

MINUTES OF MEETING OF BOARD OF DIRECTORS

October 21, 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 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, October 21, 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, thus constituting a quorum. Director Marks attended the meeting by video conference. Also attending the meeting were: Ms. Megan Bradley, Executive Vice President of the District; Ms. Lisa Bertram, Bridgestone MUD Park Manager; Ms. Kelley Lamb, Administrative Assistant of the District; Mr. Jon Polley, attorney, and Ms. Alison Miller, paralegal, of Polley Garza PLLC ("PG"), General Counsel to 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; Ms. Leslie Mendez of Equi-Tax, Inc., tax assessor/collector for the District; Mr. Ryan Schilhab, P.E., and Mr. Robert Thomas of Quiddity Engineering LLC ("Quiddity"), engineers for the District; Mr. Garrett McCray of Storm Water Solutions ("SWS"), detention pond maintenance provider for the District; Captain Juan Flores and Sergeant Brian Frasier of Harris County Precinct 4 Constable; Ms. Barbara Nussa of Republic Services, Inc., garbage and recycling service provider for the District; and Ms. Jenna Craig of Touchstone District Services ("Touchstone"), communications 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 of America and State of Texas flags.

PUBLIC COMMENT

Director Pack stated that going forward, if a Director or consultant is able to answer a question posed during public comment, they will provide an answer during the meeting.

Ms. Bradley stated one (1) public comment card was received regarding how Proposition 4 could impact the District if it passes during the upcoming election. Mr. Polley stated Proposition 4 would provide a dedicated source of funding for water infrastructure projects in Texas and the District would be eligible to apply for funding for projects that meet the criteria.

HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

Sergeant Frasier reviewed the security report for the month of September, a copy of which is attached hereto. Captain Flores reported on a potential increase to contract rates for security services next year and House Bill 192 that will allow the District to negotiate directly with Harris County for security services. Captain Flores stated he will share more information regarding the contract rate increase when it is available.

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. 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 minutes of prior meetings, including September 16, 2025, as presented; 2) pay estimates and change orders as follows: a) Sanitary Sewer Rehabilitation – Ph II Pay Estimate No. 7 in the amount of \$552,624.85; b) SCADA Pay Estimate No. 1 in the amount of \$194,175.00; c) Water Plant & Lift Station Generator Replacement/Addition Pay Estimate No. 4 in the amount of \$38,137.50; d) Trinity Grove WS&D Pay Estimate No. 5 in the amount of \$59,968.17; 3) the written Detention Facilities Maintenance Report; 4) the written Tax Assessor/Collector's Report, including payment of tax-related checks stated therein; 5) the written Delinquent Tax Attorney's Report; 6) the written Bookkeeper's Report, including payment of bills, issuance of checks, and review of investments; 7) the written Garbage and Recycling Collection Service Report; 8) the written Communications Report; 9) the written Operations Report; and 10) the written Engineering Report. Each of the documents referenced above are attached as exhibits hereto.

REGULAR AGENDA

2025 TAX RATE SETTING

Director Woollard reminded the Board that the Notice of Hearing and the proposed tax rate for 2025 of \$0.49 per \$100 assessed valuation was published as required by law. Director Woollard then stated Mr. John Howell, the District's financial advisor, recommended that the District adopt a debt service tax rate of \$0.27 per \$100 of assessed valuation for the calendar year ending December 31, 2025, and an operations/maintenance tax rate of \$0.22 per \$100 of assessed valuation for the calendar year ending December 31, 2025, for a total 2025 tax rate of \$0.49 per

\$100 of assessed valuation.

Director Pack then declared the public hearing open to discuss the District's proposed tax rate for 2025 and invited any members of the public to address the Board concerning same. No members of the public expressed a desire to address the Board regarding the 2025 tax rate. Director Pack then closed the public hearing.

Mr. Polley next presented for the Board's approval and adoption an Order Setting Rate and Levying Tax for 2025 (the "Order"). Upon motion by Director Crayton, seconded by Director Gebhart, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Order, thereby levying a debt service tax rate of \$0.27 per \$100 of assessed valuation for 2025, and an operations/maintenance tax rate of \$0.22 per \$100 of assessed valuation for 2025, for a total 2025 tax rate of \$0.49 per \$100 of assessed valuation. A copy of the Order is attached hereto as an exhibit.

Mr. Polley then explained that pursuant to Section 49.455 of the Texas Water Code, as amended, the District is required to amend its District Information Form any time information on such form changes. Mr. Polley informed the Board that because the District's 2025 tax rate has been adopted, an Amendment to District Information Form reflecting such tax rate is required. Upon motion by Director Woollard, seconded by Director Crayton, after full discussion and the question being put to the Board, the Board voted unanimously to authorize the execution of the Amendment to District Information Form, and to authorize PG to file such amendment in the Harris County Real Property Records and with the Texas Commission on Environmental Quality, as required by law.

