

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

March 26, 2025

THE STATE OF TEXAS §
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COUNTY OF WILLIAMSON §

A meeting of the Board of Directors of Block House Municipal Utility District (the "District") was held on March 26, 2025, 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
David Johnson	-	Secretary
Amanda Stanfield	-	Assistant Secretary
Robert Young	-	Director

All of the Directors were present, thus constituting a quorum. Also present at the meeting were: Deputy Lovato of the Williamson County Sheriff's Office ("WCSO"); George Green, District IT Consultant; Jim Cicchini of Violet Crown Management, LLC ("Violet Crown"); Sandy Martin of the Block House Creek Owners Association (the "OA"); Lauren Smith of Public Finance Group; Marc Marroquin of Premier Recreation Management Services LLC ("Premier"); Crystal Hall with Gray Engineering; David Wood, Yuri Casetelar and Steve Overcashier, residents of the District; and Sean Abbott of Armbrust & Brown, PLLC ("A&B"). Clint Welch of Priority Landscapes, LLC ("Priority"); Ben Ingallina and Lisa Sandoval of Crossroads Utility Services, LLC ("Crossroads"); Ja-Mar Prince of Texas Disposal Systems, Inc. ("TDS"); and Tyler Wilson of Municipal Accounts & Consulting, L.P. ("MAC") participated in the meeting via video conference.

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. Director Logan noted that the meeting was being videotaped and requested that Board members and consultants limit "side discussions" as they diminished the quality of the recording.

Director Logan stated that the Board would next receive citizens' communications. Ms. Castelar addressed the Board, stating that traffic traveling at high speeds on Scottsdale Drive continued to be an issue in the District. She confirmed she had reached out to Williamson County and that the issue had not abated. She then stated that she would like to see more community members involved in attempting to bring a solution to the problem. Discussion amongst the Board ensued. Director Johnson suggested that rumble strips or other traffic calming devices may be beneficial. Deputy Lovato noted that additional radar enforcement may be beneficial.

Mr. Overcashier then addressed the Board, noting that he was concerned with the lack of the District's progress on staining and/or installing new fencing. He stated that nothing had been

accomplished and noted that he was willing to stain his own fence. He opined that the Directors were not doing what they were elected to do.

Director Logan then stated that the Board would consider approving the minutes of the February 26, 2025 Board meeting. Upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve the minutes.

Director Logan stated that the Board would next discuss the District's \$3,150,000 Unlimited Tax Park Bonds, Series 2025 (the "Bonds"). Director Logan recognized Ms. Smith who reviewed the credit rating letters attached as Exhibit "B". She also noted that Assured Guaranty had agreed to insure the Bonds. Ms. Smith then reviewed the closing memorandum with the Board and recommended that the Board consider disbursing the Bond proceeds in accordance with the closing memo. Director Shoemaker then moved that the Board authorize disbursement of the proceeds of the Bonds in accordance with the closing memorandum subject to receipt of all necessary documents. Upon second by Director Johnson, the motion was unanimously adopted.

Mr. Abbott then reviewed the arbitrage and private use materials from McCall Parkhurst & Horton, LLP, the District's bond counsel, in connection with the sale of the District's bonds, copies of which are collectively attached as Exhibit "C". He noted two key points detailed in the materials: (i) the District was required to rebate to the federal government any interest earnings in excess of the stated bond interest rate, and (ii) be mindful of the private business use restrictions on facilities financed with the Bonds, which he noted was monitored by the District's consultants.

Director Logan then stated that the Board would receive a report from the OA and recognized Ms. Martin who stated that several OA events would occur soon, including a "shred day" and the annual Easter egg hunt. She confirmed that multiple events were also being planned for the month of July.

