

AGENDA
BRIDGESTONE MUNICIPAL UTILITY DISTRICT

Notice is hereby given pursuant to Texas Government Code, Chapter 551, that the Board of Directors (the "Board") of Bridgestone Municipal Utility District (the "District") will meet in regular session, open to the public, at the **Bridgestone MUD Operations and Water Education Center, 19720 Kuykendahl, Spring, Texas***, on **Tuesday, October 21, 2025**, at **6:00 p.m.**, at which meeting the following items will be considered and may be acted upon by the Board:

A. PLEDGES OF ALLEGIANCE TO UNITED STATES AND TEXAS FLAGS

B. PUBLIC COMMENT

Each person may have up to three (3) minutes to speak. Consistent with the Policy and Procedures for Public Comment (available on the District's website), persons desiring to offer public comment should complete a Public Comment Card and provide it to the General Manager. Consistent with applicable law, the Board may only respond with specific factual information or a recitation of existing policy. The Board will discuss matters listed on the agenda as those items come up for discussion during the meeting.

C. HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

D. CONSENT AGENDA

The following items are considered routine by the District and will be acted on by a single motion. No separate discussion will occur on these items unless a Board member requests the item be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

1. Minutes of prior meetings, including September 16, 2025
2. Approve pay estimates and change orders to construction contracts, as needed, for ongoing District projects listed under the Engineering Report on the Regular Agenda below
3. Approve written consultant reports, including:
 - a. Strategic Partnership Agreement Audit Report
 - b. Detention Facilities Maintenance Report
 - c. Tax Assessor/Collector's Report, including tax-related checks
 - d. Delinquent Tax Attorney's Report
 - e. Bookkeeper's Report, including payment of bills, issuance of checks, and review of investments
 - f. Garbage and Recycling Collection Service Report
 - g. Communications Report
 - h. Operations Report
 - i. Engineering Report
4. Acceptance or conveyance of water line, sanitary sewer line and drainage dedications, easements, deeds or consents to encroachment

E. REGULAR AGENDA

The following items should consist of: (i) action on items not approved under the Consent Agenda; or (ii) additional questions/discussion desired by the Board. Consultants will not discuss items contained in written reports unless requested by the Board or an item requires action by the Board.

1. 2025 Tax Rate Setting:
 - a. public hearing on 2025 tax rate
 - b. Order Setting Rate and Levying Tax for 2025
 - c. Amended District Information Form pursuant to Section 49.455 of the Texas Water Code and filing of same
2. Strategic Partnership Agreement Audit
3. Real Estate Consultant Report, including possible closed session regarding:
 - a. water line easements and sanitary sewer line easements for All Seasons Plaza Retail Development Utility Extensions project
 - b. water line easements for Lin's International Buffet development
4. Detention Facilities Maintenance Report, including authorizing repairs as needed
5. Tax Assessor/Collector's Report, including additional tax related checks and payment agreements
6. Delinquent Tax Attorney's Report, including termination of service on delinquent accounts
7. Bookkeeper's Report, including payment of additional bills and issuance of additional checks
8. Garbage and Recycling Collection Service Report
9. Communications Report, including District website
10. Operations Report, including:
 - a. maintenance/repairs to District facilities
 - b. termination of service to and/or write-off of delinquent accounts
11. General Manager's Report, including:
 - a. HVAC maintenance agreement
 - b. Bridgestone MUD Employee Manual
 - c. Harris County Precinct 3 – 2025 Sidewalk Partnership project status
 - d. community events
 - e. enclosure for dumpster at Bridgestone MUD Park
12. Bridgestone Greenways Conservancy update
13. Amendment of consultant contracts regarding fees for general services with:
 - a. Polley Garza PLLC
 - b. Quiddity Engineering, LLC
 - c. Touchstone District Services, LLC
14. Park Manager's Report
15. Director's Reports, including:
 - a. monthly inspection report
 - b. request from Spring Terrace regarding tap fee waiver for splash pad project
16. Water and Sewer Rate Analysis, including Rate Order amendments related to same

17. Engineering Report, including:
 - a. Requests for service, annexation and/or feasibility studies, including:
 1. O'Reilly Auto Parts feasibility study
 2. JAMS Business Park feasibility study
 3. Hanover Springs Multifamily Development feasibility study
 4. Kuykendahl & Gosling Commercial Development feasibility study
 - b. Ongoing District projects, including:
 1. Projects in construction, including:
 - a. Sanitary Sewer Rehabilitation – Phase II
 - b. Sanitary Sewer Rehabilitation – Phase III
 - c. Sanitary Sewer Rehabilitation – Phase IV
 - d. SCADA
 - e. Water Plant & Lift Station Generator Replacement/Additions
 - f. Relocation of Emergency Interconnect with Bilma PUD
 - g. Public Lift Station No. 9 & Utility Extension to Serve Trinity Grove Development
 - h. Sanitary Sewer Cleaning & Televising – PH 17-20
 - i. Wastewater Treatment Plant No. 1 Improvements
 - j. Trinity Grove development, including:
 - (1) Utility Site Maintenance Agreement
 - (2) Water, Sewer & Drainage project
 - (3) Detention and Amenity Pond project
 2. Projects in design, including:
 - a. Website portal for engineering services including, but not limited to, plan reviews & feasibility studies
 - b. Water Well No. 5
 - c. All Seasons Plaza Retail Development Utility Extensions
 - d. Public Sanitary Sewer Extension to serve Spring BTR Development
 - e. Waterline Extension to Serve Lin's International Buffet
 - f. Water Model, Alternative Capacity Request (ACR), and Flushing Plan
 - c. Proposed projects, including maintenance/repairs of Bridgestone Lakes detention ponds
 - d. Plan review and encroachment requests
18. Attorney's Report, including:
 - a. Trinity Grove developer financing
 - b. Association of Water Board Directors voting member representative
 - c. Second Amended and Restated Employment Agreement with Megan Bradley

In accordance with the Texas Open Meetings Act (Texas Government Code Chapter 551), during the meeting to which this Agenda applies the Board may adjourn to a closed or executive session to deliberate about any item listed above, whether or not a closed or executive session is specifically indicated for such item. Any such closed or executive session will be held at the time and place stated on this Agenda and concerning only the subjects and only for purposes permitted by the Texas Open Meetings Act or other applicable law.

EXECUTED this 15th day of October 2025.



BRIDGESTONE MUNICIPAL UTILITY DISTRICT

By: 

Jon Polley
Polley Garza PLLC
General Counsel to the District

*Pursuant to Section 551.127, Texas Government Code, a quorum of the Board will be physically present at 19720 Kuykendahl, Spring, Texas 77379, which is open to the public. Other members of the Board may participate fully by videoconference and will be counted as present for all purposes. Members of the public and consultants wishing to attend the meeting but unable to attend in person may participate via video conference using the information below. Videoconference: <https://bit.ly/4nQ5tsn>.