

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

September 17, 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, September 17, 2024, at 5:30 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, thus constituting a quorum. Also attending the meeting were: Mr. Ron Schkade, General Manager of the District; Ms. Monica A. Garza, attorney, and Ms. Kathryn Cain, paralegal, of Polley Garza PLLC (“PG”), attorneys for the District; Messrs. David Rowe and Danny Staab and Ms. Therese Eisenhour of Water District Management Company, Inc. (“WDM”), operators for the District; Ms. Christina Ferguson of Myrtle Cruz, Inc., bookkeeper for the District; Mr. Ryan Schilhab, P.E., of Quiddity Engineering LLC (“Quiddity”), engineers for the District; Mr. Travis Benes of Storm Water Solutions (“SWS”), detention pond maintenance provider for the District; Ms. Pat Hall of Equi-Tax, Inc., tax assessor/collector for the District; Mr. Greg East of Perdue Brandon Fielder Collings & Mott LLP (“Perdue Brandon”), delinquent tax attorney for the District; Corporal Cowan, Harris County Precinct 4 Constable; Ms. Tara Klein of Four and One Landscape Architects, landscape architects for the Bridgestone MUD Park; Mr. Brian Sparks and Ms. Doris Parnell of Triton Consulting Group, communications consultant for the District; Ms. Barbara Nussa of Republic Services, Inc., garbage and recycling service provider for the District; and Mr. 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.

PLEDGES OF ALLEGIANCE

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

EXECUTIVE SESSION

Director Pack convened the Board in executive session at 5:33 p.m., pursuant to Section 551.071, Texas Government Code, regarding attorney-client privilege as it relates to customer charges for North Harris County Regional Water Authority (“NHCRWA”) fees and appeal of security fees by the Abbey at Spring Town Center. Directors Pack, Marks, Velazquez, Woollard, and Crayton; Mr. Schkade; Ms. Garza and Ms. Cain exited the room to convene in the executive session.

RECONVENE IN OPEN SESSION

Director Pack then reconvened the meeting in open session at 6:28 p.m., at which time no action was taken.

HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

Corporal Cowan reviewed the security report for the month of August, a copy of which is attached hereto.

PUBLIC COMMENT

Mr. Schkade stated five (5) public comment cards were received and proceeded to read such comments aloud to the Board.

Ms. Cynthia Moore, resident of the District, addressed the Board regarding her disappointment in behaviors exhibited by certain Directors during Board meetings.

Mr. Schkade noted tonight's public comments/questions and answers will be posted on the District's website.

Director Pack and Ms. Garza then briefly explained to the members of the public the topics discussed during executive session and why the Board's discussion of such matters was subject to the attorney-client privilege.

Next, Director Pack explained that on September 19, 2023, the Board voted to reduce the rates charged to District customers relating to NHCRWA fees; however, such rate reduction was never implemented by the District's Operator. Director Velazquez stated that yesterday, the NHCRWA reduced their surface water rates and groundwater pumpage fees by a total of \$1.00 per 1,000 gallons. Director Velazquez then made a motion to reduce the NHCRWA rates charged to District customers by a total of \$2.00 per 1,000 gallons. The motion failed for lack of a second. Upon motion by Director Woollard, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted unanimously to implement the \$1.00 decrease on the NHCRWA fee that was approved on September 19, 2023, effective October 1, 2024. Ms. Garza confirmed with the Operator that as of October 1, 2024, the NHCRWA rate that will be charged to District customers is \$4.05 per 1,000 gallons.

Director Velazquez stated that the District could potentially issue a credit to District customers for the amount by which customers were overcharged for NHCRWA fees during the past year. Director Pack stated that the District will be holding a special Board meeting within the next few weeks to discuss how to address such billing error.

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. Directors Crayton and Velazquez requested that the minutes of the August 20, 2024 and September 5, 2024 Board meetings, Bookkeeper's Report, Tax Assessor/Collector's Report, and Engineer's Report be moved to the regular agenda.