Director Logan stated that the Board would next discuss Roberts Rule of Order considerations, noting that the Board had previously designated Robert's Rules as the parliamentary rules to be utilized by the Board. She also noted that, historically, any Board member had been able to request specific agenda items for Board meetings. She then suggested that, to ensure efficiency in discussion, that the Board consider implementing a process whereby a motion would need to be adopted in order to "open" discussion on such items, noting that a second motion could then be made to undertake any action on such items. Discussion ensued. Upon question from Director Young, Director Johnson stated that he would prefer that "time limits" not be placed on discussion to ensure that all Board members could express all salient points relating to the discussion. Director Shoemaker agreed, but noted that time constraints may be appropriate for certain subject matter. After discussion, upon motion by Director Stanfield and second by Director Shoemaker, the Board voted unanimously to adopt a process whereby a motion would need to be favorably approved to institute discussion on an agenda item that has been specifically requested by a member of the Board.

Director Logan stated that the Board would next receive a report from the WCSO and recognized Deputy Lovato, who provided a brief overview of recent patrols in the District, noting that things continued to "run smoothly" in the District. He noted that one of the WCSO deputies would be leaving Block House and that he would be looking for a replacement under the contract.

Director Logan then stated that the Board would consider discussion on locking the park gates prior to park closure. Upon motion by Director Young and second by Director Johnson, the Board voted unanimously to undertake discussion on the topic. Director Young noted that the

Board had recently extended park hours to 10:00 p.m., but that the Amenities Subcommittee had recently implemented a policy to close parks earlier. He also noted that the WCSO deputies had been locking park gates earlier than 10:00 p.m., which he thought sent potentially confusing messages as to when the parks actually closed. Upon question from Director Johnson, Director Logan noted that the gates at District parks had been closed earlier during the winter and due diligence was always undertaken to make sure no one was in the parks at that time. Director Logan then stated that further consideration of the item would be tabled until later in the meeting.

Director Logan then stated that the Board would receive a report from Mr. Cicchini regarding the development of the Nebraska Furniture Mart Tract (the "NFM Tract"). Mr. Cicchini stated that he and Mr. Abbott had worked to draft the Temporary Private Access Easement with 121 Acquisition Company, LLC (the "Easement"), attached as **Exhibit "D"**, allowing 121 Acquisition Company, LLC to stage their landscaping efforts from the District's drainage lot along Creek Run. Mr. Abbott reviewed the Easement with the Board and recommended approval. After discussion, upon motion by Director Shoemaker and second by Director Stanfield, the Board voted unanimously to approve the Easement.

Mr. Cicchini then offered a brief update relating to the development of the NFM Tract, noting that all development milestones thus far had been accomplished. He confirmed that recent "early morning pours" seemed to be going well and that he had not heard of any complaints relating to the process.

Director Logan stated that the Board would consider discussion regarding the possible actions regarding the Boy Scouts' use of Jumano Community Center. Upon motion by Director Shoemaker and second by Director Logan, the Board voted unanimously to undertake discussion on the agenda item. Director Logan noted that recently the Block House pavilion was accidentally overbooked, and a Boys Scouts event was moved to the Jumano Community Center. She noted that, unfortunately, during the event some of the Boy Scouts had disturbed watering equipment in the Community Gardens, causing concerns with gardeners. She further noted that the scouts seemed to be unsupervised and that, historically, the leaders of the Boy Scouts had offered assurances that all children at District facilities would be under adult supervision. Mr. Wood noted that the Boys Scouts were a good organization for the development of young children. He recognized that child safety and property considerations were important. He also noted the long relationship between the District and the local Boy Scout troops. Director Young noted that he had not observed any Boy Scouts jumping any fences. He further noted that he had requested that the gardeners mark where they would like to establish boundaries between the community center and the Community Gardens area. He suggested that the District consider a budget appropriation in the next fiscal year to establish appropriate boundaries between the two areas. Mr. Wood agreed delineating boundaries would be beneficial, but noted that it was important to have ongoing dialogue on such issues. Director Stanfield stated that she was in the Community Gardens at the time of the incident and confirmed that the adult supervision of the Boy Scouts present at the community center was not adequate. Director Shoemaker noted that he would prefer a permanent solution as opposed to a temporary ad hoc solution. Director Logan stated that she favored the notion of increased adult supervision of the Boy Scouts when the community center was being used and then directed the Amenities Subcommittee to further discuss the issues with Mr. Wood and other representatives of the local Boy Scouts.

