

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

February 10, 2025

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 special 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 Monday, February 10, 2025, 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
Nancy Woollard	Treasurer
Jeff Gebhart	Secretary
Michael Crayton	Assistant Secretary

All Directors were present, except Director Crayton, thus constituting a quorum. Also attending the meeting were: Mr. Ron Schkade, General Manager of the District; Ms. Lisa Bertram, Park Manager for the District; Mr. Jon D. Polley, attorney, and Ms. Alison Miller, paralegal, of Polley Garza PLLC (“PG”), attorneys for the District; Mr. Mat Morris of Forney Construction, LLC (“Forney”), contractor for the Bridgestone MUD park; and Ms. Tara Klein and Mr. Sean Passler of Four and One Landscape Architects (“4&1”), landscape architects for the Bridgestone MUD Park. 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.

PLEDGES OF ALLEGIANCE

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

PUBLIC COMMENT

No public comments were made.

EXECUTIVE SESSION

Director Pack convened the Board in executive session at 6:03 p.m., pursuant to Section 551.071, Texas Government Code, regarding matters of attorney-client privilege relating to

Bridgestone MUD Park, including process for completion. Directors Pack, Woollard, Marks, and Gebhart, Mr. Schkade, Ms. Bertram, Mr. Polley and Ms. Miller attended the executive session.

RECONVENE IN OPEN SESSION

Director Pack then reconvened the meeting in open session at 6:21 p.m., at which time no action was taken on the items discussed in the Executive Session.

BRIDGESTONE MUD PARK

Ms. Klein presented and reviewed Pay Application No. 22 in the amount of \$1,735,308.88, Change Order No. 18 in the amount of a deduction of \$37,175.00, a Certificate of Substantial Completion dated January 24, 2025 and a final invoice for Sparq1200 in the amount of \$20,233.00 for park signage. Ms. Klein reminded the Board that the Sparq1200 contract for park signage was pulled from Forney's original scope of work so that the District could contract directly with Sparq1200 for signage. Ms. Klein noted the invoice amount is consistent with the District's contract with Sparq1200 previously approved by the Board.

Upon motion by Director Gebhart, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted unanimously to approve Pay Application No. 22 in the amount of \$1,735,308.88, Change Order No. 18 in the amount of a deduction of \$37,175.00, a Certificate of Substantial Completion dated January 24, 2025, and a final invoice for Sparq1200 in the amount of \$20,233.00 for park signage.

Ms. Klein and Mr. Passler exited the meeting at this time.

Director Gebhart asked for an update on the splash pad. Mr. Morris stated work is ongoing at the splashpad and should be completed by the end of the week, pending any weather issues. Mr. Morris then reported the standing water in the food truck area was due to a leaking valve that has since been repaired.

Mr. Morris exited the meeting at this time.

Director Pack stated he would like to target March 1st as the park opening date and he is going to have Touchstone prepare a post for the District's website stating "March will be here soon". Director Pack then stated it has been determined that in order to have a more experienced staff member onsite at the park at all times, two (2) new staff members will need to be hired at a higher pay rate instead of three (3) less experienced staff members. Ms. Bertram stated she has prepared a staffing schedule for herself and two (2) additional staff members, and the park should be able to be staffed from opening to closing each day.

Upon motion by Director Marks, seconded by Director Gebhart, after full discussion and the question being put to the Board, the Board voted unanimously to approve hiring of two (2) park staff members, for a total yearly cost of \$136,400.00.

Director Pack then stated that after discussing park opening hours with Mr. Schkade and Ms. Bertram, it has been determined that the opening hours should be changed from year-round hours of 6:00 a.m. to 10:00 p.m. to separate scheduled for summer and winter hours. Ms. Bertram

stated the summer hours would be from 6:00 a.m. to 8:00 p.m. and the winter hours would be from 7:00 a.m. to 7:00 p.m. Director Pack noted that the current park signage will need to be updated to reflect the revised park hours. Director Pack also suggested allowing one pedestrian gate to be unlocked at 6:00 a.m. to allow for anyone wishing to walk or jog in the park to enter. Ms. Bertram noted that staffing of the park will begin at 7:00 a.m. everyday.

Upon motion by Director Woollard, seconded by Director Gebhart, after full discussion and the question being put to the Board, the Board voted unanimously to approve the park being open in the summer from 6:00 a.m. to 8:00 p.m. and in the winter from 7:00 a.m. to 7:00 p.m.

Mr. Schkade stated the park does not currently have a monument sign and proposed installation of a monument sign off Kuykendahl Road and another monument sign off Rhodes Road, similar to the sign in front of the District's building. Discussion ensued regarding the design of the monument signs.

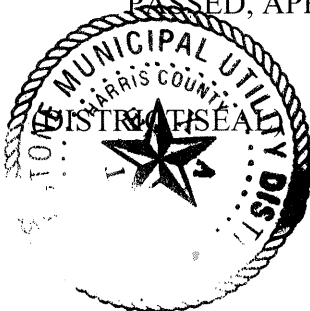
Mr. Schkade then presented a proposal from Convergentz, in the amount of \$54,000.00 for 11 solar powered security cameras to be installed in the park. Mr. Schkade stated the other security cameras that were already purchased will be used at other District facilities or sold. Mr. Polley stated he would include an item on next week's Board meeting agenda to consider this item.

Ms. Bertram then reviewed proposed increased rental rates for the park pavilion as well as revised policies and procedures. Ms. Bertram stated these items are necessary to provide to the District's insurance company so the park can be added to the District's insurance coverage. 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 rental rates and policies and procedures.

Director Pack stated three (3) proposals were obtained to rubberize and seal the pavers and pebble finished concrete at the splash pad. Director Pack recommended approval of the proposal from Modern Cement, LLC in the amount of \$52,250.00. 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 proposal from Modern Cement, LLC in the amount of \$52,250.00.

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

PASSED, APPROVED AND ADOPTED this 18th day of March 2025.




Secretary, Board of Directors