Upon motion by Director Crayton, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to approve the following Consent Agenda items: 1) the written Detention Facilities Maintenance Report; 2) the written Delinquent Tax Attorney's Report; 3) the written Garbage and Recycling Service Report; 4) the written Communications Report; and 5) the written Operator's Report. Each of the written reports referenced above are attached as exhibits hereto.

REGULAR AGENDA

MINUTES OF PRIOR MEETINGS, INCLUDING AUGUST 20, 2024, AND SEPTEMBER 5, 2024

Director Velazquez stated that she provided PG with certain revisions to the minutes of the September 5, 2024 Board meeting regarding action taken by the Board on proposals for installation of a fence at the Bridgestone MUD Park and a potential grand opening ceremony at the park. The Board clarified that it did not approve a fencing proposal but only the concept of installing a fence at the Bridgestone MUD Park. Upon motion by Director Velazquez, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the September 5, 2024 meeting, as revised.

Director Crayton then requested that the minutes of the August 20, 2024 Board meeting be revised to reflect that he abstained from the motion regarding installation of security cameras at certain District facilities. Upon motion by Director Crayton, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted four (4) votes in favor, with Director Velazquez abstaining, to approve the minutes of the August 20, 2024 meeting, as revised.

STRATEGIC PARTNERSHIP AGREEMENT ("SPA") AUDIT REPORT

No SPA Audit Report was given.

GARBAGE AND RECYCLING SERVICE REPORT

Ms. Nussa reported that the donation check for the Bridgestone MUD Park was issued and sent to the District via overnight mail. Ms. Nussa then reminded the Board that the District's document shredding event is scheduled to be held on October 12, 2024. Director Crayton requested that Triton modify the flyer for such event to clarify that the event is not only for people residing within the Bridgestone neighborhood. Director Crayton further requested that Triton send a text message to District residents prior to the shredding event.

REAL ESTATE CONSULTANT REPORT

Mr. Willgrubs then reported that two (2) of the six (6) Sanitary Control Easements related to Water Well No. 5 at Water Plant No. 4 site have yet to be signed by the homeowners.

Regarding the Release of Easement for the District's 2.78-acre tract on Gosling Road and Kuykendahl Road, the Board instructed Mr. Willgrubs to stop pursuing such release from the property owner.

FINANCIAL ADVISOR'S REPORT, INCLUDING 2024 TAX RATE RECOMMENDATIONS, PUBLICATION OF EFFECTIVE TAX RATE AND OTHER PUBLIC NOTICES, AND PUBLIC HEARING DATE FOR 2024 TAX RATE

Mr. Howell next reviewed his 2024 tax rate recommendation with the Board, a copy of which is attached hereto. Mr. Howell informed the Board that the 2024 assessed valuation would be approximately \$2.374 billion which represents a \$64 million increase over 2023. Mr. Howell then reminded the Board that the 2023 tax rate was set at \$0.49 per \$100 assessed valuation, comprised of \$0.28 for debt service tax and \$0.21 for operation and maintenance tax. Mr. Howell further recommended the District publish a 2024 tax rate of \$0.49 per \$100 assessed valuation.

Mr. Howell further recommended that the District transfer \$2 million from the General Fund to the Debt Service Fund prior to November 2024, and transfer an additional \$1 million in March 2025.

Upon motion by Director Woollard, seconded by Director Crayton, after full discussion and the question being put to the Board, the Board voted four (4) votes in favor, with Director Velazquez abstaining, to schedule the public hearing on the tax rate for Tuesday, October 15, 2024, at 6:00 p.m., and authorize the Tax Assessor/Collector to publish a notice of public tax hearing reflecting a proposed tax rate of \$0.49 per \$100 assessed valuation.

DETENTION FACILITIES MAINTENANCE REPORT

Mr. Benes reviewed the Detention Facilities Maintenance Report, a copy of which is attached hereto. Mr. Benes reviewed the status of various repair items.

Mr. Benes then reported the PG sent a letter to Klein Independent School District ("ISD") regarding repairs needed to the intake pipe at the Mueller ditch. Director Pack requested that PG follow-up with Klein ISD regarding the status of repairs.

