

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

May 7, 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 7, 2024, at 6:00 p.m.; whereupon, the roll was called of the members of the Board, to-wit:

Michael Crayton	President
Martha Gutierrez	Vice President
David Berry	Secretary
Mikuel K. Draper	Assistant Secretary
Martha Velazquez	Treasurer

All Directors were present except Director Berry, 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; Mr. Danny Staab of Water District Management Company, Inc. ("WDM"), operators for the District; Mr. Sean Passler of Four and One Landscape Architects, landscape architects for the Bridgestone MUD Park; Mr. Ron Schkade, General Manager for the District; Mr. Ulrik Folkmann of the Consulate General of Denmark; and Mr. Kim Nissan of Frontmatic. Several 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.

PUBLIC COMMENT

Mr. Schkade first introduced Messrs. Ulrik and Nissan to the Board. Messrs. Ulrik and Nissan then reviewed a presented regarding the water system in Denmark and implementation of a SCADA system.

Ms. Kelly Hodges of Hodges Communications Group addressed the Board regarding her work with the Bridgestone Greenways Conservancy ("BGC") nonprofit group. Ms. Hodges stated she is disappointed and upset by disparaging remarks that were made against her and her work for the BGC. Ms. Hodges stated all the work done by her and the BGC has been above board and everything is public record.

Ms. Tomi Burgess, resident of the District, addressed the Board regarding the Bridgestone

park. Ms. Burgess stated she appreciates the hard work done by everyone involved and that she has joined the committee regarding food trucks in the park.

Mr. Rick Wick, resident of the District, addressed the Board regarding the Abbey at Spring Town Center's (the "Abbey") appeal of security fees charged by the District.

Ms. Rita Harkless, resident of the District, addressed the Board and thanked everyone that has served on the Board. Ms. Harkless then asked what the plans are for the proposed veterans honor ring.

Mr. David Ellison, resident of the District, addressed the Board and thanked the Directors for serving. Mr. Ellison stated he has been pleased with his neighborhood and service received from the District.

REGULAR AGENDA

PUBLIC HEARING REGARDING APPEAL OF SECURITY FEES BY THE ABBEY AT SPRING TOWN CENTER

Mr. Polley reviewed the request from the Abbey at Spring Town Center regarding an appeal of security fees charged by the District. Mr. Daniel Edmunds then reviewed the appeal filed by the Abbey to the Board and reviewed the Abbey's arguments about why the Abbey believes the security fee is improper. Mr. Edmunds stated the Abbey is not asking for the security fee to be removed entirely, but to be implemented fairly across all District residents. Discussion ensued regarding the matter.

Director Crayton stated the matter would be further discussed and considered at the May 21st Board meeting.

AGREEMENT FOR TEMPORARY POWER TO WASTEWATER TREATMENT PLANT ("WWTP") NO. 2 (THE "AGREEMENT")

Mr. Polley presented the Agreement to the Board for approval. Mr. Polley reminded the Board the concept behind the Agreement was previously discussed and approved by the Board, which allows Trammel Crow Residential ("TCR") to pay for temporary overhead power service to WWTP No. 2. Mr. Polley then reviewed the terms of the Agreement and stated the cost included in the agreement that TCR will pay for temporary overhead power service is \$70,220.32, which includes 4% contingencies. Mr. Polley stated that any additional costs would be borne by the District. Upon motion by Director Crayton, seconded by Director Draper, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Agreement.

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

Mr. Passler reviewed the report on construction of the Bridgestone MUD Park with the Board. Mr. Passler then presented: 1) Pay Application No. 15 in the amount of \$1,317,443.55; and 2) Change Order No. 12 for a deduction of \$74,494.00 for revised scope items and five (5) additional days due to weather. 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 Change Order No. 12 for a deduction of \$74,494.00 for revised scope items and five (5) additional days due to weather. Upon motion by Director Crayton, seconded by Director Draper, after full discussion and the question being put to the Board, the Board voted three (3) votes in favor and one (1) vote opposed, with Director Velazquez voting in opposition, to approve Pay Application No. 15 in the amount of \$1,317,443.55.

VETERAN'S HONOR RING, INCLUDING CONCEPTUAL DESIGN

Director Crayton stated this item would be included on the May 21st regular agenda, and renderings would be available to view at that time.

WALKING/JOGGING TRAIL CONSTRUCTION

Director Crayton requested this item be included on the May 21st regular agenda.

RESOLUTION ESTABLISHING RULES AND REGULATIONS GOVERNING USE OF DISTRICT PARKS AND RECREATIONAL FACILITIES

The Board concurred to table this item until the May 21st regular Board meeting.

GENERAL MANAGER'S REPORT

Mr. Schkade presented his general manager's report to the Board. Mr. Schkade stated he found a less expensive vendor for the park security cameras. Mr. Polley stated the final pricing needs to be brought to the Board for approval since the Board previously approved another proposal. Mr. Schkade stated he would have the new proposal at the May 21st Board meeting.

PUBLIC COMMENT

Mr. Gary Burgess addressed the Board regarding the rate appeal from the Abbey. Mr. Polley stated he would be happy to discuss the matter with Mr. Burgess after the meeting.

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

PASSED, APPROVED AND ADOPTED this 18th day of June, 2024.



[Handwritten Signature]
Secretary, Board of Directors