

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

March 17, 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, March 17, 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: Megan Bradley, Executive Vice President and General Manager of the District; Lisa Bertram, Bridgestone MUD Park Manager; Kelley Lamb, Administrative Assistant of the District; Monica Garza and Tabitha Valverde, attorneys, and Alison Miller, paralegal, of Polley Garza PLLC ("PG"), General Counsel to the District; David Rowe and Danny Staab of Water District Management Company, Inc. ("WDM"), operators for the District; Lynn Kurtz of Myrtle Cruz, Inc., bookkeeper for the District; Leslie Mendez of Equi-Tax, Inc., tax assessor/collector for the District; Ryan Schilhab, P.E., and Robert Thomas of Quiddity Engineering LLC ("Quiddity"), engineers for the District; Travis Benes and Garrett McCray of Storm Water Solutions ("SWS"), detention pond maintenance provider for the District; Merrill Willgrubs of BD Realty Advisors, real estate consultant for the District; Sergeant Brian Frasier of Harris County Precinct 4 Constable; Ryan Fortner of Revenue Management Services; and 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

No public comments were given.

HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

Sergeant Frasier reviewed the security statistics report for the month of February, 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.

Director Pack requested the minutes of February 17, 2026 be revised to reflect the Board members who were not in attendance at that meeting.

Ms. Garza presented a Consent to Encroachment Agreement for the Rebecca Village Business Park development.

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 following Consent Agenda items: 1) the minutes of prior meetings, including February 17, 2026, as revised; 2) pay estimates and change orders as follows: a) Sanitary Sewer Rehabilitation – Ph. II Pay Estimate No. 10 and Final in the amount of \$371,883.99; b) Sanitary Sewer Rehabilitation – Ph. III Pay Estimate No. 3 in the amount of \$112,167.00; c) Sanitary Sewer Rehabilitation – Ph. IV Pay Estimate No. 3 in the amount of \$36,500.00; d) SCADA Pay Estimate No. 6 in the amount of \$25,560.00; e) Wastewater Treatment Plant ("WWTP") No. 1 Improvements Change Order No. 2 in the amount of \$72,495.00; 3) the written Strategic Partnership Agreement Audit Report; 4) the written Detention Facilities Maintenance Report; 5) the written Tax Assessor/Collector's Report, including payment of tax-related checks stated therein; 6) the written Delinquent Tax Attorney's Report; 7) the written Bookkeeper's Report, including payment of bills, issuance of checks, and review of investments; 8) the written Garbage and Recycling Collection Service Report; 9) the written Communications Report; 10) the written Operations Report; 11) the written Engineering Report; and 12) approve the Consent to Encroachment Agreement for the Rebecca Village Business Park development. Each of the documents referenced above are attached as exhibits hereto.

REGULAR AGENDA

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

Mr. Fortner reviewed the SPA Audit Report, a copy of which is attached hereto. Mr. Fortner reported that the District received an extension until May to submit the District's updated business list to the City of Houston and requested Board approval for such submission. 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 Revenue Management Services to submit the District's updated business list to the City of Houston.

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.

BOOKKEEPER'S REPORT

Ms. Kurtz reviewed the Bookkeeper's Report with the Board. Ms. Kurtz noted the following checks were written after the report was prepared: 1) check no. 3849 to Automatic Gates and Fencing of Texas, in the amount of \$1,059.47; 2) check no. 3850 to Walmart, Inc., in the amount of \$5,407.00; 3) check no. 3851 to Director Pack, in the amount of \$644.51; 4) check no. 3852 to Director Marks, in the amount of \$209.52; 5) check no. 3853 to Director Woollard, in the amount of \$1,047.60; 6) check no. 3854 to Director Gebhart, in the amount of \$209.52; and 7) check no. 3855 to Director Crayton, in the amount of \$628.56.

GARBAGE AND RECYCLING COLLECTION SERVICE REPORT

Ms. Bradley reminded the Board the District's document shred event will be held on May 2nd.

COMMUNICATIONS REPORT

Ms. Craig provided an update on the District's website, news posts and statistics. Director Gebhart requested that the graphic from this month's Detention Pond Maintenance Report be put on the District's website.

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 a fiberglass manhole requires an emergency repair, in the approximate amount of \$99,000.00 and recommended authorizing a not to exceed amount of \$175,000.00 for the emergency manhole repair. 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 authorize the emergency fiberglass manhole repair in a not to exceed amount of \$175,000.00.