Mr. Benes next presented to the Board a proposal in the amount of \$1,950 for the removal of sediment from the trash trooper located in Senterra Lakes.

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 Detention Facilities Maintenance Report including the proposal in the amount of \$1,950 for the removal of sediment from the trash trooper located in Senterra Lakes.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Hall reviewed the Tax Assessor/Collector Report with the Board, a copy of which is attached hereto. Ms. Hall reported that the District's 2023 taxes are 98.6% collected. Ms. Hall then confirmed that Equi-Tax will publish a notice of public tax hearing reflecting a proposed 2024 tax rate of \$0.49 per \$100 assessed valuation.

Director Crayton requested that Ms. Hall provide the Board with updated information regarding non-taxable multifamily accounts within the District.

DELINQUENT TAX ATTORNEY'S REPORT

Mr. East reviewed with the Board the delinquent tax attorney's report. Mr. East explained that Perdue Brandon will not be filing suit against one (1) of the accounts listed on the report due to the value of the account recently being significantly reduced by the Harris Central Appraisal District. 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 authorize termination of service to the delinquent 2023 tax accounts reflected in the report following the delinquent tax attorney sending a final letter to the delinquent taxpayers.

BOOKKEEPER'S REPORT

Director Velazquez requested that the Bookkeeper include data in the monthly Bookkeeper's Reports regarding the District's operating reserve.

Discussion then ensued regarding the timeline for vendors and consultants providing invoices to the Bookkeeper and the Bookkeeper preparing checks for the Board's execution.

Director Crayton next requested that the Bookkeeper add a line item to the District's budget to track water and sewer revenue received from non-taxable multifamily customers. Ms. Ferguson stated that the Operator will need to identify such customers so that the Bookkeeper can track the revenue.

Upon motion by Director Crayton, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to approve the written Bookkeeper's Report, including issuance of checks and payment of bills stated therein.

PREPARATION OF FISCAL YEAR ENDING (“FY”) 2025 BUDGET

Ms. Ferguson stated that she is still developing the FY 2025 budget and will provide a draft to the Board and consultants in November. Discussion ensued regarding conducting a water and sewer rate analysis. Director Velazquez then made a motion to engage Quiddity to perform the analysis; however, the motion failed for lack of a second. Director Velazquez requested that Quiddity provide the Board with a cost estimate to conduct a water and sewer rate analysis.

ORDER REGARDING ANNUAL REVIEW OF RULES, POLICIES, CODE OF ETHICS AND LIST OF AUTHORIZED BROKERS FOR THE INVESTMENT OF DISTRICT FUNDS (THE “ORDER REVIEWING INVESTMENT POLICY”)

Ms. Garza explained that the Public Funds Investment Act requires annual review of the District's Investment Policy by the Board and presented the Order Reviewing Investment Policy for the Board's review and adoption, a copy of which is attached hereto. Ms. Garza noted that the only change is an updated broker list of approved financial institutions/brokers provided by the District's bookkeeper. Upon motion by Director Crayton, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted four (4) votes in favor and Director Velazquez abstaining, to adopt the Order Reviewing Investment Policy.

COMMUNICATIONS REPORT

Discussion ensued regarding the placement of the public comments/questions and answers on the District's website. Mr. Schkade requested that Triton post a notice on the home page of the District's website directing people to such information.

OPERATIONS REPORT

Mr. Staab reviewed various repair and maintenance items throughout the District.

Mr. Staab reported that the Bridgestone homeowners' association (“HOA”) requested that the District waive the \$1,050 tap fee for the HOA's ¾” irrigation meter. Director Crayton then made a motion to waive the tap fee; however, the motion failed for lack of a second.

Director Crayton next requested that when a consultant reaches out to the President or Vice President in between meetings to request approval to make a purchase on behalf of the District of over \$2,000, that the consultant provide notice of such request to the remaining Directors.

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: 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.

