

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

July 16, 2024

THE STATE OF TEXAS §
COUNTY OF HARRIS §
BRIDGESTONE MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board") of Bridgestone Municipal Utility District (the "District") met in regular session, open to the public, at the Operations and Water Education Center, 19720 Kuykendahl Road, Spring, Texas, its regular meeting place within the boundaries of the District, on Tuesday, July 16, 2024, at 6:00 p.m.; whereupon, the roll was called of the members of the Board, to-wit:

Johnny Pack	President
Joe Marks	Vice President
Martha Velazquez	Treasurer
Nancy Woollard	Secretary
Michael Crayton	Assistant Secretary

All Directors were present except, Directors Crayton and Velazquez, thus constituting a quorum. Also attending the meeting were: Mr. Jon Polley and Ms. Monica Garza of Polley Garza PLLC ("PG"), attorneys for the District; Messrs. David Rowe and Danny Staab of Water District Management Company, Inc. ("WDM"), operators for the District; Ms. Christina Ferguson of Myrtle Cruz, Inc., bookkeeper for the District; Messrs. Josh Lee, P.E., Ryan Schilhab, P.E., and Sean McMillan, P.E., of Quiddity Engineering LLC ("Quiddity"), engineers for the District; Ms. Pat Hall of Equi-Tax, Inc., tax assessor/collector for the District; Ms. Tara Klein of Four and One Landscape Architects, landscape architects for the Bridgestone MUD Park; Ms. Megan Bradley of Triton Consulting Group, communications consultant for the District; Ms. Barbara Nussa of Republic Services, Inc., garbage and recycling service provider for the District; Mr. Merrill Willgrubs of BD Realty Advisors, real estate consultant for the District. Members of the public and/or residents of the District were also present at the meeting. A copy of the public sign-in sheet is attached as an exhibit hereto.

WHEREUPON, the meeting was called to order and evidence was presented that public notice of the meeting had been given in compliance with the law. The posted notices of the meeting are attached hereto.

INTRODUCTION

Director Pack first introduced himself and the Board. Director Pack then thanked Mr. Schkade, Republic Services and Mr. Staab for their hard work and response during Hurricane Beryl.

PLEDGES OF ALLEGIANCE

Director Pack led the meeting attendees in the Pledges of Allegiance to the United States and Texas flags.

PUBLIC COMMENT

Ms. Tomi Burgess, resident of the District, thanked WDM and Republic Services for their hard work during Hurricane Beryl.

HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

Corporal Cowan reviewed the security report for the month of June, a copy of which is attached hereto. Ms. Garza reviewed the verification form from Precinct 4 with the Board and explained Precinct 4 has requested information from the District in order to prepare the Interlocal Agreement for Law Enforcement Services for 2024-2025. Mr. Schkade suggested Director Pack and one (1) other Director meet with the constables regarding the contract before the next Board meeting.

CONSENT AGENDA

Director Pack reviewed the structure of the consent agenda with the Board and explained that this portion of the agenda deals with routine matters of the Board, and that no separate discussion of such items will occur unless a Board member requests an item be moved to the regular portion of the agenda.

Upon motion by Director Marks, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to approve the following Consent Agenda items: 1) pay estimates and change orders as follows: a) Water Well No. 1 Rework Pay Estimate No. 2 and Final in the amount of \$25,235.00; b) WWTP No. 2 Pay Estimate No. 21 in the amount of \$96,761.96; and c) Sanitary Sewer Rehabilitation Ph. I-III Pay Estimate No. 3 in the amount of \$199,683.20; 2) the written Bookkeeper's Report, including issuance of checks and payment of bills stated therein; 3) the written Detention Facilities Maintenance Report; 4) the written the Tax Assessor/Collector's Report, including payment of tax-related checks stated therein; 5) the written Delinquent Tax Attorney's Report; 6) the written Garbage and Recycling Service Report; 7) the written Communications Report; 8) the written Engineer's Report; and 9) minutes of prior meetings, including June 4, 2024 and June 18, 2024. Each of the written reports referenced above are attached as exhibits hereto.

REGULAR AGENDA

STRATEGIC PARTNERSHIP AGREEMENT ("SPA") AUDIT REPORT

No SPA Audit Report was given.

