

MINUTES OF MEETING  
OF  
BOARD OF DIRECTORS

May 21, 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, May 21, 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 Director Woollard, thus constituting a quorum. Also attending the meeting were: Mr. Jon Polley, attorney, and Ms. Alison Miller, paralegal, 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 Steve Berckenhoff, 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; Messrs. Brad Dill and 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.

Director Pack first welcomed everyone to the Board meeting and thanked all of the previous Board members for all of the work they have done over the years. Director Pack asked the meeting attendees to hold any comments during discussion of agenda items and make any comments at the beginning or end of the meeting during the public comment periods. Director Pack then reviewed various items that will be included on future agendas, including Robert's Rules of Order, the consent agenda, the relationship between the District the Bridgestone Greenways Conservancy, the Board/consultant liaison policy and the agenda posting policy.

## PUBLIC COMMENT

Ms. Rita Harkless, resident of the District, addressed the Board and asked if the District's budget is in a deficit and by how much. Ms. Harkless then asked why the Bridgestone Patriots website was taken down.

Mr. Michael Garrett, Director of Harris County Municipal Utility District No. 304, addressed the Board regarding events that he heard have taken place in the District.

Ms. Martha Gutierrez, resident of the District, addressed the Board to ask why Precinct 4 Constables were in attendance at the May 15<sup>th</sup> canvassing meeting and who invited them to attend. Ms. Gutierrez requested a written response to her question.

## HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

Lieutenant Hight introduced several deputies that work in the District.

Sergeant Cowan reviewed the security report for the month of April, a copy of which is attached hereto. Upon motion by Director Pack, seconded by Director Crayton, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Constable's Report.

## 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.

Director Velazquez requested that approval of the bookkeeper's report be considered during the regular agenda.

Mr. Polley briefly reviewed a Underground Power Easement Agreement with Gosling MF Prop. Co. 2, L.L.C. and a Sanitary Sewer Easement with ONM Living to the Board for acceptance.

Mr. Schilhab briefly reviewed the pay estimates and change orders being presented for the Board's approval.

Upon motion by Director Crayton, seconded by Director Velazquez, 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. 1 in the amount of \$156,555.00; b) WWTP No. 2 Pay Estimate No. 19 in the amount of \$19,501.78; c) Lift Station No. 8 Pay Estimate No. 7 in the amount of \$39,045.77; d) Lift Station No. 3 Improvements Pay Estimate No. 6 & Final in the amount of \$104,224.58; e) Public Utilities to Serve Lift Station No 8 Developments – PH II Pay Estimate No. 1 in the amount of \$589,934.25; f) Sanitary Sewer Rehabilitation – PH I-III Pay Estimate No. 2 in the amount of \$77,214.60; g) Sanitary Sewer Cleaning & Televising – Phases 13-16 Change Order No. 1 in the amount of \$3,305.00 and 0 calendar days; 2) the written Detention Facilities Maintenance Report;

3) the written the Tax Assessor/Collector's Report, including payment of tax-related checks; 4) the written Delinquent Tax Attorney's Report; 5) the written Garbage and Recycling Service Report; 6) the written Communications Report; 7) the written Operations Report; 8) the written Engineer's Report; and 9) minutes of prior meetings, including March 27, 2024 and April 17, 2024; and 10) approval of an Underground Power Easement Agreement with Gosling MF Prop. Co. 2, L.L.C. and a Sanitary Sewer Easement with ONM Living. 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 noted she would bring Republic's donation check for the Bridgestone Greenways Conservancy to the next Board meeting.

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

Ms. Klein stated the contractor for the Bridgestone MUD Park is estimating completion around July 3<sup>rd</sup>.

#### DETENTION FACILITIES REPORT

No further detention facilities report was given.

#### TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Hall stated she had nothing further to add.

#### BOOKKEEPER'S REPORT

Ms. Ferguson stated she provided a handout with a summary of the District's funds. Director Velazquez asked various questions about her request for all records and invoices related to the construction of the Bridgestone MUD Park. Discussion ensued regarding Director Velazquez's request and Director Pack suggested scheduling a meeting with him, Director Velazquez and Ms. Mary Jarmon to review and discuss the request.

Upon motion by Director Crayton, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted three (3) votes in favor with Director Velazquez abstaining, to approve the bookkeeper's report, investment report and payment of bills reflected therein.

#### COMMUNICATIONS REPORT

Ms. Bradley stated she can answer any specific questions from the Board, but she does not

have any action items.

### OPERATIONS REPORT

Mr. Staab reported he is obtaining proposals to pull the booster pump at Water Plant No. 2 due to efficiency issues. Mr. Staab then reported Blower No. 2 at WWTP No. 1 is being pulled for preventative maintenance in the approximate amount of \$22,000.00. Upon motion by Director Crayton, seconded by Director Marks after full discussion and the question being put to the Board, the Board voted unanimously to: 1) authorize termination of delinquent accounts in accordance with the District's Rate Order; and 2) authorize the write-off of uncollectable accounts listed in the operator's report.

### DELINQUENT TAX ATTORNEY'S REPORT

No further delinquent tax attorney's report was given.

