

MINUTES OF MEETING  
OF  
BOARD OF DIRECTORS

January 20, 2026

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, January 20, 2026, 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. Also attending the meeting were: Ms. Megan Bradley, Executive Vice President and General Manager of the District; Ms. Lisa Bertram, Bridgestone MUD Park Manager; Ms. Kelley Lamb, Administrative Assistant of the District; Mr. Jon Polley and Ms. Tabitha Valverde, attorneys, 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; Mr. Merrill Willgrubs of BD Realty Advisors, real estate consultant for the District; 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

Mr. Rod Rudine with Texas Groundwater Management, Inc. ("TGM"), addressed the Board regarding services offered by TGM.

Ms. Martha Gutierrez, resident of the District, addressed the Board regarding the North Harris County Regional Water Authority surface water fee.

Director Pack stated that answers to Ms. Gutierrez's question would be posted on the District's website and announced at the next regular Board meeting.

HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

Sergeant Frasier reviewed the security statistics report for the month of December, a copy of which is attached hereto.

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 Woollard, seconded by Director Crayton, 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 December 16, 2025, as presented; 2) pay estimates and change orders as follows: a) Sanitary Sewer Rehabilitation – Ph. III Pay Estimate No. 1 in the amount of \$133,834.95; b) SCADA Pay Estimate No. 4 in the amount of \$497,520.00; c) Water Plant & Lift Station Generator Replacement/Addition Pay Estimate No. 7 in the amount of \$202,050.00; d) Sanitary Sewer Cleaning and Televising – Ph. 17-20 Pay Estimate No. 3 and Final in the amount of \$12,265.06 and Change Order No. 1 to deduct the amount of \$1,092.58; 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

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

Mr. Polley reported his office received a request from the City of Houston for an updated business list and the request was forwarded to Mr. Ryan Fortner for handling.

DETENTION FACILITIES MAINTENANCE REPORT

Mr. McCray reviewed the Detention Facilities Maintenance Report with the Board, a copy

of which is attached hereto.

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.

PREPARATION OF 2026 TAX EXEMPTION ANALYSIS

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 authorize preparation of the 2026 tax exemption analysis.

BOOKKEEPER'S REPORT

Ms. Ferguson reviewed the Bookkeeper's Report with the Board.

GARBAGE AND RECYCLING COLLECTION SERVICE REPORT, INCLUDING DATE FOR SPRING SHRED EVENT

Ms. Nussa stated the District's spring document shred is currently scheduled for May 2<sup>nd</sup>, which is election day if the District's upcoming Directors Election is contested. Ms. Nussa reviewed other potential dates for the document shred event. Mr. Polley stated the document shred event does not have to be moved to another date, but he wanted to make the Board aware that any Directors that are volunteering at the document shred event cannot also be campaigning, and any Directors that are campaigning cannot volunteer at the document shred event. Ms. Bradley stated the traffic for the document shred event will be routed so as not to interfere with voter access to the Operations Center. The Board concurred to hold the spring document shred event on May 2<sup>nd</sup> as previously scheduled.

RATE ORDER AMENDMENT REGARDING VARIOUS CLARIFICATIONS

Ms. Bradley stated WDM has requested clarifications to the District's Rate Order and her recommendation is to pause the implementation of the new rates that were adopted at the October 21<sup>st</sup> and December 16<sup>th</sup> Board meetings while an additional review can be conducted.

Upon motion by Director Gebhart, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to pause implementation of the rates included in the Rate Orders that were adopted at the October 21<sup>st</sup> and December 16<sup>th</sup> Board meetings.

COMMUNICATIONS REPORT

Ms. Craig provided an update on the District's website, news posts and statistics.

## 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 Caldwell Companies has requested the District consider replacing the expanded metal gate at WWTP No. 2 with a flat metal gate and has offered to split the cost. Mr. Staab stated he would obtain a proposal from Aber to remove the expanded metal from the existing gate and replace it with sheet metal.

