

**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, November 19, 2024**, 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. EXECUTIVE SESSION TO DISCUSS ATTORNEY-CLIENT PRIVILEGED AND PERSONNEL RELATED MATTERS**

1. Communications consultant contracts, including possible termination and engagement
2. Hiring of District staff
3. Appeal of Security Fees by the Abbey at Spring Town Center
4. Appeal to Texas Commission on Environmental Quality of Resolution Removing Director Pursuant to Texas Water Code Section 49.052(g)

**E. 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 April 11, 2024 and October 15, 2024
2. Approve pay estimates and change orders to construction contracts, as needed, for ongoing District projects listed under the Engineering Report 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, including:
    - a. water line easement for FM 2920 Retail Center Development
    - b. water meter easement for Luxury Warehousing LLC Development
    - c. water meter easement for Lincoln Wood Baptist Church

**F. 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 specific action.*

1. Election of Officers of Board of Directors
2. Strategic Partnership Agreement (“SPA”) Audit, including update SPA business list
3. Garbage and Recycling Collection Service Report
4. Real Estate Consultant Report, including:
  - a. Sanitary Control Easement Agreements for proposed Water Well No. 5 at Water Plant No. 4
  - b. water line easements and sanitary sewer line easements for All Seasons Plaza Retail Development Utility Extensions project
  - c. Agreement for Real Estate Services with BD Realty Advisors, L.L.C.
5. Detention Facilities Maintenance Report, including authorizing repairs as needed
6. Tax Assessor/Collector's Report, including additional tax related checks, termination of service on delinquent accounts, and payment agreements
7. Bookkeeper's Report, including payment of additional bills, and issuance of additional checks
8. Draft budget for Fiscal Year Ending December 31, 2025
9. Communications consultant contracts, including possible termination and engagement
10. Communications Report, including District website
11. Operations Report, including:
  - a. maintenance/repairs to District facilities
  - b. termination of service to and/or write-off of delinquent accounts
12. General Manager's Report, including:
  - a. construction/installation of walls and security at District facilities,
  - b. proposals for equipment to enable virtual attendance of Board meetings
  - c. review District Administration Building rental rates
  - d. discuss phone provider for District Administration Building and Bridgestone MUD Park
13. Hiring of District staff

14. Engineering Report, including:
  - a. Requests for service, annexation and/or feasibility studies:
    1. Spring Stuebner Business Park
    2. Spring BTR Development
    3. Trinity Grove Detention Pond
  - b. Ongoing District projects, including:
    1. Projects in construction, including:
      - a. Water Plant No. 4
      - b. Wastewater Treatment Plant No. 2
      - c. Lift Station No. 8
      - d. Sanitary Sewer Rehabilitation – Phase I
      - e. Sanitary Sewer Rehabilitation – Phase II
      - f. Sanitary Sewer Cleaning & Televising – Phases 13-16
      - g. SCADA
      - h. Water Plant & Lift Station Generator Replacement/Additions
    2. Projects in design, including:
      - a. Asset Management System
      - b. Website portal for engineering services including, but not limited to, plan reviews & feasibility studies
      - c. All Seasons Plaza Retail Development Utility Extensions
      - d. Wastewater Treatment Plant No. 1 Improvements
      - e. Sanitary Sewer Rehabilitation – Phase III
      - f. Public Lift Station No. 9 and Utility Extension to Serve ONM Living Development
      - g. Relocation of Emergency Interconnect with Bilma PUD
  - c. Proposed projects
    1. Water Well No. 5
    2. Water & Sanitary Sewer Rate Analysis
    3. Extension of water and/or sewer lines along Gosling Road from Spring Stuebner Road to State Highway 99 and along Spring Stuebner Road from Gosling Road to Rhodes Road
  - d. Authorize submittal to North Harris County Regional Water Authority of annual ground water report and estimate of District water use in 2024-2025 aggregate permit year
15. Water and sewer rates, and possible Rate Order amendments regarding same
16. Director's items, including:
  - a. Director's Inspection Report
  - b. line items on water bills
17. Funding by the District for Bridgestone Greenways Conservancy, Inc.
18. Bridgestone MUD Park, including:
  - a. Landscape Architect's Report, including construction, schedule updates and possible substantial completion
  - b. pay applications and change orders
  - c. Solar System Installation Purchase Agreement with Texon Solar Energy
  - d. purchase of park equipment

- 19. Attorney's Report, including:
  - a. Resolution Casting Vote to Appoint Directors to Harris Central Appraisal District Board of Directors
  - b. Petition for Annexation of Land, Petition for City Consent to Annex Land, Annexation and Service Agreement and Agreement for Financing of Facilities for HMH Spring Creek Land, LLC (aka ONM Living, LLC Development)
  - c. Appeal of Security Fees by the Abbey at Spring Town Center and possible closed session to discuss related attorney-client privileged matters
  - d. Appeal to Texas Commission on Environmental Quality of Resolution Removing Director Pursuant to Texas Water Code Section 49.052(g)
- 20. Modify Director-Consultant Liaison assignments

**G. PUBLIC COMMENT**

If, during the course of the meeting covered by this Notice, the Board should determine that a closed or executive session of the Board should be held or is required in relation to any agenda item included in this Notice, then such closed or executive meeting or session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by Sections 551.071-551.084 of Texas Government Code and the Texas Open Meetings Act, including, but not limited to Section 551.071, for the purpose of a private consultation with the Board's attorney on any and all subjects or matters authorized by law.

EXECUTED this 14<sup>th</sup> day of November 2024.



BRIDGESTONE MUNICIPAL UTILITY DISTRICT

By: \_\_\_\_\_

Jon D. Polley  
Polley Garza PLLC  
Attorneys for the District