

# BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

April 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, April 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>
<b>GENERAL</b>	
1. Citizens' communications;	Informational
2. 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 March 27, 2019 and April 3, 2019 Board meetings;	Decision
4. Resolution Adopting Standards for Recreational Facilities;	Decision
<b>SECURITY</b>	
5. District security, including:	Informational
(a) Monthly report from Williamson County Sheriff's Office;	Informational
(b) Report from Security Subcommittee and related action;	Informational

<b>OPERATIONS, UTILITIES AND MAINTENANCE</b>		
6.	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
<b>FINANCIAL</b>		
7.	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>GENERAL MANAGEMENT, FACILITIES AND MAINTENANCE</b>		
8.	General management, including:	Informational
	(a) Report from and directives to Pinnacle Texas Management Services;	Informational
	(b) Schedule of maintenance expenses;	Informational
	(c) Requests for use of facilities;	Informational
9.	Walker House, including maintenance and repairs;	Informational
10.	Property maintenance, repairs and replacements, including:	Informational
	(a) Report from Maintenance and Engineering Subcommittee on current projects, including:	Informational
	(1) Recommendation regarding proposals to repair/replace Col Joseph I. Sonnenreich Memorial Pergola and memorial plaque;	Decision
	(2) Recommendation to authorize General Manager to purchase and install mini split air conditioning unit in Tumlinson Pool pump room, including authorization to use District credit card;	Decision
11.	Solid waste report from Texas Disposal Systems, Inc., including proposed survey of District residents regarding quarterly clean-up days;	Informational
12.	Cedar Park Fire Department "calls for service" log;	Informational
<b>LANDSCAPING</b>		
13.	Landscape maintenance, including:	Informational
	(a) Report from Parks Subcommittee;	Informational
	(b) Report from and directives to Priority Landscapes, LLC;	Informational

(c)	Proposal to replace existing steel edging in Tumlinson Pool area with wood composite edging (Estimate #3059);	Decision
<b>POOLS</b>		
14.	Pool operations, repairs and management, including:	Informational
(a)	Report from Pools Subcommittee, including:	Informational
(1)	Recommendation to authorize Pools Subcommittee to select vendor for installation of additional lighting at Tumlinson Pool;	Decision
(b)	Report from and directives to Lifeguard 4 Hire, L.L.C.;	Informational
<b>STORM WATER SYSTEM AND CREEK MAINTENANCE</b>		
15.	Report from Water/Environmental Subcommittee;	Informational
16.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000;	Informational
17.	Creek clean-up, including:	Informational
(a)	Update on Trails Access Projects 1-19, 2-19 and 3-19;	Informational
<b>ENGINEERING / DEVELOPMENT</b>		
18.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
<b>PARKS AND NATURE TRAILS</b>		
19.	District parks and facilities, including:	Informational
(a)	Report from Community Garden Subcommittee;	Informational
20.	Scout items;	Informational
21.	Long range planning, including:	Informational
(a)	Five Year plan, including review of Directors' priorities;	Informational
(b)	Perimeter fence project, including:	Informational
(1)	Repairs to and maintenance of existing fence;	Informational
(2)	Masonry fence project, including:	Informational
1)	Plans and specifications;	Informational
2)	Professional/project services;	Informational
3)	Projected costs and financing options, including possible conduct of bond election and use of bond funds;	Informational
(3)	Park Plan;	Informational

<b>RESTRICTIVE COVENANT ENFORCEMENT, WATER RESTRICTIONS AND DROUGHT MANAGEMENT</b>		
22.	Restrictive covenant enforcement, including:	Informational
	(a) 612 Kathleen Lane;	Informational
	(b) Pending and contemplated litigation, including:	Informational
	(1) 15361 English River Loop;	Informational
	(2) 606 Gabriel Mills Drive;	Informational
	(3) 16901 Black Kettle Drive;	Informational
	(4) 16719 Spotted Eagle Drive;	Decision
23.	Drought management and water use restrictions, including:	Informational
	(a) Violation monitoring;	Informational
	(b) Watering restrictions;	Informational
24.	Report from and directives to Pinnacle Texas Management, LLC regarding restrictive covenant enforcement and water use restrictions violation monitoring;	Informational
<b>COMMUNICATIONS / MEDIA / WEBSITE</b>		
25.	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
<b>LEGAL</b>		
26.	Report from and directives to Armbrust & Brown, PLLC;	Informational
27.	Resolution Adopting Credit Card Use Policy;	Informational
<b>OTHER DISCUSSION / ACTION ITEMS</b>		
28.	Request for traffic improvements and traffic calming, including any related resolution to Williamson County;	Decision
29.	Consultant review – Pinnacle Texas Management Services;	Informational
30.	Miscellaneous and Board/Subcommittee directives;	Informational
31.	Review of Meeting Notes;	Informational
32.	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*

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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.