

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

July 22, 2020

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, 2020.**

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.

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>AGENDA</u>	<u>ANTICIPATED ACTION</u>
GENERAL	
1. Citizens’ communications;	Informational
2. Report from 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 17, 2020 special meeting and June 24, 2020 regular meeting;	Decision

4.	Pool Use Agreement with Block House Creek Swim Team (Tidal Waves);	Decision
ELECTION ITEMS		
5.	Resolution Accepting Park Plan;	Decision
6.	<i>See attached Supplemental Agenda for Election Items;</i>	
CORONAVIRUS PROTOCOLS		
7.	Emergency coronavirus preparedness and protocols, including:	Informational
	(a) Reopening of certain District facilities and related health and safety restrictions for use of such facilities;	Decision
	(b) Recreation activity and related matters;	Decision
	(c) Utility operations and related matters;	Informational
	(d) Authorizing General Manager to take further action in response to evolving conditions;	Decision
SECURITY		
8.	Monthly report from Williamson County Sheriff's Office;	Informational
RESTRICTIVE COVENANT ENFORCEMENT		
9.	Restrictive covenant enforcement, including:	Informational
	(a) Pending or contemplated litigation, including:	Informational
	(1) 609 Gabriel Mills Drive;	Decision
FINANCIAL		
10.	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
POOLS		
11.	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
LANDSCAPING		
12.	Landscape maintenance, including:	Informational

(a)	Report from Parks Subcommittee;	Informational
(b)	Report from and directives to Priority Landscapes, LLC;	Informational
WATER AND WASTEWATER OPERATIONS, UTILITIES and MAINTENANCE		
13.	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)	City of Leander wastewater easements, including possible Municipal Separate Storm Sewer System issues requiring action;	Informational
(e)	Reimbursement to District resident for plumbing repair on District equipment;	Decision
(f)	Proposal for stainless steel bolt replacement on all pumps at ground storage tank;	Decision
(g)	Proposal for sandblasting of all pumps inside pump house at ground storage tank;	Decision
(h)	Proposal for installation of epoxy flooring inside pump house at ground storage tank;	Decision
GENERAL MANAGEMENT, ENGINEERING, PARKS, FACILITIES and MAINTENANCE		
14.	General management, including:	Informational
(a)	Report from and directives to General Manager;	Informational
(b)	Requests for use of facilities;	Informational
(c)	District branding;	Informational
(d)	Website update and approving any related matters;	Decision
15.	Engineering matters, including report from and directives to Gray Engineering, Inc.;	Informational
16.	Property maintenance, repairs and replacements, including:	Informational
(a)	Report from Maintenance and Engineering Subcommittee on current projects, including:	Informational
(1)	Ratify replacement of fire hydrant at Block House Drive near Autrey Drive;	Decision
17.	Report from Communications Subcommittee, including:	Decision
(a)	Format of future meetings (Director Roberts);	Informational
(b)	Posting of election forms or link to same on District website;	Decision
18.	Cedar Park Fire Department "Calls for service" log;	Informational

19.	Report from Texas Disposal Systems, Inc.;	Informational
20.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000;	Informational
21.	District parks and facilities, including:	Informational
	(a) Disc golf;	Informational
LEGAL		
22.	Report from and directives to Armbrust & Brown, PLLC;	Informational
23.	2020/2021 budget and 2020 tax rate, including:	Informational
	(a) District tax rate classification under Texas Water Code Sections 49.23601-23603, including recommendations from District financial advisor and District engineer;	Decision
	(b) Preliminary assessed values from Williamson Central Appraisal District;	Informational
	(c) Schedule for adopting 2020/2021 budget and 2020 tax rate;	Decision
OTHER DISCUSSION / ACTION ITEMS		
24.	Code of Ethics, Travel and Professional Services Policy (Director Roberts);	Informational
25.	Subcommittees, including roles, responsibilities and authority (Director Roberts);	Informational
26.	Director roles and responsibilities, including per diems (Director Roberts);	Informational
27.	Miscellaneous and Board/Subcommittee directives;	Informational
28.	Review of Meeting Notes;	Informational
29.	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)



Jim Brown

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.

