

**BLOCK HOUSE MUNICIPAL UTILITY DISTRICT**

**August 25, 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, August 25, 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><b>AGENDA</b></u>		<u><b>ANTICIPATED ACTION</b></u>
<b>GENERAL</b>		
1.	Citizens' communications;	Informational
2.	Report from BHC Owners Association;	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>		
3.	Minutes of July 21, 2021 special meeting and July 28, 2021 regular meeting;	Decision
<b>SECURITY</b>		
4.	Monthly report from Williamson County Sheriff's Office;	Informational
<b>RESTRICTIVE COVENANT ENFORCEMENT</b>		
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
<b>FINANCIAL</b>		
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
<b>POOLS</b>		
7.	Pool operations, maintenance, repairs and management, including:	Informational
	(a) Report from Pools Subcommittee;	Informational
	(b) Report from and directives to Lifeguard 4 Hire, L.L.C.;	Informational
8.	Proposal from 360 Aquatics for removal and replacement of two steps at Apache Pool (Estimate #4586);	Decision
9.	Letter Agreement with Leander Independent School District for Use of Apache Pool for 2021/2022 swim season;	Decision
<b>LANDSCAPING</b>		
10.	Landscape maintenance, including:	Informational
	(a) Report from Parks Subcommittee;	Informational
	(b) Report from and directives to Priority Landscapes, LLC;	Informational
	(c) Proposal for new tree installation and replacement (Proposal #561); [budget line item 16417]	Decision

(d)	Proposal for regrade and repair of damage in Tonkawa Park (Proposal #562); [budget line item 16205]	Decision
(e)	Proposal for tree trimming by Certified Arbor (Proposal #563); [budget line item 16205]	Decision
(f)	Proposal for concrete trickle channel cleanout along east side of Tonkawa Park (Proposal #567); [budget line item 16385]	Decision
(g)	Proposal for disc golf course clearing - Phase 3 (Proposal #568);	Decision
<b>WATER AND WASTEWATER OPERATIONS, UTILITIES and MAINTENANCE</b>		
11.	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)	Proposal from Crossroads Utility Services, LLC for sample stations at 502 Beverly Lane and 16401 Spotted Eagle Drive (Quotation #3);	Decision
<b>GENERAL MANAGEMENT, ENGINEERING, PARKS, FACILITIES and MAINTENANCE</b>		
12.	General management, including:	Informational
(a)	Emergency coronavirus preparedness and protocols, including:	Decision
(1)	Authorizing General Manager to take further action in response to evolving conditions;	Decision
(2)	COVID safety procedures for meetings (Director Logan);	Decision
(b)	Report from and directives to General Manager;	Informational
(c)	Requests for use of facilities;	Informational
(d)	Use of Walker House;	Informational
(e)	Proposal from Lindsey's Office Furniture-Austin for conference room chairs (Estimate #15529);	Decision
(f)	Refinishing floors at Apache Pool restrooms;	Decision
(g)	Proposal from Trinity AV Solutions, LLC for Annual System Service Agreement;	Decision
(h)	Proposal from Trinity AV Solutions, LLC for installation of equipment to transition to cloud storage;	Decision
(i)	Proposal from Trinity AV Solutions, LLC for repairs to/replacement of damaged equipment;	Decision
13.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
14.	Property maintenance, repairs and replacements, including:	Informational

(a)	Report from Maintenance and Engineering Subcommittee on current projects;	Informational
15.	Cedar Park Fire Department “Calls for service” log;	Informational
16.	Report from Texas Disposal Systems, Inc.;	Informational
17.	Report from Water/Environmental Subcommittee;	Informational
18.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
19.	District parks and facilities, including:	Informational
(a)	Disc golf, including:	Informational
(1)	Report from Disc Golf Subcommittee;	Informational
(2)	Proposal from DigDug Construction, LLC for Jumano Park berm;	Decision
(3)	Proposal from DigDug Construction, LLC for Jumano Park tee boxes (revised);	Decision
(b)	Proposed use of Proposition A bond funds;	Informational
(c)	Resolution Expressing Official Intent to Reimburse Certain Expenditures;	Decision
(d)	Proposal from Gray Engineering, Inc. for preparation of Bond Application Report;	Decision
<b>COMMUNICATIONS / MEDIA</b>		
20.	Newsletter, water bill inserts, website and District-wide calendar, including:	Informational
(a)	Report from Communications Subcommittee;	Informational
<b>LEGAL</b>		
21.	Report from and directives to Armbrust & Brown, PLLC, including:	Informational
(a)	Upcoming renewal of contracts;	Informational
22.	City of Cedar Park cost of service study relating to water and wastewater service;	Decision
23.	Standard Agreement with Local Governmental Entity Regarding Off-Duty Contracting of County Sheriff Deputies;	Decision
24.	Memorandum of Understanding – Patrol Services to be Performed within Block House Municipal Utility District;	Decision
25.	2021 Legislative Session update;	Informational
<b>OTHER DISCUSSION / ACTION ITEMS</b>		
26.	Schedule consultant review for General Manager (Director Logan);	Decision
27.	Code of Ethics, Travel and Professional Services Policy;	Informational

28.	Miscellaneous and Board/Subcommittee directives;	Informational
29.	Review of Meeting Notes, including status of process and upload of past meeting notes (Director Logan);	Informational
30.	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 (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)



*Sam Brown*

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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.