STRATEGIC PARTNERSHIP AGREEMENT ("SPA") AUDIT, INCLUDING UPDATE SPA BUSINESS LIST

No SPA report was given.

REAL ESTATE CONSULTANT REPORT

No updates were given.

DETENTION FACILITIES MAINTENANCE REPORT

Mr. McCray reviewed the Detention Facilities Maintenance Report with the Board, a copy of which is attached hereto. Mr. Benes then reported a plug was installed in the outfall pipe that extends into the District park pond during cleaning, and the pipe started to lift. Mr. Benes stated the pipe is now visible above the water level. Mr. Benes then stated he has met with Ms. Bradley and Mr. Schilhab onsite, and they have determined the best course of action to be confirming the outfall pipe was installed correctly before moving forward with any repairs. Mr. Schilhab stated it is currently just an aesthetic issue, and it appears the stormwater quality feature inside the lid was not constructed per the approved plans, and he is working with the manufacturer on a plan.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Mendez briefly reviewed the Tax Assessor/Collector's Report with the Board.

DELINQUENT TAX ATTORNEY'S REPORT

Ms. Mendez briefly reviewed the Delinquent Tax Attorney's Report with the Board.

BOOKKEEPER'S REPORT

Ms. Ferguson noted a transfer to the District's debt service fund will not be necessary next month due to the receipt of several payments of existing infrastructure fees. Director Pack requested that the Bridgestone MUD Park (the "Park") expenses be broken out as a separate budget line item in the 2026 budget. Director Crayton requested that the Park employee salaries also be listed as a separate line item.

GARBAGE AND RECYCLING COLLECTION SERVICE REPORT

Ms. Nussa reported the fall park donation from Republic was delivered to Ms. Bradley. Ms. Nussa then reported the District's recent document shred event was very successful and served 208 cars.

COMMUNICATIONS REPORT

Ms. Craig provided an update on the District's website, news posts and statistics. Director Pack asked if the District's new website and park website will be live by the end of the month. Ms. Craig said she will see if both websites can be live by October 31st.

OPERATIONS REPORT

Mr. Staab reviewed various repair and maintenance items throughout the District and presented the list of delinquent and uncollectable accounts to the Board.

Mr. Staab reported he is working with Director Marks on a proposal to update the elevated storage tank's system to be compatible with the North Harris County Regional Water Authority's bleach system.

Mr. Staab then reported several violation notices from Harris County have been received for WWTP No. 2. Mr. Staab reminded the Board he previously informed them that the flow to WWTP No. 2 was not adequate and the system has needed supplemental feeding. Mr. Staab stated he is monitoring the system and the issues will resolve when more flow is routed to WWTP No. 2.

Mr. Staab next reported the rotating assembly repair for the centrifuge at WWTP No. 1 is scheduled for the first week of December and he is coordinating with Director Marks and PG on review of the contract for the new assembly.

Upon motion by Director Gebhart, seconded by Director Crayton, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) authorize the write-off of uncollectable accounts listed on the Operator's Report; and 2) authorize termination of delinquent accounts in accordance with the District's Rate Order/write offs.

GENERAL MANAGER'S REPORT

Ms. Bradley presented the General Manager's Report to the Board and reported on the status of various District projects. Ms. Bradley requested that the Directors submit questions to her regarding the proposed employee manual.

Ms. Bradley then reported she received notice that the District's sidewalk project was selected by Harris County Precinct 3 ("HCP 3") for partnership. Ms. Bradley stated the next step will be to provide the interlocal agreement with HCP 3 to Mr. Polley for review once it has been received. Ms. Bradley noted HCP 3 will likely not be ready to move forward with any projects until next year, so the Board has some time to decide whether or not to move forward with the partnership.

Ms. Bradley next reported the District will be holding a trunk or treat event on October 31st at the District park. Ms. Bradley stated any consultants that would like to donate candy for the event can deliver it to the District building.

BRIDGESTONE GREENWAYS CONSERVANCY ("BGC") UPDATE

Director Pack reported on the status of the BGC and stated the BGC Bylaws have been amended to require the District Board President and Treasurer as BGC Board members. Director Pack stated he would like to try to reenergize the BGC in order to assist with the District park in some way. Director Crayton stated the thought process behind the BGC was to fund major park maintenance items. Director Crayton further stated he hopes the BGC is successful.

AMENDMENT OF CONSULTANT CONTRACTS

Ms. Bradley reminded the Board a discussion was held at the October 9th special meeting to amend the contracts for PG, Quiddity and Touchstone to become flat fee contracts for general services. Mr. Polley noted PG normally sends notice of its annual rate adjustments in November or December each year, so those adjustments are not included in the contract amendment.

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 amended contracts with PG, Quiddity and Touchstone to add a fixed fee amount for general services.

