

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

July 24, 2019

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 24, 2019**, 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.

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
GENERAL	
1. Citizens' communications;	Informational
2. 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 26, 2019 Board meetings;	Decision
SECURITY	
4. District security, including:	Informational
(a) Monthly report from Williamson County Sheriff's Office;	Informational
(b) Report from Security Subcommittee and related action;	Informational
(c) Postal kiosk break-ins, including proposed Town Hall meeting (Ms. Torres);	Decision

LANDSCAPING		
5.	Landscape maintenance, including:	Informational
	(a) Report from Parks Subcommittee;	Informational
	(b) Report from and directives to Priority Landscapes, LLC;	Informational
	(c) Proposal for modification of drain outlet north of Walker House and south of pool fence (Estimate #3103);	Decision
	(d) Proposal for Tumlinson Park drainage improvements (Estimate #3104);	Decision
	(e) Proposal to lift tree canopies in Apache Park, including clearing canopies from blue shade canopies in pool area (Estimate #3168);	Decision
	(f) Proposal for monument sign shrub replacement (Estimate #3169);	Decision
	(g) Proposal for refreshment of beds at Block House Drive intersection (Estimate #3170);	Decision
	(h) Proposal to fill in low area in Tumlinson Park on west side of granite trail near large elm tree (Estimate #3171);	Decision
	(i) Proposal for landscape installation in Tumlinson Pool area on left after entering main gate (Estimate #3172);	Decision
ENGINEERING / DEVELOPMENT		
6.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
RESTRICTIVE COVENANT ENFORCEMENT, WATER RESTRICTIONS AND DROUGHT MANAGEMENT		
7.	Restrictive covenant enforcement, including:	Informational
	(a) Pending and contemplated litigation, including:	Informational
	(1) 15361 English River Loop;	Informational
	(2) 606 Gabriel Mills Drive;	Informational
	(3) 16901 Black Kettle Drive;	Informational
8.	Drought management and water use restrictions, including:	Informational
	(a) Violation monitoring;	Informational
	(b) Watering restrictions;	Informational
9.	Report from and directives to Pinnacle Texas Management, LLC regarding restrictive covenant enforcement and water use restrictions violation monitoring;	Informational
COMMUNICATIONS / MEDIA / WEBSITE		
10.	Newsletter, water bill inserts, website and District-wide calendar, including:	Informational

(a)	Report from Communications Subcommittee;	Informational
(b)	Report from and directives to Pinnacle Texas Management, LLC;	Informational
GENERAL MANAGEMENT, FACILITIES AND MAINTENANCE		
11.	General management and management transition, including:	Informational
(a)	Report from and directives to Crossroads Utility Services, LLC;	Informational
(b)	Schedule of maintenance expenses;	Informational
(c)	Requests for use of facilities;	Informational
OPERATIONS, UTILITIES AND MAINTENANCE		
12.	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
FINANCIAL		
13.	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)	Funds transfers;	Decision
(e)	Investments;	Decision
POOLS		
14.	Pool operations, repairs and management, including:	Informational
(a)	Report from Pools Subcommittee;	Informational
(b)	Report from and directives to Lifeguard 4 Hire, L.L.C.;	Informational
FACILITIES AND MAINTENANCE		
15.	Walker House, including maintenance and repairs;	Informational
16.	Property maintenance, repairs and replacements, including:	Informational
(a)	Report from Maintenance and Engineering Subcommittee on current projects, including:	Informational
(1)	Proposals for purchase and installation of mini-split air conditioning unit in Tumlinson Pool pump room, including Subcommittee recommendation and authorization to use District credit card;	Decision
(2)	Update regarding Tumlinson Pool backwash water;	Informational

	(b) Proposal from Westlake Home and Commercial Services for exterior cleaning of Jumano Community Center, including painting of beams;	Decision
17.	Solid waste services, including:	Informational
	(a) Report from Texas Disposal Systems, Inc.;	Informational
	(b) Report from Solid Waste Subcommittee regarding proposed survey of District residents about quarterly clean-up days and curbside bulk trash pickup;	Informational
18.	Cedar Park Fire Department, including "Calls for service" log;	Informational
STORM WATER SYSTEM AND CREEK MAINTENANCE		
19.	Report from Water/Environmental Subcommittee;	Informational
20.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
PARKS AND NATURE TRAILS		
21.	District parks and facilities, including:	Informational
	(a) Report from Community Garden Subcommittee;	Informational
22.	Scout items;	Informational
23.	Long range planning, including five-year plan/Director priorities and annexation;	Informational
24.	Proposed park improvements, including:	Informational
	(a) Right of Way Beautification Project;	Informational
	(b) Other park amenities and improvements, including playground, court fencing and Luther Chance Practice Field perimeter fence;	Informational
	(c) Draft Park Plan;	Informational
25.	Projected park costs and financing options, including possible bond election and use of bond funds;	Informational
26.	Review schedule of events, including election schedule;	Informational
27.	Report from park improvement/bond steering committee;	Informational
LEGAL		
28.	Report from and directives to Armbrust & Brown, PLLC;	Informational
29.	Order Adopting Minimum Criteria for the Qualification of Bidders on District Projects;	Decision
30.	2019/2020 budget and 2019 tax rate, including:	Informational
	(a) Schedule for adopting 2019/2020 budget and 2019 tax rate;	Decision
	(b) Certified 2019 values from Williamson Central Appraisal District;	Informational
31.	Legislative update;	Informational

OTHER DISCUSSION / ACTION ITEMS		
32.	Consultant evaluation – Municipal Accounts & Consulting, L.P.;	Informational
33.	Subcommittee membership composition/assignments (directive from February 27, 2019 meeting - Director Logan);	Decision
34.	Miscellaneous and Board/Subcommittee directives;	Informational
35.	Review of Meeting Notes;	Informational
36.	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.



Sam Brown Littlefield

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.