

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**April 26, 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, April 26, 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. 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>
<b>GENERAL</b>	
1. Citizens’ communications;	Informational
<b>CONSENT ITEMS</b> <i>(These items may be approved collectively or individually. Any of these items may be pulled for discussion upon the request of any Board member.)</i>	
2. Minutes of March 8, 2023 special meeting and March 22, 2023 regular meeting;	Decision
<b>BHC OWNERS ASSOCIATION</b>	
3. Report from BHC Owners Association;	Informational
<b>GENERAL MANAGER REPORT / ITEMS</b>	
4. Report from and directives to General Manager, including:	Informational
(a) Requests for use of facilities, including:	Informational
(1) Request for waiver of fees from Girl Scouts for use of Jumano Community Center on April 30 for CPR training;	Decision

(b)	Proposal from DigDug Construction, LLC for railing repairs near Pavilion – Estimate 123SH;	Decision
(c)	Proposal from DigDug Construction, LLC for sidewalk repairs near Pavilion – Estimate 124SH;	Decision
(d)	Proposal from Most Dependable Fountains, Inc. for three conversion kits for existing water fountains – Quote QTE68534;	Decision
(e)	Proposal from Most Dependable Fountains, Inc. for water fountain at Bike Trails – Quote QTE68529;	Decision
(f)	Proposal from Mike Krischke Plumbing for installation of pad and water fountain at Bike Trails – Estimate 1159;	Decision
(g)	Authorize the District’s General Manager to purchase water fountains with bottle fillers for Apache Pool and Tumlinson Pool;	Decision
5.	Upkeep on fences in Block House;	Decision
6.	Highway 183 Block House Entrance “pony” fence, including:	Informational
(a)	Proposal from DigDug Construction, LLC – Estimate 153SH;	Decision
(b)	Proposal from Empire Fence;	Decision
7.	Proposal from Empire Fence Co. for replacement of damaged fence at 3117 Port Anne Way;	Decision
8.	Proposal from Empire Fence Co. repairs to District fence at 1323 Mojave Bend;	Decision
9.	Rental of Walker House (Director Logan);	Informational
10.	Williamson County road and park bond election, including input requested;	Informational
<b>PR/COMMUNICATIONS</b>		
11.	Report from Williamson County Sheriff’s Office;	Informational
12.	Report from PR/Communications Subcommittee, including:	Informational
(a)	Special events;	Informational
(b)	Newsletter;	Decision
(c)	District Social Media Policy;	Decision
13.	Transparency;	Decision
14.	Resident survey;	Decision
<b>RESTRICTIVE COVENANTS</b>		
15.	Report from and directives to Community Association Management, Inc.;	Informational
16.	Pending or contemplated litigation, including:	Informational
(a)	15361 English River Loop;	Informational
17.	Report from Restrictive Covenants Subcommittee;	Informational

<b>FINANCE/AUDIT</b>		
18.	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
19.	Report from Finance/Audit Subcommittee;	Informational
<b>AMENITIES</b>		
20.	Report from and directives to Lifeguard 4 Hire, L.L.C.;	Informational
21.	Amendment No. 1 to Pool Services Agreement with Lifeguard 4 Hire, L.L.C. and related BRIVO considerations;	Decision
22.	Proposal from Lifeguard 4 Hire, L.L.C. for lane line replacements at Tumlinson Pool and Apache Pool - Quote #4169;	Decision
23.	Proposal from Lifeguard 4 Hire, L.L.C. for pool covers at Apache Pool - Quote #4172;	Decision
24.	Report from and directives to Priority Landscapes, LLC, including:	Informational
	(a) Proposal for mosquito treatment in Tumlinson Park and Tonkawa Park prior to 4 <sup>th</sup> of July celebration - Proposal #2402;	Decision
	(b) Proposal for tree removals by Certified Arbors - Proposal #2407;	Decision
25.	Report from Amenities Subcommittee and related action;	Informational
26.	Block House Creek Swim Team (Tidal Waves), including:	Informational
	(a) 2023 Schedule;	Decision
27.	Practice Fields usage and possible fees (Director Logan);	Informational
28.	Replacement of Tumlinson Park Playscape;	Informational
29.	Authorize the District's General Manager to purchase benches, windscreen and additional lighting at Tennis Courts, Basketball Courts and Skate Court;	Decision
30.	Proposal from Uline for new poolside tables at Tumlinson Pool – Request #87117148;	Decision
31.	Authorize the District's General Manager to purchase lifeguard stand shades for Tumlinson Pool;	Decision
32.	Authorize the District's General Manager to purchase two pickleball nets;	Decision
33.	Proposal from T&T Starts and Stripes for repairs to Tumlinson Pool guard house and restrooms from freeze busted pipe damage;	Decision
34.	HouckDesign information, including Scope of Services 3-3-20, Disk Golf Course Review 6-24-20, Community Gardens Site 4-27-21, and Scope of Services - First Year Design Review and Maintenance 8-2-22;	Informational
35.	Order Establishing Rules and Regulations Governing Recreational Facilities	Decision

and Related Fees and Charges;	
<b>SERVICES</b>	
36. Report from and directives to Gray Engineering, Inc.;	Informational
37. Report from and directives to Crossroads Utility Services, LLC, including:	Informational
(a) System maintenance and repairs;	Informational
(b) Write-offs;	Decision
(c) Blue Ribbon Cooling and Heating Estimate 37543688 for Daikin 2 ton mini split package at ground storage tank (replaces Estimate 36496385 approved at March 22, 2023 meeting);	Decision
38. Report from Texas Disposal Systems, Inc.;	Informational
39. Possible amendment to Amended and Restated Solid Waste Collection and Disposal Services Agreement to extend hours of Community Clean-Up Days (Director Young);	Decision
40. Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
41. Report from Services Subcommittee and related action;	Informational
<b>LEGAL</b>	
42. Report from and directives to Armbrust & Brown, PLLC;	Informational
43. Jumano gate;	Informational
44. Illegal dumping (Director Young);	Decision
45. Guidelines for attaching emails to meeting minutes;	Decision
46. Amended and Restated General Management Services Agreement;	Decision
47. Renewal of Jan-Pro Service Agreement, Pricing Agreement, and Addendum Attachments (current agreement expires April 30, 2023);	Decision
<b>OTHER DISCUSSION / ACTION ITEMS</b>	
48. Meetings schedule for 2023;	Decision
49. Code of Ethics, Travel and Professional Services Policy;	Informational
50. Miscellaneous and Board/Subcommittee directives;	Informational
51. Future Board meetings/agenda items;	Informational
52. Review of Meeting Notes.	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)



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Attorney for the District

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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.