PARK MANAGER'S REPORT

Ms. Bertram then reviewed the Park Manager's Report with the Board and reported on various park-related items. Director Crayton asked about the status of the park volunteer program. Ms. Bertram stated she has not had any interested applicants. Director Crayton asked Ms. Bertram to provide him with the application information because he knows several interested people. Ms. Bradley stated she will provide Director Crayton with the information.

DIRECTOR'S REPORT

Director Woollard reviewed her Director's inspection for the month of September.

Mr. Adam Guess, resident of the District and President of the Spring Terrace homeowners association ("HOA"), addressed the Board regarding a request for a waiver of the District's tap fee and plan review fee related to a proposed splash pad in Spring Terrace. Discussion ensued regarding the request.

Director Crayton made a motion to waive the plan review fee for the proposed splash pad. The motion failed due to lack of a second.

Director Pack stated he was not in favor of the District waiving the fees because it needs to treat all HOAs equally.

WATER AND SEWER RATE ANALYSIS, INCLUDING RATE ORDER AMENDMENTS RELATED TO SAME

Director Gebhart informed the meeting attendees that he and Director Crayton have recently worked extensively with WDM, Quiddity, Touchstone and Ms. Bradley on a rate analysis of the District's expenses and revenues related to water and wastewater services. Director Gebhart stated the District has a current deficit of approximately \$800,000.00 in water and wastewater revenue. Director Gebhart then reviewed the various proposed rates included in the rate analysis. Mr. Polley noted the Board still needs to determine if the garbage fee will be included in the base sewer rate or billed as a separate line item on the water bill, which would then also include sales tax.

Discussion ensued regarding the rate analysis and proposed rate changes.

Upon motion by Director Marks, seconded by Director Gebhart, after full discussion and the question being put to the Board, the Board voted four (4) votes in favor, with Director Crayton abstaining, to amend the District's Rate Order to implement option A of the rate analysis and include the garbage fee in the base sewer rate, to be effective January 1, 2026.

ENGINEERING REPORT

Mr. Schilhab presented the feasibility study for O'Reilly Auto Parts, a copy of which is attached hereto. Mr. Schilhab reported the proposed development is located at 4535 FM 2920, within the boundaries of the District. Mr. Schilhab stated no public utility extensions are necessary to serve the tract.

Mr. Schilhab then presented the feasibility study for JAMS Business Park, a copy of which is attached hereto. Mr. Schilhab reported the tract is located outside the boundaries of the District and will require annexation. Mr. Schilhab stated no public utility extensions are necessary to serve the tract.

Mr. Schilhab next reported the new owner of the tract located at 20727 Gosling Road has requested a feasibility study for a proposed retail building.

Mr. Schilhab also reported an encroachment agreement was received from Kinder Morgan for a pipeline easement encroachment located near the Trinity Grove development. Mr. Polley stated the comments he provided to Kinder Morgan are included and he recommends approval and

execution.

Mr. Schilhab noted the District's developer website portal is now live and developers will now submit all plans and requests through the portal.

Mr. Schilhab then reported he attended a site visit at the Bridgestone Lakes detention ponds with Director Crayton, Ms. Bradley and SWS. Mr. Schilhab stated an analysis is being prepared identifying several problematic areas and recommendations for repair.

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: 1) approve the feasibility study for the O'Reilly Auto Parts development; 2) approve the feasibility study for the JAMS Business Park development; 3) authorize preparation of a feasibility study for the tract at 20727 Gosling Road; and 4) authorize execution of the pipeline easement encroachment with Kinder Morgan, subject to final approval by PG.

ATTORNEY'S REPORT

Mr. Polley reported the developer of the Trinity Grove project is planning to assign the reimbursables from the District related to the project to National Finance Authority ("NFA") in exchange for reimbursement from NFA, in order to receive the reimbursement sooner. Mr. Polley explained when it comes time for reimbursement from the District, the District would be paying the reimbursement to NFA instead of the developer. Mr. Polley stated he will be doing additional research into this funding mechanism to understand whether this arrangement impacts the District.

Mr. Polley then requested the Board to designate a voting representative for Association of Water Board Directors ("AWBD") election and voting matters. The Board concurred to designate Ms. Bradley as their voting representative. 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 designate Ms. Bradley as the District's AWBD voting representative.

Mr. Polley stated he previously misunderstood Director Pack's desire regarding Ms. Bradley's title, and he now knows Director Pack desires her title to be both "Executive Vice President and General Manager". Mr. Polley then presented a Second Amended and Restated Employment Agreement (the "Amended Agreement") between the District and Ms. Bradley that adjusts her title to "Executive Vice President and General Manager". Upon motion by Director Crayton, seconded by Director Gebhart, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Amended Agreement.

PUBLIC COMMENT

A resident of the District addressed the Board regarding dog park matters and park staff matters. Ms. Bradley stated she and Ms. Bertram would look into the matters.

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

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

Signed by:



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Secretary, Board of Directors

