any member of the public appearing at any meeting of the Board, with proper courtesy and respect.

C. No District Official may disclose any confidential information, including information gained during any executive session of the Board, without prior written authorization of the Board.

D. No District Official may engage in any conduct prejudicial to the District or that reflects discredit upon the Board.

E. All District Officials must use care when taking any public position on any issue pertaining to the business of the District to distinguish between their individual opinions and the official position of the Board or the District.

F. All Directors must consistently attend all meetings of the Board, including all regularly scheduled work sessions. If a Director fails to attend one-half of the regular meetings of the Board scheduled within a 12-month period, the Director may be removed from the Board by the unanimous vote of the other Directors.

H. The Board shall conduct a minimum two-hour ethics training per year.

3.03. Conflicts of Interest.

A. All Directors and Officers are subject to Chapter 171, Texas Local Government Code, relating to the regulation of conflicts of interest.

B. The District may not transact any business with a Business Entity or involving real property in which a Director or Officer has any interest, whether direct or indirect, without prior approval of the Board, after disclosure by the interested Director or Officer and discussion at a posted Board meeting. If a Director or Officer has a Substantial Interest, the Director or Officer must also file an affidavit disclosing the nature and extent of the interest before any action is taken on the matter in accordance with Chapter 171, Texas Local Government Code.

C. A Director may not participate in discussion or action on a matter involving a Business Entity or real property in which the Director has a Substantial Interest if the Board's action will, or it is reasonably foreseeable to, have a special economic effect on the Business Entity or value of the real estate that is distinguishable from the effect on the public, unless a majority of the Board is likewise disqualified and has filed affidavits disclosing similar interests in the same matter.

D. A Director may not participate in a discussion or action on a matter involving a Business Entity or real property in a manner that will, or is reasonably foreseeable to, have a special economic effect on the Director, such as a matter involving a current or prospective District contractor or subcontractor with whom the Director does, or has done, business, without prior approval of the Board, after disclosure by the Director.

E. A Director or Officer may not act as a surety for a Business Entity that has work, business, or a contract with the District or act as a surety on any official bond required of a District Official.

F. No Director or Officer may represent, directly or indirectly, himself or any private person, Business Entity, group or interest, other than the District, before the Board, except in matters of purely public concern, when doing so without compensation or remuneration.

G. The Board may not appoint or confirm the appointment to any position, or award any contract to, a person related to a member of the Board within the second degree by affinity (marriage) or within the third degree by consanguinity (blood) when the salary or other compensation is paid, directly or indirectly, from District funds, except as provided by Chapter 573, Texas Government Code.

H. Each District Official must file a conflict of interest disclosure statement or conflict of interest questionnaire, as applicable, when required to do so by Chapter 176, Texas Local Government Code.

I. As provided in Section 171.009, Texas Local Government Code, a Director may serve as a member of the board of directors of a private, nonprofit corporation or other

non-profit entity if he or she receives no compensation or other remuneration from the nonprofit corporation or other nonprofit entity.

3.04. Disqualification of Directors. As provided in Section 49.052, Texas Water Code, a Director is disqualified from serving as a member of the Board if he or she:

A. is related within the third degree of affinity or consanguinity to a Developer, any other Director, or the manager, engineer, attorney, or other person providing professional services to the District;

B. is an employee of a Developer or any Director, manager, engineer, attorney, or other person providing professional services to the District or a Developer in connection with the District or property located in the District;

C. is a Developer;

D. is serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a Developer in connection with the District or property located in the District;

E. is a party to a contract with or along with the District, except for the purchase of public services furnished by the District to the public generally;

F. is a party to a contract with or along with a Developer relating to the District or to property within the District, other than a contract limited solely to the purpose of purchasing or conveying real property in the District for the purpose of either establishing a permanent residence, establishing a commercial business within the District, or qualifying as a Director; or

G. during his or her term of office, fails to maintain the qualifications required by law to serve as a Director.

3.05. Dual Office Holding Limitations.

A. Constitutional Limitations. Except as permitted by Article XVI, Section 40 of the Texas Constitution, no Director may hold or exercise at the same time, more than one civil office of Emolument.

B. Common-Law Incompatibility. No Director may hold another public office in violation of the common-law doctrine of incompatibility that applies to holding two incompatible positions and prohibits a person from holding certain public offices at the same time because of practical conflicts of interest that might arise, including service as a director of two governmental authorities with overlapping taxing jurisdictions.

ARTICLE IV

TRAVEL EXPENDITURES AND FEES OF OFFICE

4.01. Fees of Office. A Director is entitled to receive fees of office of not more than \$150 per day for each day the Director actually spends performing duties as a Director. Total fees of office payable to any Director may not exceed the sum of \$7,200 per District fiscal year. This maximum will be determined based on the date the fee of office is earned and not on the date of payment. No Director may receive fees of office if the Director owes any sum of money to the District. Fees of office will be paid only for called meetings of the Board or, upon prior

approval of the Board, for subcommittee meetings, approved conferences, or other special projects requested by the Board. In this section, “performing the duties of a Director” means substantive performance of the management or business of the District, including participation in Board and committee meetings and other activities involving the substantive deliberation of District business and in pertinent educational programs. The phrase does not include routine or ministerial activities such as the execution of documents, self-preparation for meetings, or other activities requiring a minimal amount of time.

