

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, February 18, 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 January 28, 2025
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
5. Bridgestone MUD Park items, including:
 - a. Rental Rates
 - b. Policies and Rules for Use of the Bridgestone MUD Park Pavilion
 - c. Proposals for Splash Pad Resurfacing

- d. Purchase of New Security Cameras for Park Facilities
- e. Resolution Declaring Surplus Property and Authorizing Sale of Property related to Cameras for Park

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. Strategic Partnership Agreement Audit
- 2. Real Estate Consultant Report, including possible closed session regarding:
 - 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. Sale of 2.78-acre tract on Gosling Road and Kuykendahl Road
- 3. Detention Facilities Maintenance Report, including authorizing repairs as needed
- 4. Tax Assessor/Collector's Report, including:
 - a. additional tax related checks, termination of service on delinquent accounts, and payment agreements
 - b. Resolution Concerning Exemptions from Taxation for 2025 Tax Year
- 5. Bookkeeper's Report, including payment of additional bills, and issuance of additional checks
- 6. Communications Report, including District website
- 7. Operations Report, including:
 - a. maintenance/repairs to District facilities
 - b. termination of service to and/or write-off of delinquent accounts
 - c. updates to District's Emergency Preparedness Plan pursuant to Texas Commission on Environmental Quality ("TCEQ") rules
- 8. General Manager's Report, including construction/installation of walls at various District facilities
- 9. Engineering Report, including:
 - a. Requests for service, annexation and/or feasibility studies
 - 1. Spring BTR Development Reserve B
 - 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 II
 - e. SCADA
 - f. 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, including:
 - 1. Water Well No. 5
- d. Plan review encroachment requests, including:
 - 1. Gosling Retail Center Easement Encroachment
- 10. Director's items, including:
 - a. Discuss Director's inspection of facilities
 - b. Policy Regarding Consultant Reports and Invoices
- 11. Park Manager's Report, including:
 - a. construction, schedule updates, completion status, signage and opening date of Bridgestone MUD Park
 - b. proposal for second fountain and new fountain heads
 - c. proposal for insurance coverage of Bridgestone MUD Park
- 12. Attorney's Report, including:
 - a. Engage auditor to prepare Agreed-Upon Procedures Report for reimbursement to Greystar Development Central, LLC
 - b. Post-Issuance Tax-Exempt Debt Compliance, including:
 - 1. Amended Post-Issuance Tax-Exempt Debt Compliance Policy
 - 2. Annual Checklist
 - 3. Attendance at Post-Issuance Tax Exempt Debt Compliance Training seminar on April 12, 2025
 - c. Filing of financial and tax-related information with Texas Comptroller's Special Purpose District Public Information Database
 - d. Warranty extension on Hart Intercivic Verity voting equipment
 - e. Appeal to TCEQ of Resolution Removing Director Pursuant to Texas Water Code Section 49.052(g)


F. PUBLIC COMMENT

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 14th day of February 2025.



BRIDGESTONE MUNICIPAL UTILITY DISTRICT

By: 

 Jon D. Polley
 Polley Garza PLLC
 Attorneys for the District