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

SUPPLEMENT TO JULY 22, 2020 AGENDA

TO: THE BOARD OF DIRECTORS OF BLOCK HOUSE MUNICIPAL UTILITY DISTRICT AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given that the Board of Directors of Block House Municipal Utility District will hold a regular meeting on **Wednesday, July 22, 2020**, at **6:30 p.m.**

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 PUBLIC ARE ENTITLED TO PARTICIPATE IN AND TO ADDRESS THE BOARD OF DIRECTORS DURING THE MEETING. 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.**

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The following *additional* matters may be considered and acted upon at the meeting:

<u>AGENDA</u>	<u>ANTICIPATED ACTION</u>
1. Order Calling Director Election for November 3, 2020;	Decision
2. Order Calling a Park and Recreational Facilities Bond Election for Block House Municipal Utility District and Making Provision for Conducting Such Election and Other Provisions Incidental and Related Thereto;	Decision
3. Joint Election Agreement and Contract for Election Services for November 3, 2020 election, including Resolution Approving Joint Election Agreement and Contract for Election Services;	Decision
4. Notice of Deadline to File Applications for Place on the Ballot;	Informational
5. Authorize the District's attorney to give notice of November 3, 2020 Director election;	Decision

6.	Authorize publication and posting of notice of November 3, 2020 Park and Recreational Facilities Bond Election, including Resolution Establishing Locations for Posting Bond Election Order;	Decision
7.	Any other matters relating to the District's November 3, 2020 Director election and Park and Recreational Facilities Bond Election;	Decision

EL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE BLOCK HOUSE

**AVISO SUPPLEMENTAL DE LA AGENDA
22 DE JULIO DE 2020**

A: LA JUNTA DIRECTIVA DEL DISTRITO MUNICIPAL DE SERVICIOS PÚBLICOS DE BLOCK HOUSE Y A TODAS ESAS PERSONAS INTERESADAS:

Se pone en conocimiento del público que la Junta Directiva del Distrito Municipal de Servicios Públicos de Block House va a tener una reunión regular el día miércoles, 22 de julio de 2020, a las 6:30 p.m.

ESTA REUNIÓN SERÁ LLEVADO A CABO POR UNA TELECONFERENCIA DE CONFORMIDAD CON SECCIÓN 551.125, EL CÓDIGO DEL GOBIERNO DE TEXAS, COMO MODIFICADO TEMPORARIAMENTE POR EL GOBERNADOR GREG ABBOTT, Y LA DIRECCIÓN RELACIONADA DE LA OFICINA DEL PROCURADOR GENERAL DE TEXAS, EN RELACION CON LA PROCLAMACIÓN DEL GOBERNADOR SOBRE EL DESASTRE DE COVID-19.

LOS MIEMBROS DEL PÚBLICO TIENEN DERECHO A PARTICIPAR EN Y A DIRIGIRSE A LA JUNTA DE DIRECTORES DURANTE LA REUNIÓN. EL NÚMERO DE TELÉFONO GRATUITO PARA LA REUNIÓN ES 1-888-510-5505, Y EL CÓDIGO PARA PARTICIPAR ES 199914. POR FAVOR SIGA LAS INSTRUCCIONES QUE ESTÁN PROVEÍDO POR EL SISTEMA DE TELECONFERENCIA PARA ACCEDER A LA REUNIÓN.

HAY UN PAQUETE ELECTRÓNICO DE LA AGENDA PARA LA REUNIÓN QUE ESTÁ DISPONIBLE EN EL SIGUIENTE ENLACE:

<https://abaustin.sharefile.com/share/view/sd538f44a2d14aa28/fo095c57-73f7-4955-ba1c-c1ea257bde61>

ESTA REUNIÓN ESTARÁ GRABADA Y, DESPUES DE LA REUNIÓN, LA GRABACIÓN ESTARÁ DISPONIBLE EN EL MISMO ENLACE DESCRITO ARRIBA.

CUALQUIERA QUE QUIERA HABLAR DURANTE LA REUNIÓN DEBE IDENTIFICARSE CON CLARIDAD ANTES DE HABLAR.

Los siguientes propósitos adicionales se considerarán y pueden ser llevados a cabo en la junta:

	<u>AGENDA</u>	<u>ACCIÓN ANTICIPADA</u>
1.	Orden convocando elección de Directores para el 3 de noviembre de 2020;	Decisión

2.	Orden convocando una elección de bonos de instalaciones parques y recreativas para el Distrito Municipal de Servicios Públicos de Block House y hacer provisiones para llevar a cabo dicha elección y otras provisiones incidentales y relacionadas al mismo;	Decisión
3.	Acuerdo de elección conjunta y contrato para servicios de elección para la elección 3 de noviembre de 2020, incluyendo la resolución que aprueba el acuerdo de elección conjunta y contrato para servicios de elección;	Decisión
4.	Aviso de fecha límite para presentar solicitudes para un lugar en la boleta;	Informativo
5.	Autorizar al Abogado del Distrito a dar aviso de la elección de Directores del 3 de noviembre de 2020;	Decisión
6.	Autorizar la publicación de la notificación de la elección del 3 de noviembre de 2020 de bonos de instalaciones parques y recreativas, incluyendo la resolución que establezca los sitios para la publicación de orden de elección de bonos;	Decisión
7.	Cualquier otro asunto con respecto a la elección de Directores del 3 de noviembre de 2020 del distrito y la elección de bonos de instalaciones parques y recreativas.	Decisión

(SEAL)
(SELLO)



Attorney for the District
Abogada del Distrito