

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

July 28, 2021

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, July 28, 2021.**

THIS MEETING WILL BE HELD VIA TELEPHONE CONFERENCE CALL PURSUANT TO SECTION 551.125, TEXAS GOVERNMENT CODE, AS MODIFIED TEMPORARILY BY GOVERNOR GREG ABBOTT, AND THE RELATED GUIDANCE FROM THE OFFICE OF THE TEXAS ATTORNEY GENERAL, IN CONNECTION WITH THE GOVERNOR'S COVID-19 DISASTER PROCLAMATION. MEMBERS OF THE BOARD OF DIRECTORS MAY PARTICIPATE IN THE TELEPHONE CONFERENCE AT 2600 BLOCK HOUSE DRIVE SOUTH, LEANDER, TEXAS.

MEMBERS OF THE PUBLIC ARE ENTITLED TO PARTICIPATE IN AND TO ADDRESS THE BOARD OF DIRECTORS DURING THE MEETING VIA TELEPHONE OR AT 2600 BLOCK HOUSE DRIVE SOUTH, LEANDER, TEXAS, WHERE STANDARD HEALTH PROTOCOLS PUBLISHED BY GOVERNOR GREG ABBOTT RELATING TO COVID-19, INCLUDING SOCIAL DISTANCING, WILL BE OBSERVED. THE TOLL-FREE DIAL IN NUMBER FOR THE MEETING IS 1-888-510-5505, AND THE PARTICIPANT CODE IS 199914. PLEASE FOLLOW THE INSTRUCTIONS PROVIDED BY THE SYSTEM TO ACCESS THE MEETING.

AN ELECTRONIC AGENDA PACKET FOR THE MEETING IS AVAILABLE AT THE FOLLOWING LINK:

<https://abaustin.sharefile.com/share/view/sd538f44a2d14aa28/fo095c57-73f7-4955-ba1c-c1ea257bde61>

THIS MEETING WILL BE RECORDED AND, FOLLOWING THE MEETING, THE RECORDING WILL BE MADE AVAILABLE AT THE SAME LINK SPECIFIED ABOVE.

ANYONE SPEAKING DURING THE MEETING SHOULD IDENTIFY THEMSELVES CLEARLY PRIOR TO SPEAKING.

The following matters may be considered and acted upon at the meeting:

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. Report from BHC Owners Association;	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>		
3.	Minutes of June 23, 2021 regular meeting;	Decision
SECURITY		
4.	Monthly report from Williamson County Sheriff's Office;	Informational
RESTRICTIVE COVENANT ENFORCEMENT		
5.	Restrictive covenant enforcement, including:	Informational
(a)	Report from Restrictive Covenant Subcommittee;	Informational
(b)	Report from and directives to Community Association Management, Inc.;	Informational
(c)	Pending or contemplated litigation;	Informational
FINANCIAL		
6.	Bookkeeping matters, including:	Informational
(a)	Report from Financial Subcommittee;	Informational
(b)	Report from and directives to Municipal Accounts & Consulting, L.P.;	Informational
(c)	Payment of bills and invoices;	Decision
(d)	Fund transfers;	Decision
(e)	Investments;	Decision
POOLS		
7.	Pool operations, maintenance, repairs and management, including:	Informational
(a)	Report from Pools Subcommittee, including:	Informational
(1)	Repairs to Tumlinson Pool slides;	Informational
(b)	Report from and directives to Lifeguard 4 Hire, L.L.C.;	Informational
LANDSCAPING		
8.	Landscape maintenance, including:	Informational
(a)	Report from Parks Subcommittee;	Informational
(b)	Report from and directives to Priority Landscapes, LLC;	Informational
(c)	Proposal for volleyball sand installation (Proposal #500);	Decision
(d)	Proposal for culvert for low water crossing in disc golf course area (Proposal #503);	Decision
(e)	Proposal for Jumano Park trail relocation (Proposal #504);	Decision