4.02. Reimbursement of Expenses. Reimbursement for travel expenditures and other expenses incurred by a Director on behalf of the District is subject to approval by the Board.

4.03. Verification. In order to receive fees of office and to receive reimbursement for expenses, each Director must present a verified statement of attendance to the Board indicating the date(s) spent performing the duties of a Director and a general description of the duties performed on each such date, together with all supporting receipts and invoices.

4.04. Conference and Seminar Policy. Directors may attend conferences and meetings at the District’s expense only if deemed appropriate by the Board. Each Director will report to the Board on all seminars and conferences attended at the next regular meeting of the Board following the seminar or conference. This report may be oral or written, as determined by the Director. Unless otherwise approved by the Board, each Director attending a conference or meeting must attend all blocks of educational sessions in order to qualify for reimbursement. Subject to prior Board approval and compliance with the other requirements of this Policy, each Director who attends a conference, business meeting, or seminar related to the District business may be reimbursed for travel, lodging, and meal expenses associated with that attendance, as follows:

A. Travel Expenses. Transportation costs, including but not limited to airfare, car rental, taxi fare, and parking incurred while on official District business, will be reimbursed based upon the costs actually incurred by the Director; however, reimbursement for transportation on a common carrier will be limited to tourist/coach rates. Mileage reimbursement for transportation by personal automobile will conform to Internal Revenue Service regulations.

B. Lodging Expenses. Lodging expenses will be reimbursed based upon costs actually incurred by the Director and will not exceed the amount of lodging expense determined to be reasonable and necessary.

C. Meal Expenses. Meal expenses will be limited to the amount determined to be reasonable and necessary.

D. Excluded Expenses. The cost of alcoholic beverages, hotel movies, gifts, laundry and dry cleaning, entertainment, family attending with the Director, personal telephone calls and all other expenses that are of a personal nature or are not reasonable or necessary to District business will not be paid or reimbursed by the District.

ARTICLE V

PROFESSIONAL SERVICES; BONDS

5.01. Selection. Consultants and Employees retained to provide professional services to the District, including, but not limited to, legal, engineering, management, accounting and tax collection services, will be selected based upon their demonstrated competence and qualifications to perform the services for a fair and reasonable price, and by majority vote of the Board. In selecting attorneys, engineers, auditors, financial advisors or other professional consultants, the District will follow the procedures required by the Professional Services Procurement Act.

5.02. Interested Parties. If required to do so by Section 2252.908, Texas Government Code, attorneys, engineers, auditors, financial advisors, or other professional consultants entering into a contract, renewal, amendment, or extension of a contract with the District will (i) complete a Certificate of Interested Parties ("Form 1295") and electronically file it with the Texas Ethics Commission (the "TEC"); and (ii) submit to the District the signed and notarized Form 1295 including the certification of filing number of the Form 1295 with the TEC, at the time the executed contract is submitted to the District. Any contract that requires a Form 1295 will not be effective until the requirements listed above are satisfied and any award of a contract by the District is expressly made contingent upon compliance with such requirements.

5.03. Bond or Insurance. In order to protect the District against loss of District funds, the District will, in accordance with Section 49.057(e), Texas Water Code, require any Employee who routinely collects, pays, or handles District funds to either (i) provide the District with a bond payable to the District in an amount determined by the Board to be sufficient to safeguard the District; or (ii) obtain and thereafter maintain a policy or policies of insurance, the coverage of which, in the Board's determination, adequately protects the interests of the District.

5.04. Review. The performance of all Employees providing professional services to the District will be regularly monitored and reviewed by the Board. An Employee's performance may be formally reviewed and evaluated by the Board at any time, upon the request of any Director.

ARTICLE VI

BOARD MEETING PROCEDURES

6.01. Regular Meetings. Regular meetings of the Board will be held on the fourth Wednesday of each month, beginning at 6:30 p.m., unless another date and time are approved by the Board. In order to avoid overly long Board meetings which tend to be inefficient and which also result in increased fees being paid to the District's consultants, regular Board meetings will be adjourned at 10:30 p.m. and all agenda items which have not been considered ("Pending Items") will be continued until the next Board meeting, unless a motion to continue the regular meeting beyond 10:30 p.m. is adopted by affirmative vote of a majority of the Board members.

6.02. Unfinished Business. Any Pending Items from a regular Board meeting will be continued to either (i) a special called meeting scheduled by motion adopted by affirmative vote of a majority of the Board members or (ii) the next regular meeting of the Board.

ARTICLE VII

COMPLAINTS AND PROCEDURES FOR VIOLATIONS

7.01. Complaints. All complaints or allegations of violations of this Policy must be made in writing, sworn to before a notary public and filed with the District's attorney. A complaint must describe in detail the act that is complained of, and the specific sections of this Policy alleged to have been violated. A general complaint, lacking detail, will not be sufficient to invoke the procedures in this section, and anonymous complaints will not be considered.

