

# BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

**October 26, 2022**

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, October 26, 2022**, 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. Comments from the floor will not be accepted during the business portion 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.*

**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>GENERAL</b>	
1.	Citizens' communications;
2.	Report from BHC Owners Association;
<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 September 12, 2022 special meeting and September 28, 2022 regular meeting;
<b>DISCUSSION / ACTION ITEMS</b>	
4.	Report from NewGen Strategies & Solutions, LLC regarding water and wastewater cost of service and rate design study;
5.	Order Establishing Water and Wastewater Service Rates, Charges, Tap Fees and Park Fees, and Adopting General Policies with Respect to the District's Water, Wastewater and Drainage Systems;

<b>PR/COMMUNICATIONS</b>	
6.	Report from Williamson County Sheriff's Office;
7.	Consideration of District policy or procedure regarding reporting of contact with Williamson County Sheriff's office officers (Director Logan);
8.	Report from PR/Communications Subcommittee, including:
	(a) Special events;
	(b) Newsletter;
	(c) District Social Media Policy;
9.	Proposals from Owl Labs for Meeting Owl 3 virtual meeting device, including:
	(a) Quote No. Q-09995;
	(b) Quote No. Q-09996;
<b>RESTRICTIVE COVENANTS</b>	
10.	Report from and directives to Community Association Management, Inc., including:
	(a) Architectural Control Committee Application for Improvements Decision;
11.	Pending or contemplated litigation, including:
	(a) 15361 English River Loop;
12.	Report from Restrictive Covenants Subcommittee;
<b>FINANCE/AUDIT</b>	
13.	Report from and directives to Municipal Accounts & Consulting, L.P., including:
	(a) Payment of bills and invoices;
	(b) Fund transfers;
	(c) Investments;
14.	Report from Finance/Audit Subcommittee;
15.	Report from District's financial consultant;
<b>AMENITIES</b>	
16.	Report from and directives to Lifeguard 4 Hire, L.L.C.;
17.	Removal and replacement of expansion joint sealant at Apache Pool, including:
	(a) Proposal from 360 Aquatics (Estimate #6166);
	(b) Proposal from DigDug Construction (Estimate 015SH);
18.	Removal and replacement of expansion joint sealant at Tumlinson Pool, including:
	(a) Proposal from 360 Aquatics (Estimate #6167);
	(b) Proposal from DigDug Construction (Estimate 016SH);

19.	Proposal from 360 Aquatics for replacement of lights at Tumlinson Pool (Estimate #6224);
20.	Report from and directives to Priority Landscapes, LLC, including:
	(a) Proposal for installation of exterior Christmas lights and decorations (Proposal #1701);
	(b) Proposal for stop sign visibility (tree removals) (Proposal #1702);
	(c) Proposal for tree replacements (Proposal #1703);
21.	Proposal from DigDug Construction for pedestrian bridge in Tumlinson Park (Estimate 028SH);
22.	Proposal from DigDug Construction for pedestrian bridge behind softball field in Tumlinson Park (Estimate 029SH);
23.	Proposal from DigDug Construction for replacement of concrete footing for volleyball poll in Tumlinson Park (Estimate 030SH);
24.	Proposal from McCown Home Services to pressure wash and apply stain to deck at back of Walker House;
25.	Restaining perimeter (three mile loop) fence;
26.	Report from Amenities Subcommittee;
<b>SERVICES</b>	
27.	Report from and directives to Gray Engineering, Inc., including:
	(a) Pedernales Electric Cooperative construction in the District;
	(b) Park and Recreational Facilities bonds;
28.	Report from and directives to Crossroads Utility Services, LLC, including:
	(a) System maintenance and repairs;
	(b) Write-offs;
	(c) Fuel surcharge;
29.	Report from and directives to General Manager, including:
	(a) Requests for use of facilities, including:
	(1) Request from David Wood of Cubmaster Pack 171 for use of Apache Pool and waiver of fees for a Scout Adult Leader certification event on November 6 from 8:00 a.m. to 5:00 p.m.;
	(b) Cedar Park Fire Department "Calls for service" log;
30.	Report from Texas Disposal Systems, Inc.;
31.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000;
32.	Report from Services Subcommittee;
<b>LEGAL</b>	
33.	Report from and directives to Armbrust & Brown, PLLC;
34.	Pool Services Agreement with Lifeguard 4 Hire, L.L.C.;
35.	Information Technology Services Agreement (expires September 30, 2022);

36.	Landscape Maintenance Agreement (expires October 31, 2022);
37.	Options to dial into meetings/zoom meetings;
38.	Complaint received under Code of Ethics, Travel, and Professional Services Policy;
<b>OTHER DISCUSSION / ACTION ITEMS</b>	
39.	Code of Ethics, Travel and Professional Services Policy;
40.	Miscellaneous and Board/Subcommittee directives;
41.	Future Board meetings/agenda items, including November and December meeting dates.

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.