Director Logan stated that the Board would next receive a report from Premier and recognized Mr. Marroquin. Mr. Marroquin reviewed the report from Premier, attached as **Exhibit "E"**, with the Board and noted that preparation for the summer swim season was going well. He confirmed that the lifeguard team was approximately 90% assembled and noted that Premier was doing some work on the Tumlinson slide.

Director Logan stated that the Board would next receive a report from Gray Engineering and recognized Ms. Hall. Ms. Hall reviewed her report, attached as **Exhibit “F”**. She noted that the District had received several bids for the Tumlinson playscape project, noting that Hitchcock Design Group recommended award of the contract to T.F. Harper. She stated that construction would be underway soon and that an estimated date of completion would be established soon.

Director Logan then stated that the Board would receive a report from Priority and recognized Mr. Welch who reviewed his report, attached as **Exhibit “G”**. Mr. Welch stated that Priority had transitioned back to “normal” service in the District. He confirmed that flowers and mulch would be installed throughout the District soon.

Director Logan stated that the Board would next receive a report from Crossroads and recognized Mr. Ingallina. Mr. Ingallina reviewed the operations report, attached as **Exhibit “H”**. He stated that all lab results were satisfactory and that he had no write-offs to present. He noted that AT&T Fiber installation in the District had resumed and stated that it seemed to be going smoothly with their “microtrenching” method of cable installation.

Mr. Abbott then reviewed a letter from the City of Cedar Park (the “*City*”), attached as **Exhibit “I”**, noting that the District’s wholesale water rates with the City would be temporarily increased as “Stage 3” of the City’s drought contingency plan had been triggered. He then reminded the Board that in 2024, NewGen Strategies and Solutions had undertaken a rate study on behalf of the District to adjust to the City’s Stage 3 cost increases. Discussion ensued. **The Board then directed Mr. Abbott to prepare an amended Rate Order for consideration by the Board that included rate adjustments to the City’s Stage 3 cost increases.**

Director Logan stated that the Board would next consider possible amendments to the Amended and Restated Solid Waste Collection and Disposal Services Agreement with TDS. Director Johnson reviewed a handout, attached as **Exhibit “J”**, relating to various services provided by TDS and their related costs to the District, with Mr. Prince providing additional insights and information. Discussion ensued. Mr. Prince confirmed that TDS was willing to provide “port-a-potties” for the “back to school bash” and Tidal Waves events if the District were to increase services under the current agreement. Upon motion by Director Stanfield and second by Director Shoemaker, the Board voted unanimously to direct Mr. Abbott to work with Mr. Prince in preparing an amendment to the existing agreement between the District and TDS to provide for two curbside pickups per year for each resident of the District, with the complimentary services noted.

Director Logan then stated that the Board would receive a report from MAC and recognized Mr. Wilson. Mr. Wilson presented the check register and the updated cash activity report, collectively attached as **Exhibit “K”**. He then reviewed payments made since the last Board meeting as well as the three proposed payments and fund transfers, and recommended approval. After discussion, upon motion by Director Stanfield and second by Director Shoemaker, the Board voted unanimously to approve the fund transfers and payment of the bills and invoices, as presented.

Director Logan then stated that the Board would receive a report from the District’s general manager and recognized Ms. Sandoval who reviewed her report, attached as **Exhibit “L”**, with the Board. Ms. Sandoval confirmed that she had been working with Premier regarding the upcoming swim season. She also noted that she had been working on new and improved signage throughout the District.

Director Logan then stated that the Board would discuss possible actions regarding trespassing and misuse of District property related to unauthorized use of the tennis courts. Upon motion by Director Shoemaker and second by Director Logan, the Board unanimously approved further discussion of the agenda item. Director Logan stated that an incident had occurred where minors had improperly entered the District's pickleball court and caused damage to District equipment and had generally disrupted and disorganized the pickleball courts. She noted that video had captured the entire event and that two of the families involved had offered to do community service. She then stated that the three other families had declined to undertake such efforts. She stated that she thought it would be proper for all of the individuals involved to undertake community service.

