

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

February 26, 2025

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 26, 2025**, 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/7gj2oHpg9JQ?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.

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
GENERAL	
1. Citizens' communications;	Informational
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>	
2. Minutes of January 22, 2025 meeting;	Decision
BOND ITEMS	
3. \$3,150,000, Unlimited Tax Park Bonds, Series 2025, including:	Informational
(a) Receive and review bids for, and consider award of sale of, the bonds;	Decision
(b) Order Authorizing the Issuance of \$3,150,000 Block House Municipal Utility District Unlimited Tax Park Bonds, Series 2025; Levying an Ad Valorem Tax in Support of the Bonds; Approving an Official Statement; Authorizing the Execution of a Paying Agent/Registrar Agreement; Awarding the Sale of the Bonds; and Authorizing Other Matters Related to the Issuance of	Decision

	the Bonds;	
(c)	Amended and Restated Information Form;	Decision
(d)	Addendum to engagement letter with BLX Group LLC for arbitrage rebate compliance services;	Decision
(e)	Any other matters in connection with the bonds;	Decision
BHC OWNERS ASSOCIATION		
4.	Report from BHC Owners Association;	Informational
WILLIAMSON COUNTY SHERIFF'S OFFICE		
5.	Report from Williamson County Sheriff's Office;	Informational
AMENITIES		
6.	Report from and directives to Premier Recreation Management Services LLC;	Informational
7.	Report from and directives to Priority Landscapes, LLC;	Informational
8.	Removal of wood at Jumano Community Center;	Decision
9.	Addition of monarch tent rental to Application to Reserve District Recreational Facilities Form (Director Logan);	Decision
10.	Report from Amenities Subcommittee;	Informational
PR/COMMUNICATIONS		
11.	Report from PR/Communications Subcommittee, including:	Informational
(a)	Special events;	Informational
(b)	Newsletter;	Decision
RESTRICTIVE COVENANTS		
12.	Report from and directives to Community Association Management, Inc.;	Informational
13.	Pending or contemplated litigation, including:	Informational
(a)	15006 Snelling Drive;	Decision
(b)	2511 Beverly Cove;	Decision
(c)	2805 Alexander Drive;	Decision
14.	Report from Restrictive Covenants Subcommittee;	Informational
FINANCE/AUDIT		
15.	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
	(d) Review first quarter financials of 2024-2025 fiscal year;	Decision
16.	Banking considerations, including:	Decision
	(a) Resolution Confirming Depository Location for Merchant Accounts;	Decision
17.	Discussion of Director expense reports protocols (Director Logan);	Decision
18.	Community garden financial account;	Decision
19.	Report from Finance/Audit Subcommittee;	Informational
PROFESSIONAL SERVICES		
20.	Report from and directives to Gray Engineering, Inc., including:	Informational
	(a) Nebraska Furniture Mart tract;	Informational
21.	Report from and directives to Crossroads Utility Services, LLC, including:	Informational
	(a) System maintenance and repairs;	Informational
	(b) Write-offs;	Decision
	(c) AT&T Fiber installation in the District;	Decision
	(d) Proposal for installation of cellular based auto dialer on 3300 Spumanti Lane;	Decision
22.	Report from Texas Disposal Systems, Inc.;	Informational
23.	Consider possible amendments to the Amended and Restated Solid Waste Collection and Disposal Services Agreement (Director Johnson);	Decision
24.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
25.	Report from Professional Services Subcommittee and related action;	Informational
GENERAL MANAGER REPORT / ITEMS		
26.	Report from and directives to General Manager;	Informational
LEGAL		
27.	Report from and directives to Armbrust & Brown, PLLC;	Informational
28.	Arbitrage Rate Analysis, Series 2020 Refunding Bonds;	Decision
29.	Director Complaint;	Decision
OTHER DISCUSSION / ACTION ITEMS		
30.	CASE and AWBD 2025 memberships and conferences;	Decision
31.	Code of Ethics, Travel, and Professional Services Policy;	Informational

32.	Miscellaneous and Board/Subcommittee directives;	Informational
33.	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)



Attorney for the District