GENERAL MANAGER'S REPORT

Mr. Schkade presented the General Manager's Report to the Board, a copy of which is attached hereto.

Mr. Schkade reported that a pre-construction meeting is scheduled for September 20, 2024, with the Engineer, Operator, and Aber Fence on-site at the Wastewater Treatment Plant (“WWTP”) No. 2.

Mr. Schkade then reported that security cameras were purchased for the Bridgestone MUD Park and he is investigating options for data storage. Mr. Schkade stated that he will provide the Board with a recommendation on the same at the next regular Board meeting.

Next, Mr. Schkade reported that he continues to coordinate with the Spring Fire Department for dates to offer CPR classes to the community. Mr. Schkade stated that he will provide Directors with potential dates and added that the classes are free of charge.

Mr. Schkade then reported that the District turned over the temporary rental fencing to the contractor working on Water Plant No. 4. Mr. Schkade stated that the contractor will now be responsible for paying to lease such fence.

Mr. Schkade then reminded the Board that it previously approved a proposal from Convergentz for installation of AV equipment at the District’s building; however, it was determined that the equipment provided in the proposal is not sufficient for the District’s needs. Mr. Schkade reported that he is coordinating with another audio/video vendor regarding purchase/installation of the necessary equipment.

Mr. Schkade next reported that he is obtaining proposals for holiday lighting at the District’s Building and at Bridgestone MUD Park.

ENGINEERING REPORT

Mr. Schilhab presented the feasibility study for the 10.03-acre Spring Stuebner Business Park Development to be located on Rhodes Road. Mr. Schilhab reported that the development will consist of five (5) commercial office and warehouse buildings. Mr. Schilhab further reported that District water lines are located nearby; however, no sanitary sewer lines are located near the development. Mr. Schilhab explained that option no. 1 is to extend the District’s sanitary sewer line from Gosling Road to the new development, which will allow the District to provide sanitary sewer service to up to 12 future developments. Mr. Schilhab explained that this option will cost approximately \$988,000 and will require acquisition of several easements. Mr. Schilhab stated that the developer is eligible for 70% reimbursement of their costs. Mr. Schilhab explained that if the Gosling Pines Homeowners Association (“Gosling Pines”) is agreeable, option no. 2 is to extend a private sanitary sewer line along Gosling Pines’ property from the District’s sanitary sewer line on Lakota Trail to the new development at a cost of approximately \$40,000. Extensive discussion ensued regarding the costs and benefits of each option. Director Velazquez then made a motion to accept the feasibility study including option no. 1; however, the motion failed for lack of a second. Upon motion by Director Marks, seconded by Director Crayton, after full discussion and the question being put to the Board, the Board voted four (4) votes in favor, with Director Velazquez voting in opposition, to approve the feasibility study for Spring Stuebner Business Park Development including option no. 2, subject to acquisition of an easement from Gosling Pines.

Mr. Schilhab then reported that the contractor plans to mobilize to begin construction on Water Plant No. 4 on October 1, 2024, and noted that the anticipated completion date is May 31,

2025.

Mr. Schilhab next reported that the start-up and 30-day demonstration period is underway at WWTP No. 2. Mr. Schilhab further reported that the electricity meters were received this week from CenterPoint.

Mr. Schilhab then reported that the contractor working on the Lift Station No. 8 construction project has demobilized until the natural gas generator is delivered, which is expected to occur in October. Mr. Schilhab further reported that once the generator is installed, the project will be complete.

Mr. Schilhab next reported that the Sanitary Sewer Rehabilitation – Phase I project is underway, and the contractor is currently repairing trunk lines.

Mr. Schilhab then reported that the Sanitary Sewer Rehabilitation – Phase II project was advertised, and bids were received on August 27, 2024. Mr. Schilhab reported that three (3) bids were received and stated that Quiddity recommends awarding the contract to Insituform Technologies, LLC (“Insituform”) in the amount of \$5,211,659.50. Mr. Schilhab explained that Insituform is the only bidder who satisfied the minimum installation and experience requirements outlined in the bid package. Representatives from all three (3) bidders, Champions Cleaning Specialists, Inc., AIMS Rehab, LLC, and Insituform introduced themselves to the Board and briefly reviewed their qualifications and professional experience. Upon motion by Director Woollard, seconded by Director Velazquez, after full discussion and the question being put to the Board, the Board voted unanimously to award the contract for the Sanitary Sewer Rehabilitation – Phase II project to Insituform in the amount of \$5,211,659.50.