At 7:59 p.m., Director Logan stated that the Board would convene in executive session in order to receive legal advice from the District's attorney related to the incident at the pickleball court, as permitted by Section 551.071 of the Texas Government Code.

At 8:08 p.m., the Board reconvened in open session, and Director Logan stated that no action had been taken during executive session. **The Board directed Mr. Abbott to undertake research of the District's park rules that related to the incident.** Director Young stated that he did not think it was prudent for Ms. Sandoval to speak with the parties that had been involved.

Director Logan then stated that the Board would discuss proposals for park gate closure and park hours. Upon motion by Director Logan and second by Director Shoemaker, the Board unanimously approved further discussion of the agenda item. Director Logan suggested that the only park gate that needed to be locked was Jumano Park and that the park could remain open until 10:00 p.m., even if the gate was locked. Director Stanfield suggested that it would be beneficial to implement the policy for a six-month period and revisit it again in November. Discussion ensued. Director Young voiced opposition to the proposal, noting that it would inconvenience people. Director Logan noted that the Boy Scouts could unlock the Jumano gate, if needed. She also noted that both the community gardeners and disc golfers had expressed support for such a proposal. Deputy Lovato offered that, anecdotally, it was very rare to see anyone in the District parks after dusk. Director Logan then moved, with a second by Director Stanfield, to implement the suggested policy of locking the Jumano gate at dusk, but allowing the park to stay open until 10:00 p.m. Director Young then offered an amended motion which was seconded by Director Shoemaker, to add a sign next to the Jumano gate to confirm that the park was open until 10:00 p.m. After discussion, the amended motion was unanimously approved.

Director Logan then stated that the Board would receive a report from the Amenities Subcommittee and recognized Director Johnson who provided a report from the Ad-Hoc Grants Subcommittee, noting that a preliminary non-binding submittal had been made to the Texas Department of Transportation ("TXDOT") about pursuing a grant to be used for trail construction and/or improvement. He noted that TXDOT had provided valuable feedback on what would likely be favorably considered in a formal application. He also confirmed that he had engaged Trent Rush, the District's park consultant, in discussions relating to the potential grants. Upon question from Director Logan, Director Johnson confirmed that the actual application would need to be submitted to TXDOT in mid-June and that additional due diligence would need to be undertaken prior to the submission. He noted that providing connectivity to the Brushy Creek Trail would make the District's application more appealing. The Board directed the Ad-Hoc Grants Subcommittee to continue their work in the potential to receive grants from TXDOT for trail improvements.

Director Logan then stated that the Board would discuss the Storm Water Management Program (SWMP) under TPDES General Permit TXR040000. Mr. Abbott reviewed the Phase II MS4 Annual Report for Permit Year 6 from Quiddity Engineering, LLC, attached as **Exhibit "M"**. After discussion, upon motion by Director Johnson and second by Director Shoemaker, the Board voted unanimously to approve the Phase II MS4 Annual Report.

Director Logan then stated that the Board would discuss the AWBD 2025 summer conference. Director Johnson expressed a desire to attend the conference. Upon motion by Director Johnson and second by Director Shomaker, the Board voted unanimously to further discuss the agenda item. After discussion, upon motion by Director Shoemaker and second by Director Logan, the Board voted unanimously to approve Director Johnson attending the conference.

Director Logan stated that the Board would next receive the attorney's report and recognized Mr. Abbott. Mr. Abbott reviewed the attorney's directives, noting that all directives had been completed or were in process.

Director Logan confirmed that the next regular meeting of the Board was scheduled for April 23, 2025.

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.

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[SIGNATURE PAGE TO MARCH 26, 2025 MINUTES]

(SEAL)



David Johnson, Secretary
Board of Directors

Date: April 23, 2025