### DIRECTOR'S INSPECTION REPORT

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

### GENERAL MANAGER'S REPORT

Mr. Schkade presented his general manager's report to the Board.

### RECREATIONAL FACILITIES REPORT

Director Crayton stated AlphiOmega is working on preparation of the conceptual design of the veterans memorial and it will be viewed at a future meeting.

Director Crayton stated the Bridgestone HOA is requesting to install a Flock camera on a small lot on the south side of Bridgeview Lane, which is owned by General Homes. Mr. Polley stated the District does not own that tract and there is no action for the District to take regarding the request.

Mr. Polley stated the full draft set of park rules was included in the share folder for tonight's Board meeting. Mr. Polley asked the Board to review the draft and let PG know of any requested changes so the rules can be revised accordingly. Mr. Klein stated the signage with park rules has already been ordered, so if the Board would like to make any changes to the rules included on the signs, new signs will need to be ordered.

### ENGINEERING REPORT

Mr. Schilhab presented a feasibility study for Gosling Spring Properties Development, LLC, a copy of which is attached hereto. Mr. Schilhab stated the development will consist of two (2) commercial developments and no utility extensions are needed.

Mr. Schilhab next presented an updated feasibility study for Lincoln Wood Baptist Church, a copy of which is attached hereto. Mr. Schilhab stated the development is a non-taxable entity

located outside the boundaries of the District. Mr. Schilhab stated a private sanitary sewer easement will be needed.

Upon motion by Director Crayton, seconded by Director Velazquez after full discussion and the question being put to the Board, the Board voted unanimously to approve the feasibility studies for Gosling Spring Properties Development, LLC and Lincoln Wood Baptist Church.

Mr. Schilhab reported the Water Plant Inspection Report is included in this month's engineer report for Board review.

Mr. Schilhab then stated Quiddity is ready to present the Asset Management Plan to the Board at a future special Board meeting.

Mr. Schilhab requested authorization to work with WDM to update the District's Drought Contingency Plan and Water Conservation Plan per the Texas Commission on Environmental Quality's 5-year requirements. Upon motion by Director Crayton, seconded by Director Marks after full discussion and the question being put to the Board, the Board voted unanimously to authorize Quiddity and WDM to update the District's Drought Contingency Plan and Water Conservation Plan.

Mr. Schilhab then requested authorization to proceed with a Consent to Encroachment Agreement for Gosling Professional Plaza. Upon motion by Director Velazquez, seconded by Director Crayton, after full discussion and the question being put to the Board, the Board voted unanimously to authorize preparation of the Consent to Encroachment Agreement.

#### ATTORNEY'S REPORT

Mr. Polley presented an Order Changing District Office and Mailing Address and Meeting Place Outside the Boundaries of the District (the "Order") to the Board, a copy of which is attached hereto. Mr. Polley stated the Order updates the mailing and physical address for the PG office, which will be moving as of June 1<sup>st</sup>. Mr. Polley noted the Texas Water Code requires publication of the notice, which PG will be handling for all of its clients. Upon motion by Director Marks, seconded by Director Crayton after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Order.

The Board concurred to remove the agenda item for membership in the American Water Works Association and the Texas Rural Water Association until a Director asks for it to be added.

Mr. Polley explained the Director/consultant liaison system, and noted the recent Board turnover has left several liaison vacancies. Director Pack stated he would serve as the liaison for communications and Directors Velazquez and Marks stated they would serve as the liaisons for engineering. Upon motion by Director Velazquez, seconded by Director Crayton after full discussion and the question being put to the Board, the Board voted unanimously to approve the liaisons as outlined above until the Board can further consider the liaisons.

#### 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.

Mr. Willgrubs stated an update on negotiations to acquire sanitary control easements for Water Well No. 5 would be given in closed session.

PUBLIC COMMENT

Ms. Tomi Burgess, resident of the District, addressed the Board regarding the results of the public hearing for the Abbey at Spring Town Center. Ms. Burgess also asked if the Bridgestone MUD Park will be a smoke free campus. Ms. Klein stated the Bridgestone MUD Park will be smoke free. Mr. Polley stated the Abbey at Spring Town Center matter has not yet been resolved.

Mr. David Berry, resident of the District, thanked the District's consultants for all of their work with the District over the years. Mr. Berry stated he enjoyed his four (4) years on the Board. In response to Mr. Garrett's previous public comments, Mr. Berry stated there has never been any theft on the Board or by the District's consultants, and the District is a great organization.

EXECUTIVE SESSION

Director Pack convened the Board in executive session at 7:39 p.m., pursuant to Section 551.072, Texas Government Code, regarding negotiation on the acquisition of real property. Directors Pack, Crayton, Velazquez, and Marks, Mr. Schkade, Mr. Dill, Mr. Willgrubs, Mr. Rowe, Mr. Staab, Mr. Schilhab and Mr. Polley, and Ms. Miller remained in the executive session.

RECONVENE IN OPEN SESSION

Director Pack then reconvened the meeting in open session at 7:52 p.m., at which time no further action was taken.

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

PASSED, APPROVED AND ADOPTED this 18<sup>th</sup> day of June, 2024.



  
Secretary, Board of Directors