(f)	Proposal to address erosion along trail in Jumano Park near toll road bridge (Proposal #505);	Decision
WATER AND WASTEWATER OPERATIONS, UTILITIES and MAINTENANCE		
9.	District operations, including:	Informational
(a)	Report from and directives to Crossroads Utility Services, LLC;	Informational
(b)	System maintenance and repairs;	Informational
(c)	Write-offs;	Decision
(d)	Timing of late fees, including report on drop box payment process;	Informational
(e)	Proposal from Crossroads Utility Services, LLC for sample stations at 15305 English River Loop and 16401 Jadestone Drive;	
(f)	Report from Crossroads Utility Services regarding survey of inlets and outfalls and proposal for clean-up and restoration of deficient inlets and outfalls, including:	Informational
(1)	Proposal from Crossroads Utility Services for locating, cleaning and restoring storm structure inlets (Quotation #101);	Decision
(2)	Proposal from Crossroads Utility Services for locating, cleaning and restoring storm structure outfalls (Quotation #102);	Decision
GENERAL MANAGEMENT, ENGINEERING, PARKS, FACILITIES and MAINTENANCE		
10.	General management, including:	Informational
(a)	Emergency coronavirus preparedness and protocols, including authorizing General Manager to take further action in response to evolving conditions;	Decision
(b)	Report from and directives to General Manager;	Informational
(c)	Requests for use of facilities, including:	Informational
(1)	Request for use of facilities and waiver of fees from BHC Owners Association Recreation Committee for use of Pavilion for Zumba classes in September, October, and November;	Decision
(d)	Proposal from Gametime for replacement and installation of two backstops in Tonkawa Park;	Decision
(e)	Leander Independent School District use of Apache Pool, including Leander High School proposed usage schedule for 2021/2022 swim season;	Decision
11.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
12.	Property maintenance, repairs and replacements, including:	Informational
(a)	Report from Maintenance and Engineering Subcommittee on current projects;	Informational

13.	Cedar Park Fire Department “Calls for service” log;	Informational
14.	Report from Texas Disposal Systems, Inc.;	Informational
15.	Report from Water/Environmental Subcommittee;	Informational
16.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000;	Informational
17.	District parks and facilities, including:	Informational
(a)	Disc golf, including: report from Disc Golf Subcommittee;	Informational
(1)	Report from Disc Golf Subcommittee;	Informational
(2)	Proposal from Circular Productions dba HouckDesign for signage (Invoice #4930);	Decision
(b)	Proposed use of Proposition A bond funds;	Informational
(c)	Proposal from Hitchcock Design regarding creating a master plan for the future Jumano Recreation Center and bathrooms at Tonkawa Park;	Decision
(d)	Utility easement behind homes on St. Genevieve Drive;	Informational
COMMUNICATIONS / MEDIA		
18.	Newsletter, water bill inserts, website and District-wide calendar, including:	Informational
(a)	Report from Communications Subcommittee;	Informational
LEGAL		
19.	Report from and directives to Armbrust & Brown, PLLC;	Informational
20.	Temporary access easements for Pedernales Electric Cooperative, Inc.;	Decision
21.	Service rate from City of Cedar Park under Amended Fire Protection Agreement;	Informational
22.	2021/2022 budget and 2021 tax rate, including;	Informational
(a)	District tax rate classification under Texas Water Code Sections 49.23601-23603, including recommendations from District financial advisor and District engineer;	Decision
(b)	Preliminary assessed values from Williamson Central Appraisal District;	Informational
(c)	Schedule for adopting 2021/2022 budget and 2021 tax rate;	Decision
OTHER DISCUSSION / ACTION ITEMS		
23.	Code of Ethics, Travel and Professional Services Policy;	Informational
24.	Miscellaneous and Board/Subcommittee directives;	Informational
25.	Review of Meeting Notes;	Informational
26.	Future Board meetings/agenda items, including special meetings.	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 (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.