Regarding the Sanitary Sewer Cleaning & Televising Project – Phases 13-16, Mr. Schilhab reported that the contractor provided Quiddity with video footage of the televised sanitary sewer line segments and manholes; however, the videos are not adequate, and Quiddity does not recommend payment to the contractor at this time.

Mr. Schilhab then reminded the Board that last month, it awarded the contract for the SCADA project to W.W. Payton Corporation. Mr. Schilhab stated that he will provide the contract to the Board tonight for execution. Mr. Schilhab then noted that the contract price is \$1,750,000 and the District budgeted \$2,335,000 for the project.

Mr. Schilhab next reported that Quiddity advertised the Water Plant & Lift Station Generator Replacement/Additions project and received three (3) bids on September 12, 2024. Mr. Schilhab stated that Quiddity recommends awarding the contract to McDonald Municipal and Industrial (“McDonald”) in the total amount of \$2,981,169, which includes a base bid of \$2,907,169 and acceptance of the alternate bid items in the amount of \$74,000. 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 award the contract for the Water Plant & Lift Station Generator Replacement/Additions project to McDonald in the amount of \$2,981,169.

Mr. Schilhab went on to report that Quiddity will proceed in January 2025 with designing Phases 1-2 of the Asset Management Program Lift Station facilities.

Regarding the proposed Water Well No. 5, Mr. Schilhab reported that two (2) of the necessary Sanitary Control Easements have yet to be signed by the homeowners. Mr. Schilhab then stated that no funding source has been allocated for the Water Well No. 5 project and that if the District intends to move forward with the design of such project, funds will need to be allocated.

Mr. Schilhab next reported that the District's website portal for developer services is now online.

Mr. Schilhab then reported that Quiddity continues with the design of the All Seasons Plaza Retail Development Utility Extension project. Mr. Schilhab further reported that Quiddity is coordinating with BD Realty Advisors and PG to obtain the necessary easements.

Next, Mr. Schilhab reported that Quiddity is continuing with the design of the WWTP No. 1 Improvements project.

Mr. Schilhab reminded the Board that the Sanitary Sewer Rehabilitation – Phase III project will focus on manhole rehabilitation. Mr. Schilhab reported that Quiddity will advertise this project once the Sanitary Sewer Rehabilitation – Phase II project is complete.

Mr. Schilhab then reported that Quiddity is continuing with the design of the Lift Station No. 9 and Utility Extension to serve the ONM Living Development project.

Mr. Schilhab next reported that Quiddity is continuing with the design of the relocation of the emergency interconnect with Bilma Public Utility District. Mr. Schilhab explained that the interconnect will need to be relocated due to the ONM Living Development project.

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 approve: 1) the written Engineer's Report; and 2) pay estimates and change orders as follows: a) WWTP No. 2 Pay Estimate No. 23 in the amount of \$23,571.80; and b) Sanitary Sewer Rehabilitation Phase I Pay Estimate No. 5 in the amount of \$374,004.71.

DIRECTOR'S ITEMS

Director Velazquez noted that paint is chipping off the fence at Water Plant No. 1. Mr. Schkade stated that such fence is still under warranty and added that he will coordinate the repair of the fence with Aber Fence.

Ms. Garza then presented a Resolution Adopting Policy Regarding Official District Communications (the "Resolution"), which designates a District spokesperson to convey official messages to the public on behalf of the District. Ms. Garza explained that the Resolution prohibits any Director from making public statements on social media on behalf of the District and authorizes the designated spokesperson to provide such official District communications. Ms. Garza further explained that this communications policy is not intended to stifle the right of freedom of speech of anyone speaking in a personal capacity. Upon motion by Director Marks, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted four (4) votes in favor, with Director Velazquez voting in opposition, to adopt the

Resolution and designate the District's communications consultant as the designed spokesperson for the District.

