

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

June 26, 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, June 26, 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 May 16, 2019 and May 22, 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 request to schedule a Town Hall meeting (Ms. Torres);	Decision

GENERAL MANAGEMENT, FACILITIES AND MAINTENANCE		
5.	General management and management transition, 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
	(d) July 4 th fireworks;	Decision
	(e) Proposals for towing services, including replacement of “No Parking” signs;	Decision
	(f) General management services, including:	Informational
	(1) Due diligence process;	Informational
	(2) Engagement of general manager, including review of proposal from Crossroads Utility Services, LLC and authorizing negotiation and execution of General Management Services Agreement;	Decision
OPERATIONS, UTILITIES AND MAINTENANCE		
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
	(d) Proposal(s) for hydrant inspections;	Decision
FINANCIAL		
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
8.	Arbitrage rebate review and compliance summary from BLX Group for \$5,840,000 Unlimited Tax Refunding Bonds, Series 2014;	Informational
FACILITIES AND MAINTENANCE		
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) 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) Perimeter fence;	Informational
	(3) Update regarding Tumlinson Pool backwash water;	Informational
	(4) Repair/replacement of District signage;	Decision
11.	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
12.	Cedar Park Fire Department, including:	Informational
	(a) "Calls for service" log;	Informational
	(b) Request regarding trimming of low hanging trees (Director Roberts);	Informational
LANDSCAPING		
13.	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); (moved forward from May 22 agenda)	Decision
	(d) Proposal for Tumlinson Park drainage improvements (Estimate #3104); (moved forward from May 22 agenda)	Decision
	(e) Proposal for removal of Vitex at Block House Drive South and Tumlinson Fort Drive (Estimate #3144);	Decision
	(f) Proposal for mosquito treatment (Estimate #3145);	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
	(c) Swim meet traffic/parking issues, including any related revisions to pool use contracts;	Decision
STORM WATER SYSTEM AND CREEK MAINTENANCE		
15.	Report from Water/Environmental Subcommittee;	Informational
16.	Storm Water Management Program (SWMP) under TPDES General Permit TXRo40000, including:	Informational

(a)	Storm Water Management Program, Notice of Intent (NOI) and Core Data Form, including authorizing submission of application for permit coverage to the Texas Commission on Environmental Quality;	Decision
17.	Creek clean-up, including:	Informational
(a)	Update on Trails Access Projects 1-19, 2-19 and 3-19;	Informational
ENGINEERING / DEVELOPMENT		
18.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
PARKS AND NATURE TRAILS		
19.	District parks and facilities, including:	Informational
(a)	Report from Community Garden Subcommittee;	Informational
(b)	Disc golf course project (Director Logan);	Decision
(c)	Apache Park inspection and recommended repairs, including:	Informational
(1)	Proposal from T.F. Harper & Associates LP for recoating of deck and stair equipment on playscape in Apache Park (Quote #042319-05TB);	Decision
(d)	Tonkawa Park inspection, including recommended repairs;	Decision
20.	Scout items;	Informational
21.	Long range planning, including five-year plan/Director priorities;	Informational
22.	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
23.	Projected park costs and financing options, including possible bond election and use of bond funds;	Informational
24.	Review schedule of events, including election schedule;	Informational
25.	Report from park improvement/bond steering committee;	Informational
RESTRICTIVE COVENANT ENFORCEMENT, WATER RESTRICTIONS AND DROUGHT MANAGEMENT		
26.	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

27.	Drought management and water use restrictions, including:	Informational
	(a) Violation monitoring;	Informational
	(b) Watering restrictions;	Informational
28.	Report from and directives to Pinnacle Texas Management, LLC regarding restrictive covenant enforcement and water use restrictions violation monitoring;	Informational
COMMUNICATIONS / MEDIA / WEBSITE		
29.	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
LEGAL		
30.	Report from and directives to Armbrust & Brown, PLLC;	Informational
31.	Order Adopting Minimum Criteria for the Qualification of Bidders on District Projects;	Decision
32.	Renewal of Agreement for Bookkeeping Services with Municipal Accounts & Consulting, L.P. (expires June 30, 2019);	Decision
33.	2019/2020 budget and 2019 tax rate, including:	Informational
	(a) Preliminary assessed values from Williamson Central Appraisal District;	Informational
	(b) Schedule for adopting 2019/2020 budget and 2019 tax rate;	Decision
OTHER DISCUSSION / ACTION ITEMS		
34.	Subcommittee membership composition/assignments (directive from February 27, 2019 meeting - Director Logan);	Decision
35.	Miscellaneous and Board/Subcommittee directives;	Informational
36.	Review of Meeting Notes;	Informational
37.	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.



Jim 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.