

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

September 5, 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 special 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 Thursday, September 5, 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, thus constituting a quorum. Also attending the meeting were: 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; Mr. Richard Eagan of Woodcreek Landscape Company, Inc. ("Woodcreek"); and Ron Schkade, General Manager for the District.

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

Ms. Tomi Burgess, resident of the District, addressed several potential uses of the park.

Ms. Martha Gutierrez, resident of the District, asked if the Board is willing to take over the Bridgestone Greenways Conservancy, Inc., a non-profit organization to serve the park, and when public comments/questions and answers will be posted on the District's website.

BRIDGESTONE MUD PARK

Ms. Klein first reviewed the status of park construction and stated substantial completion is scheduled to occur between September 15th and September 20th. Ms. Klein then reviewed various items that need to be approved prior to completion. Ms. Klein noted that if the Board wishes to move forward with construction of a fence around the park, they will not be allowed to do so under the existing permit for the park site plan or until Forney has closed out the existing contract and are no longer on site.

Ms. Klein next reviewed the contract proposal between the District and Woodcreek in the amount of \$112,000. Mr. Eagan reviewed the terms of the contract and noted it includes 42 site visits with a 6-person crew, monthly irrigation inspections with a 2-person crew, freeze preparation, fertilization, mulching and a 100% guarantee on plant material and sod for in-kind replacement. Mr. Eagan noted the contract does not include replacement of the trees previously moved on the park tract. Mr. Eagan then reviewed additional details of the contract. The Board deferred action on the contract with Woodcreek.

Mr. Schkade presented options for park management services and stated the District can enter into a consulting contract for approximately \$250,000 to \$400,000 per year or hire a park manager directly. Mr. Schkade stated he has a meeting with another utility district that has a park manager to obtain additional information on park management options. Discussion ensued regarding the need for park manager and schedule for same.

Mr. Schkade then stated Precinct 4 can provide off-duty officer coverage for security at the park at a cost of \$1,620 per week for three (3) days per week. Discussion ensued regarding the days of operation for the park.

Mr. Schkade next presented bids for fencing around the park. Discussion ensued regarding the necessity of installing a fence at the park and the details of such fence. 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 Crayton abstaining, to approve the concept of constructing a fence around the park.

The Board then discussed potentially holding a grand opening event for the park. Ms. Bradley presented to the Board a proposal from Triton in the amount of \$21,850 for the coordination of such event. Ms. Bradley next responded to questions from Director Velazquez regarding the base proposal and certain additional options. Discussion then ensued regarding the creation of committees to plan the grand opening event and to handle coordination of park maintenance matters. It was the consensus of the Board that Director Crayton and certain members of the public serve on a committee to plan the grand opening event.

The Board asked Ms. Bradley to prepare a news post on the District website that park rental reservations are not being accepted at this time.

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

PASSED, APPROVED AND ADOPTED this 20th day of September, 2024.




Secretary, Board of Directors