Discussion then ensued regarding the future use of the 2.78-acre tract at the northeast corner of Kuykendahl Road and Gosling Road. Director Crayton stated that such land was purchased by the District for the purpose of constructing a veteran's honor ring memorial. Director Woollard stated that due to the District's current budgetary limitations, the District will not have funds to construct the memorial for several years. Upon motion by Director Marks, seconded by Director Valezquez, after full discussion and the question being put to the Board, the Board voted four (4) votes in favor, with Director Crayton voting in opposition, to sell the 2.78-acre tract at the northeast corner of Kuykendahl Road and Gosling Road. The Board confirmed that BD Realty Advisors is authorized to market such property for sale.

BRIDGESTONE MUD PARK

Ms. Klein reviewed the status of construction of the Bridgestone MUD Park with the Board. Ms. Klein then presented Forney Construction, LLC's ("Forney") Change Order No. 17 for no change in cost and an increase in contract days due to rain and Pay Application No. 19 in the amount of \$506,998.14. Ms. Klein stated that if Forney completes the final punch list items by next month, she will present the final pay application and recommend release of retainage at the next regular Board meeting. Discussion ensued regarding the final completion date of the Bridgestone MUD Park.

Ms. Klein then presented a contract with Woodcreek Landscape Company ("Woodcreek") in the amount of \$112,320 for one-year of landscape maintenance at the Bridgestone MUD Park.

Upon motion by Director Crayton, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted four (4) votes in favor, with Director Velazquez voting in opposition, to approve Pay Application No. 19 in the amount of \$506,998.14.

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 approve Change Order No. 17 for no change in cost and an increase in contract days due to rain.

Upon motion by Director Crayton, seconded by Director Marks, after full discussion and the question being put to the Board, the Board voted four (4) votes in favor, with Director Velazquez voting in opposition, to approve the contract with Woodcreek in the amount of \$112,320 for one-year of landscape maintenance at the Bridgestone MUD Park.

Regarding the management and operation of the Bridgestone MUD Park, Ms. Klein stated that she provided Mr. Schkade with a list of recommended services. Director Pack requested that Mr. Schkade provide the Board with applications from park management contractors as well as a cost estimate for in-house park management services.

ATTORNEY'S REPORT

Ms. Garza next presented to the Board the insurance renewal proposal from Arthur J. Gallagher & Co., a copy of which is attached hereto. Ms. Garza noted the proposal reflects a premium increase from \$117,119 to \$163,362 due to an increase in the value of the District's insured property. 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 for renewal of the District's insurance coverages.

A brief discussion ensued regarding PG creating and maintaining an action item list ("AIL") for the Directors and consultants. 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 authorize PG to prepare an AIL following each Board meeting.

PUBLIC COMMENT, CONTINUED

Mr. Schkade stated that an additional public comment card was received and proceeded to read such comments aloud to the Board. Mr. Schkade reiterated that tonight's questions and answers will be posted on the District's website.

EXECUTIVE SESSION

Director Pack convened the Board in executive session at 10:13 p.m., pursuant to Section 551.072, Texas Government Code, regarding deliberations regarding real property related to easement acquisition for the All Seasons Plaza Retail Development. Directors Pack, Crayton, Woollard, Marks, and Velazquez; Mr. Willgrubs; Mr. Schkade; Mr. Schilhab; Ms. Garza and Ms. Cain remained in the executive session.

RECONVENE IN OPEN SESSION

Director Pack then reconvened the meeting in open session at 10:22 p.m.

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 BD Realty Advisors to proceed with pursuing the easement acquisition for the All Seasons Plaza Development pursuant to the terms discussed in executive session.

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

PASSED, APPROVED AND ADOPTED this 15th day of October 2024.



[Handwritten Signature]
Secretary, Board of Directors