GARBAGE AND RECYCLING SERVICE REPORT

Ms. Nussa reported she has the donation check for the Bridgestone MUD Park, but it was

issued in the name of the Bridgestone Greenways Conservancy nonprofit. Ms. Nussa stated she will have the check reissued in the name of the District. Ms. Nussa then stated trash service was completed on Tuesday and heavy trash is behind schedule due to Hurricane Beryl and delays at the landfill. Ms. Nussa stated Republic Services will continue heavy trash pickup every day until they are caught up.

LANDSCAPE ARCHITECT'S REPORT, INCLUDING ADDITIONAL BRIDGESTONE MUD PARK CONSTRUCTION UPDATES

Ms. Klein reviewed the report on construction of the Bridgestone MUD Park with the Board. Ms. Klein then presented Pay Application No. 17 in the amount of \$1,117,420.88 and Change Order No. 14 for no change in cost and increase of 22 days due to rain. Ms. Klein reported she met with the landscaper onsite and most damage from Hurricane Beryl has been hauled offsite. Discussion ensued regarding the final completion date of the Bridgestone MUD Park.

Upon motion by Director Marks, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to approve Pay Application No. 17 in the amount of \$1,117,420.88 and Change Order No. 14 for no change in cost and increase of 22 days due to rain.

DETENTION FACILITIES REPORT

No Detention Facilities Report was given.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Hall reviewed the timeline for receipt of certified assessed valuation from Harris County.

ACCOUNT ACCESS AUTHORIZATION AND AGREEMENT WITH THIRD PARTY WELLS FARGO VANTAGE ACCESS

Ms. Garza stated she is working on the agreement with Ms. Hall and requested to defer this item.

DELINQUENT TAX ATTORNEY'S REPORT

Ms. Hall reported the delinquent tax attorney has sent initial demand letters for 2023 delinquent tax accounts.

BOOKKEEPER'S REPORT

Ms. Ferguson stated she has nothing further to report.

COMMUNICATIONS REPORT

Ms. Bradley stated she had nothing additional to report.

OPERATIONS REPORT

Mr. Staab reported no service terminations will occur this month due to the impact of Hurricane Beryl. Mr. Staab stated 16 accounts were sent for collections/write-off.

Mr. Staab next reported J&L Landscaping, landscaper for the District, has requested a rate increase to \$1,350.00. Mr. Staab stated the last rate increase was in 2016 and J & L Landscaping serves as a subcontractor under WDM so he is just updating the Board on the increase.

Mr. Staab requested that the Rate Order amendment be deferred.

Mr. Staab then reviewed a report summarizing damage to the District and repairs made due to Hurricane Beryl, a copy of which is attached hereto.

GENERAL MANAGER'S REPORT

Mr. Schkade presented the General Manager's Report to the Board, a copy of which is attached hereto. Mr. Schkade presented a proposal from Aber Fence for a wall around the Elevated Storage Tank ("EST"), in the amount of \$16,272.00. Mr. Polley stated an item was not included on tonight's agenda for consideration of the proposal, and he will include an item on the August 20th regular agenda to consider construction of walls at all District facilities.

Mr. Schkade then reviewed an email from the Spring Fire Department regarding CPR classes and a blood drive. Mr. Schkade suggested combining the event with the document shred event in October.

RECREATIONAL FACILITIES REPORT

Director Pack stated the veterans memorial is on hold and requested to remove the item from the agenda going forward.

Director Woollard stated conveyance of the seven (7) lots in the Bridgestone subdivision to the Bridgestone HOA from the District is on hold.

IMPACT OF HURRICANE BERYL, INCLUDING DAMAGE TO DISTRICT FACILITIES

Nothing further was reported.

ENGINEERING REPORT

Mr. Schilhab reported the original land plan submitted for the Spring Stuebner Business Park was incorrect and an updated land plan will be submitted. Mr. Schilhab stated the feasibility study will be on hold pending the revised land plan.

Mr. Schilhab then reviewed Water Well No. 1 Rework Pay Estimate No. 2 and Final in the amount of \$25,235.00 and explained the detailed pay estimate was received after the Engineer's Report was prepared and distributed.

