

## BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

**January 24, 2024**

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, January 24, 2024**, 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>. The live stream link is <https://youtube.com/live/D4JMhLddMs0?feature=share>.*

**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.**

<b><u>AGENDA</u></b>	<b><u>ANTICIPATED ACTION</u></b>
<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 December 13, 2023 regular meeting;	Decision
<b>BHC OWNERS ASSOCIATION</b>	
3. Report from BHC Owners Association;	Informational
<b>WILLIAMSON COUNTY SHERIFF'S OFFICE</b>	
4. Report from Williamson County Sheriff's Office;	Informational
<b>AMENITIES</b>	
5. Report from and directives to Premier Recreation Management Services LLC;	Informational

6.	Report from and directives to Priority Landscapes, LLC;	Informational
	(a) Proposal for playground mulch installation at Tonkawa Park and Apache Park – Proposal #3375;	Decision
7.	Tumlinson Park playscape;	Informational
8.	Tonkawa Park Playground Safety Inspection;	Informational
9.	Apache Park Playground Safety Inspection;	Informational
10.	Tumlinson Pool repair items, including:	Informational
	(a) Proposal from Progressive Commercial Aquatics, Inc. for removal and replacement of pumps on the slides and at the pool;	Decision
	(b) Proposal from Progressive Commercial Aquatics, Inc. for repair of splash pad features;	Decision
	(c) Proposal from Progressive Commercial Aquatics, Inc. for recommendation for repair of waterfall;	Decision
	(d) Proposal from Progressive Commercial Aquatics, Inc. for UV installation at Tumlinson Pool;	Decision
	(e) Proposal from Twin Electric for electrical repair – replacement of breaker box and wires and adding additional amps and grounding wires to pump house and emergency shut off;	Decision
	(f) Proposal from Twin Electric for electrical repair – adding a breaker box emergency shut off at the guard shack;	Decision
	(g) Proposal from DigDug Construction, LLC for sun shade repair– Estimate 307SH;	Decision
	(h) Proposal from DigDug Construction, LLC for repair of stair handrail (slide) – Estimate 308SH;	
	(i) Proposal from DigDug Construction, LLC for repair of railing panels around the top of the slide platform– Estimate 309SH;	Decision
	(j) Proposal from DigDug Construction, LLC for removal of rust spots on slide, slide frame, and footers – Estimate 310SH;	Decision
	(k) Proposal from DigDug Construction, LLC for repair of slide stairs– Estimate 311SH;	Decision
11.	Proposal from Sundek of Austin for application of polyaspartic coating chemical resistance with quartz base broadcast for slip resistance at Tumlinson Pool Pump House;	Decision
12.	Proposal from Cothron’s Security Professionals;	Decision
13.	Report from Amenities Subcommittee;	Informational
14.	Report from Amenities/Security meeting and related action;	Informational
<b>PR/COMMUNICATIONS</b>		
15.	Report from PR/Communications Subcommittee, including:	Informational
	(a) Special events;	Informational

	(b) Newsletter;	Decision
16.	Transparency;	Decision
17.	Resident survey;	Decision
<b>RESTRICTIVE COVENANTS</b>		
18.	Report from and directives to Community Association Management, Inc.;	Informational
19.	Report from Restrictive Covenants Subcommittee;	Informational
<b>FINANCE/AUDIT</b>		
20.	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
21.	Report from Finance/Audit Subcommittee;	Informational
<b>SERVICES</b>		
22.	Report from and directives to Gray Engineering, Inc., including:	Informational
	(a) Nebraska Furniture Mart tract;	Informational
23.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational
	(a) System maintenance and repairs;	Informational
	(b) Write-offs;	Decision
	(c) Water meter reading concerns;	Informational
	(d) Annual review of Identity Theft Prevention Program, including:	Informational
	(1) Report from operator on administration of and compliance with Identity Theft Prevention Program;	Informational
	(2) Resolution Confirming Annual Review of Identity Theft Prevention Program;	Decision
	(e) Operations Services Agreement, including discussion regarding park technician;	Decision
	(f) HydroPro Solutions Quotes 100607 and 100608;	Decision
	(g) HydroPro Solutions Quotation #BHM DR Install;	Decision
24.	Report from BGE, Inc. regarding District Asset Management System;	Informational
25.	Report from Texas Disposal Systems, Inc.;	Informational
26.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
27.	Report from Services Subcommittee and related action;	Informational

<b>GENERAL MANAGER REPORT / ITEMS</b>	
28. Report from and directives to General Manager, including:	Informational
(a) Requests for use of facilities, including:	Informational
(1) BHC Owners Association annual request for use of facilities;	Decision
(2) Tidal Waves Swim Team request for use of pool on March 2 and 3 for swim tests;	Decision
29. Walker House, including:	Informational
(a) Alarm system for the Walker House;	Decision
<b>LEGAL</b>	
30. Report from and directives to Armbrust & Brown, PLLC;	Informational
31. MSRB Rule G-10 and Rule G-42 disclosures from District's financial advisor;	Informational
32. Annual Review of District insurance coverage limits and deductibles, including any applicable Real and Personal Property Schedule updates;	Informational
33. Resolution Confirming Annual Review of Code of Ethics, Travel, and Professional Services Policy and Financial Investment Policy and Adopting Updated List of Qualified Brokers;	Decision
34. Resolution Confirming Annual Review of Written Procedures for Post Bond Issuance Federal Tax Compliance;	Decision
35. Park Bond considerations;	Informational
<b>OTHER DISCUSSION / ACTION ITEMS</b>	
36. Block House Municipal Utility District Subcommittee Policies;	Informational
37. General Manager five month review;	Informational
38. Code of Ethics, Travel, and Professional Services Policy;	Informational
39. Miscellaneous and Board/Subcommittee directives;	Informational
40. Future Board meetings/agenda items.	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.