

BLOCK HOUSE MUNICIPAL UTILITY DISTRICT

February 27, 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, February 27, 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 January 23, 2019 Board meeting;	Decision
SECURITY	
4. District security, including:	Informational
(a) Monthly report from Williamson County Sheriff's Office;	Informational
(b) Report from Security Subcommittee;	Informational
OPERATIONS, UTILITIES AND MAINTENANCE	
5. 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)	Report in response to customer service complaint;	Decision
(e)	Fire hydrant pressure and testing;	Informational
FINANCIAL		
6.	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
(f)	Delinquent Tax Roll (Director Roberts);	Informational
GENERAL MANAGEMENT, FACILITIES AND MAINTENANCE		
7.	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, including:	Informational
(1)	BHC Owners Association request for use of facilities and waiver of fees;	Decision
(2)	Request for waiver of fees from Girl Scouts Starlight Service for use of Pavilion on April 7, 2019 for Spring into Science activity;	Decision
(d)	Computer fraud insurance;	Decision
8.	Walker House, including maintenance and repairs;	Informational
9.	Property maintenance, repairs and replacements, including:	Informational
(a)	Report from Maintenance and Engineering Subcommittee on current projects;	Informational
(b)	Proposal(s) to remove in-ground light fixtures at Walker House and install additional wall-mounted light fixtures;	Decision
(c)	Proposal(s) to replace light fixtures in trees in front of Walker House with LED fixtures;	Decision
10.	Solid waste report from Texas Disposal Systems, Inc.;	Informational
11.	Cedar Park Fire Department "calls for service" log;	Informational

LANDSCAPING		
12.	Landscape maintenance, including:	Informational
	(a) Report from Parks Subcommittee;	Informational
	(b) Report from and directives to Priority Landscapes, LLC;	Informational
	(c) Proposal for Top Choice fire ant control application (Estimate #2097);	Decision
	(d) Proposal for installation of sod on left side of Walker House exit drive (Estimate #2098);	Decision
	(e) Proposal for decomposed granite walking trail improvements in all parks (Estimate #2099);	Decision
POOLS		
13.	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) Proposal(s) for additional lighting at Apache Pool and Tumlinson Pool;	Decision
	(d) Proposal(s) for renovation of guard room at Tumlinson Pool;	Decision
14.	Apache Pool building repairs, including:	Informational
	(a) Roof inspection (Director Roberts);	Decision
	(b) Evaluation of repair or replacement of HVAC system (Director Roberts);	Decision
STORM WATER SYSTEM AND CREEK MAINTENANCE		
15.	Report from Water/Environmental Subcommittee;	Informational
16.	Storm Water Management Program (SWMP) under TPDES General Permit TXR040000, including:	Informational
	(a) Year 5 Phase II (Small) MS4 Annual Report;	Decision
17.	Creek clean-up, including:	Informational
	(a) Protocol and scope of work;	Decision
	(b) Proposed Trails Access Projects 1-19, 2-19 and 3-19;	Decision
	(c) Proposed Adopt-A-Creek program, including volunteer groups;	Decision
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
20. Scout items;	Informational
RESTRICTIVE COVENANT ENFORCEMENT, WATER RESTRICTIONS AND DROUGHT MANAGEMENT	
21. Restrictive covenant enforcement, including:	Informational
(a) Status of reinstatement of Restrictive Covenant Subcommittee;	Decision
(b) 612 Kathleen Lane (Director Roberts);	Informational
(c) 15352 English River Loop (Director Logan);	Informational
(d) Pending and contemplated litigation, including:	Informational
(1) 15361 English River Loop;	Informational
(2) 606 Gabriel Mills Drive;	Informational
(3) 16901 Black Kettle Drive;	Informational
22. Drought management and water use restrictions, including:	Informational
(a) Violation monitoring;	Informational
(b) Watering restrictions;	Informational
23. Report from and directives to Pinnacle Texas Management, LLC regarding restrictive covenant enforcement and water use restrictions violation monitoring;	Informational
COMMUNICATIONS / MEDIA / WEBSITE	
24. 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	
25. Report from and directives to Armbrust & Brown, PLLC;	Informational
26. Code of Ethics, Travel, and Professional Services Policy;	Decision
OTHER DISCUSSION / ACTION ITEMS	
27. District five-year plan, including staffing needs;	Informational
28. Consultant review process and documentation (Director Bennett);	Informational
29. Subcommittee assignments (Director Logan);	Decision
30. Report from Ad Hoc Subcommittee regarding fire protection service options;	Informational
31. Review of directives;	Informational
32. Review of Meeting Notes;	Informational
33. 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.



Emerson 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.