7.02. Initial Determination. Within five business days of receipt of a complaint, the District's attorney will determine if the facts of the complaint, if true, would constitute a violation of this Policy. If the District's attorney determines that the complaint does not contain facts that constitute a violation, the District's attorney will so advise the Board at its next regular meeting.

7.03. Report to the Board. If the District's attorney determines that the complaint contains facts that, if true, would constitute a violation, the District's attorney will present a report to the Board. A majority of the Directors not implicated by the complaint will determine whether the complaint should be considered or rejected.


7.04. Consideration by the Board. To consider a complaint, the Board may convene in executive session as permitted by the Texas Open Meetings Act. The Board member implicated by the complaint will have the right to a full and complete hearing, with the right to call witnesses and present evidence. Any final action, decision, or vote will be made in open meeting.

7.05. Discipline. The failure of a Director to comply with the provisions of this Policy will constitute grounds for (i) a reprimand by the other Directors, (ii) removal of the Director from one or more subcommittees of the Board, (iii) required ethics training as approved by the Board, and/or (iv) other measures as determined by the Board.

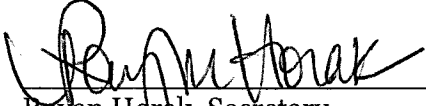
[Signature Page Follows]

ADOPTED this 27th day of February, 2019.

**BLOCK HOUSE MUNICIPAL UTILITY
DISTRICT**

By: 
Cecilia Roberts, President
Board of Directors

ATTEST:


Ryan Horak, Secretary
Board of Directors

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

BOARD OF DIRECTOR DIRECTIVES

(From January 25, 2023 Meeting)

Subcommittees:

1. The PR/Communications Subcommittee is to assist in organizing a town hall event with the Williamson County Sheriff's Office.
2. The Amenities Subcommittee is to work with Ms. Torres to organize a District leaf/tree trimming event to provide mulch to residents of the District.

Directors:

None.

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

CONTRACTS AND PROFESSIONAL SERVICES AGREEMENTS

CONTRACT / AGREEMENT	CONTRACTOR	EFFECTIVE DATE	EXPIRATION DATE
Water Supply Contract	City of Cedar Park	March 10, 1995	March 10, 2035
Interlocal Agreement for Plumbing Inspections...	City of Cedar Park	March 14, 2022	March 14, 2027
Wholesale Wastewater Service Contract	City of Cedar Park	September 25, 2002	September 25, 2032
Fire Protection Agreement	City of Cedar Park	April 1, 2018	September 30, 2023
Agreement with Leander ISD Regarding Use of Apache Pool	Leander ISD	June 1, 2022	May 31, 2025
Pool Use Agreement	Block House Creek Swim Team	May 1, 2021 (rev/app 12-16-20)	July 15, 2023
Pool Services Agreement	Lifeguard 4 Hire, L.L.C.	November 1, 2022	October 31, 2023
Amended and Restated General Management Services Agreement	Crossroads Utility Services, LLC	June 1, 2022	September 30, 2023
Operations Services Agreement	Crossroads Utility Services, LLC	October 1, 2021	September 30, 2023
Landscape Maintenance Agreement	Priority Landscapes, LLC	November 1, 2022	October 31, 2023
Amended and Restated Agreement for Bookkeeping Services	Municipal Accounts & Consulting, L.P.	November 1, 2021	October 31, 2024
Amended and Restated Solid Waste Collection and Disposal Services Agreement Amendment No. 1... Amendment No. 2... Amendment No. 3...	Texas Disposal Systems, Inc.	June 1, 2018 June 1, 2020 March 1, 2022 October 1, 2022	September 30, 2030
Restrictive Covenant Enforcement Services Agreement	Community Association Management, Inc.	February 1, 2021	September 30, 2023
Managed Information Technology Services and Support Agreement	Contigo Technology, LLC	September 1, 2022	September 30, 2023
Jan-Pro Service Agreement	Jan-Pro Cleaning Services	May 1, 2022	April 30, 2023
Towing and Property Sign Agreement	Excellence in Towing, Inc. dba Triton Towing	January 27, 2021	January 26, 2023 - then automatic renewal for two years
Joint Use Agreement for Community Electronic Sign	BHC Owners Association, Inc.	December 1, 2018	November 30, 2021
Standard Agreement with Local Governmental Entity Regarding Off-Duty Contracting of County Sheriff Deputies Deputy Agreements	Williamson County Sheriff's Office Williamson County Sheriff's Office	October 1, 2021 October 1, 2022	September 30, 2022 – three automatic one year renewals – will expire September 30, 2025 Continues in effect until terminated
Engineering Services Agreement	Gray Engineering, Inc. (formerly Gray-Jansing & Associates, Inc.)	November 20, 1991	none
Engagement Letter for Bond Counsel	McCall, Parkhurst & Horton, L.L.P.	February 8, 2012	none
Legal Services Agreement	Armbrust & Brown, PLLC	May 1, 1997	none
Financial Advisory Contract	Public Finance Group LLC	March 26, 2014	none
Tax Collection Agreement	Williamson County	May 24, 2000	none