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: 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.

Mr. Polley requested adoption of the Resolution Approving Submittal of Water Smart Application (the "Resolution") if the District would like to continue to participate in the Water Smart program. 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 Resolution.

## 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 noted reviews for all District employees have been completed.

Ms. Bradley then introduced Ms. Kaitlyn Gans and Mr. Lance Campbell to the Board and stated they would like to provide information regarding potential District sponsorship of Scout Troop No. 62 ("Troop 62"). Mr. Campbell provided background information on Troop 62 and stated they are looking for an organization to become the charter organization for Troop 62. Mr. Campbell explained becoming a charter organization consists of providing meeting space and a secure location to store a trailer with equipment. Mr. Campbell noted no financial support is required. Director Pack stated he was moved by the presentation of colors by Troop 62 at the December Board meeting and that he is in favor of sponsoring the troop.

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 District as the charter organization of Troop 62.

## BRIDGESTONE GREENWAYS CONSERVANCY ("BGC") UPDATE

Director Pack provided an update on the BGC and stated Ms. Tomi Sue Burgess has joined the BGC Board.

## PARK MANAGER'S REPORT

Ms. Bertram reviewed the Park Manager's Report with the Board and reported on various

park-related items. Ms. Bertram reported fishing will be allowed in the District park pond beginning in mid-February.

Ms. Bertram then reported surveys of park visitors have identified the lack of shade in certain areas of the park to be an issue, so she has prepared a proposal to add three (3) separate shade structures over three (3) new benches in the large dog park and two (2) separate shade structures over two (2) new benches in the small dog park. Ms. Bertram also presented a proposal to add new shade structures over the food truck area, and discussed the possibility of installing toddler playground equipment in the area to serve as a safe space for smaller children to play. Director Pack explained the idea is to try to revitalize the food truck area with shade structures, and then if the food truck area is still not successful, to then utilize the area as additional playground space. Ms. Bertram stated the cost for the shade structures in the dog parks and the food truck area would be approximately \$200,000.00. Director Woollard stated she would like to discuss the expenses with the District's bookkeeper before making any decisions. Mr. Polley noted a contract of that amount would need to be publicly advertised for bids. Director Pack suggested discussing additional options at a later Board meeting.

#### DIRECTOR'S REPORT

Director Gebhart reviewed his inspection report with the Board.

#### ENGINEERING REPORT

Mr. Schilhab presented a feasibility study for the JetSet Foundation office development tract located at 5220 FM 2920, outside the boundaries of the District. Mr. Schilhab stated a waterline extension will be needed, but no sanitary sewer line extension will be necessary. Mr. Schilhab then stated annexation of the tract will be required. 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 approve the feasibility study.

Mr. Schilhab next reported a request for feasibility study was received from the developer of a commercial development located at 19340 Kuykendahl Road. 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 preparation of the feasibility study.

Mr. Schilhab also presented a proposal for the next phase of the fiberglass manhole repairs related to the Sanitary Sewer Rehabilitation – Ph. IV project. Mr. Schilhab requested approval of the next phase of the project to repair six (6) manholes, not to exceed \$75,000.00. 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 next phase of the fiberglass manhole repairs related to the Sanitary Sewer Rehabilitation – Ph. IV project to repair six (6) manholes with a not to exceed amount of \$75,000.00.

Mr. Schilhab then requested authorization to advertise the Sanitary Sewer Cleaning and Televising – Phase 21-24 project for bids. 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 advertise the Sanitary Sewer Cleaning and Televising – Phase 21-24 project for bids.

In response to a question from Director Woollard regarding the status of the SCADA project, Mr. Schilhab stated the project is moving forward and scheduled to be substantially completed by April 8<sup>th</sup> as per the contract.

#### ATTENDANCE AT AWBD ANNUAL CONFERENCE AND SPRING SEMINAR

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 authorize attendance at the AWBD Annual Conference and Spring Seminar.