Mr. Schilhab next reported CenterPoint Energy has determined temporary power to serve

WWTP No. 2 is no longer an option due to weather delays and the timing of moving forward with permanent power to the site. Mr. Schilhab reminded the Board that TCR Gosling deposited \$70,220.32 with the District to fund the District's costs of establishing temporary power. Mr. Schilhab recommended the deposit, less \$1,500.00 for agreement preparation and miscellaneous legal expenses, be refunded to TCR Gosling.

Mr. Schilhab then stated he is not recommending approval of payment of Public Utilities to Serve Lift Station No. 8 Developments – Ph. II Pay Estimate No. 2 and Final because the pay application was not submitted timely.

Mr. Schilhab next requested authorization to advertise for bids for the Sanitary Sewer Rehabilitation – Ph. II project.

Mr. Schilhab also requested authorization to advertise for bids for the SCADA project, which was included in the Series 2024 Bonds. Mr. Schilhab noted the estimate came in about \$500,000.00 less than was originally estimated.

Mr. Schilhab went on to review the need for a Second License Agreement with Lincoln Wood Baptist Church and explained the agreement will allow an encroachment on the District's sanitary sewer and waterline easements.

Upon motion by Director Marks, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) authorize a refund to TCR Gosling in the amount of \$68,720.32 for an unspent deposit related to establishment of temporary power at the WWTP No. 2 site; 2) authorize Quiddity to advertise for bids for the Sanitary Sewer Rehabilitation – Ph. II project; and 3) authorize Quiddity to advertise for bids for the SCADA project.

DIRECTOR'S ITEMS

Director Woollard stated the District's facilities are in good shape.

Regarding preparation of meeting minutes, Director Pack reported he discovered preparation of more detailed minutes costs more money and suggested looking into other options such as recording the meetings. Mr. Polley stated the District can post audio and/or video recordings on the District's website and scale back on the minutes. Mr. Polley explained legally, meeting recordings can take the place of written minutes, but the recordings do not prove to be a useful reference tool. Director Pack suggested waiting until a decision on virtual meeting options has been made.

Ms. Tomi Burgess, resident of the District, stated Southern Baptist Church has a disaster relief program to help with post-hurricane cleanup and suggested the information be posted on the District's website. Mr. Schkade stated he will coordinate with Triton on the matter.

Mr. Pack then requested that public comment cards be provided directly to Mr. Schkade so that he can answer the questions and post the questions and answers on the District's website. Ms. Garza reviewed the changes to the Public Comment Policy and noted she would make Director Pack's requested change regarding receipt of the public comment cards. Upon motion by Director

Marks, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the revised Public Comment Policy, including a revision to provide public comment cards directly to the General Manager of the District.

ATTORNEY'S REPORT

Mr. Polley reviewed the Second License Agreement between the District and Lincoln Wood Baptist Church.

Mr. Polley then stated there have been no changes or updates to the Abbey at Spring Town Center matter.

Mr. Polley next stated he sent comments to the surety for the Water Plant No. 4 construction project at the end of June for the Takeover Agreement and has received no further update. Mr. Polley noted the Takeover Agreement needs to be executed before the surety can complete the project. Mr. Polley stated he will contact the appropriate people on the Abbey at Spring Town Center matter and the Water Plant No. 4 construction project in order to move both matters forward.

Upon motion by Director Marks, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Second License Agreement with Lincoln Wood Baptist Church.

REAL ESTATE CONSULTANT REPORT

Mr. Willgrubs provided an update on the status of release of various easements across the District's 2.78-acre tract and the negotiations to acquire sanitary control easements for Water Well No. 5.

PUBLIC COMMENT

No further public comments were given.

MISCELLANEOUS MATTERS

Director Pack stated he would like to go into executive session with the Board and Mr. Schkade to review all consultant contracts. Mr. Polley explained that no item was included on tonight's agenda regarding consultant contracts and that executive sessions can only be held for the items listed on an agenda.

There being no further business to come before the Board, the meeting was adjourned.

RESOLVED, APPROVED AND ADOPTED this 20th day of August, 2024.




Secretary, Board of Directors