#### ATTORNEY'S REPORT

Mr. Polley introduced Ms. Valverde to the Board and stated she would be attending the District's Board meetings going forward, and that due to PG's new fixed fee structure, her attendance does not increase cost to the District.

Mr. Polley then presented a lease renewal acknowledgement between the District and Harris County Precinct 4.

Mr. Polley then stated a discussion regarding implementation of the District's Rate Order will occur in closed session.

#### REAL ESTATE CONSULTANT REPORT

Mr. Willgrubs provided an update on the status of easement acquisition for the All Seasons Plaza Retail Development Utility Extension project. Mr. Willgrubs stated an update on the Lin's International Buffet Utility Extension project would be provided in executive session.

Mr. Willgrubs then presented an Agreement for Real Estate Services (the "Agreement") between the District and BD Realty. Mr. Willgrubs stated the existing agreement has expired and the new Agreement contains the same terms. Mr. Polley stated he has reviewed the Agreement and provided comments back to Mr. Willgrubs. 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 approve the Agreement.

#### SUPPLEMENTAL NOTICE OF PUBLIC MEETING

Mr. Polley reported that the District is scheduled to hold a Directors Election on Saturday, May 2, 2026 (the "Election"). Mr. Polley stated that the terms of office of Directors Crayton and Gebhart are expiring at such time.

Mr. Polley next discussed appointment of the District's designated agent for the Election and reviewed various administrative election services that PG provides to the District as its designated agent for elections.

Mr. Polley then presented a Notice of Deadline to File an Application for a Place on the Ballot for the Election (the "Notice of Deadline") and explained that such notice is required to be posted in English, Spanish, Vietnamese and Chinese at the District's normal posting places for

notices within the District and on the District's website. Mr. Polley added that the first day on which candidate applications can be accepted was January 14, 2026, and that the candidate application filing deadline is 5:00 p.m. on Friday, February 13, 2026.

Mr. Polley also reported Harris County has confirmed they will not be offering joint election services for the Election, so the District will need to conduct the election. Mr. Polley presented an Order Calling Directors Election for Board approval.

Upon a motion by Director Marks, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) appoint PG as the District's designated agent for the Election; 2) post the Notice of Appointment of Designated Agent and Notice of Deadline according to applicable law governing such notices; and 3) adopt the Order Calling Directors Election.

Mr. Polley stated the Board would now convene in closed session to discuss matters related to attorney-client privilege and negotiations on real estate acquisition.

EXECUTIVE SESSION

Director Pack convened the Board in executive session at 7:28 p.m., pursuant to Sections 551.071 and 551.072, Texas Government Code, regarding matters of attorney-client privilege to discuss implementation of the District's Rate Order and deliberations regarding real property related to easement acquisition for the All Seasons Plaza Retail Development and Lin's International Buffet Development. Directors Pack, Marks, Woollard, Crayton and Gebhart, and Mr. Schilhab, Mr. Thomas, Ms. Bradley, Mr. Willgrubs, Mr. Polley, Ms. Valverde and Ms. Miller remained in the executive session. Upon completing the discussion on real estate acquisition, Mr. Willgrubs, Mr. Schilhab and Mr. Thomas exited the executive session, and the remaining attendees discussed the privileged matters.

RECONVENE IN OPEN SESSION

Director Pack then reconvened the meeting in open session at 8:38 p.m. at which time Director Marks made a motion, seconded by Director Woollard, after full discussion and the question being put to the Board, the Board voted unanimously to approve the payment to Mr. Minesh Patel related to easement acquisition in accordance with the Easement Acquisition Agreement and authorize preparation and circulation of the check applicable to same for execution in the required amount.

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

PASSED, APPROVED AND ADOPTED this 17<sup>th</sup> day of February 2026.



Signed by:  
  
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Secretary, Board of Directors