Mr. Staab then reported the motor at Water Well No. 1 needs to be replaced at a cost of \$73,300.00.

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: 1) authorize the write-off of uncollectable accounts listed on the Operator's Report; 2) authorize termination of delinquent accounts in accordance with the District's Rate Order; and 3) authorize the Water Well No. 1 motor replacement in the amount of \$73,300.00.

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 stated discussions regarding the agreement with Scouting America and the Precinct 3 Sidewalk Partnership will be deferred to a future Board meeting.

The Board then concurred to hold a "State of the District" special Board meeting on April 16th at 7:00 p.m. Ms. Bradley stated she has confirmed that Mr. Schilhab and Mr. John Howell, the District's financial advisor, are able to attend.

Ms. Bradley next reported a health and wellness fair will be held in the park on Saturday, April 11th from 9:00 a.m. to 1:00 p.m.

Ms. Bradley reminded the Board that the Board meetings are being recorded and asked for direction regarding posting the meeting recordings on the District's website. Ms. Garza stated there is no legal requirement to post the meeting recordings on the District's website, but noted that the recordings must be provided upon request by a member of the public. The Board concurred to post the previous and future Board meeting recordings on the District's website.

Ms. Bradley went on to report she has researched purchasing cooperatives that will allow the District to purchase supplies and equipment more efficiently and at a lower cost. Ms. Bradley stated PG has reviewed the agreements for BuyBoard and Texas Buy Smart, and she is recommending the Board approve enrollment in both programs. Ms. Bradley noted BuyBoard is free to join, and Texas Buy Smart has an annual fee of \$100.00. 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 authorize enrollment in BuyBoard and Texas Buy Smart purchasing cooperatives, with Ms. Bradley as the primary contact and the Board Treasurer as the secondary contact.

BRIDGESTONE GREENWAYS CONSERVANCY ("BGC") UPDATE

Director Pack stated the BGC is in process of setting up direct deposit for WDM's monthly recurring donation.

PARK MANAGER'S REPORT

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

DIRECTOR'S REPORT

Director Woollard reviewed her inspection report with the Board.

ENGINEERING REPORT

Mr. Schilhab presented a feasibility study for the PTS-2 Office Warehouse development, a 2.536-acre tract located at 19340 Kuykendahl Road. Mr. Schilhab stated no public water or sanitary sewer line extensions will be required.

Mr. Schilhab then presented the following change orders: 1) Sanitary Sewer Rehabilitation – Ph. II Change Order No. 1 in the deductive amount of \$160,089.97 for final quantity adjustments; and 2) WWTP No. 1 Improvements Change Order No. 1 in the amount of \$44,351.52 for additional sidewalk replacement around the clarifiers, recoating of three (3) check valves and replacement of a two-inch NPW line that conflicted with proposed paving improvements.

Mr. Schilhab next reported the developer of the Trinity Grove project has constructed a fence within the District's easement, resulting in the need for Change Order No. 2 in the amount of \$8,400.00 and one (1) additional calendar day to include an additional 100 linear feet to accommodate trenchless construction methods. Director Marks asked whether the additional cost could be deducted from the future reimbursement due to the developer. Ms. Garza stated the additional amount could potentially be reduced from the future reimbursement to the developer. Mr. Schilhab suggested approving Change Order No. 2 contingent upon confirmation that the additional amount will be deducted from any future reimbursement to the developer and the fence will be relocated outside of the District's easement.

Mr. Schilhab then requested authorization to advertise the All Seasons Plaza Retail Development Utility Extension project for bids.

Mr. Schilhab also requested authorization to solicit bids for the Sanitary Sewer Cleaning & Televising – Ph. 21-24 project.

Mr. Schilhab noted he will present the bid tabulation for the Water Well No. 5 project at the April Board meeting, but he wanted the Board to be aware of a grant opportunity through the Texas Water Development Board. Mr. Schilhab explained the District could be eligible to receive up to \$15 million for water infrastructure projects, and the Water Well No. 5 project could be a strong candidate for a grant application and noted he will provide additional details at the April Board meeting.

Mr. Schilhab then reported the North Harris County Regional Water Authority (the "NHCRWA") is proposing a rate order amendment to implement a "Conservation Groundwater Rate" that will be charged to utility districts that do not take 100% surface water from the NHCRWA. Mr. Schilhab reviewed the difference in fees the District would be required to pay if the proposed rate is approved. Ms. Garza stated the NHCRWA has requested feedback on the proposed rate and PG has prepared a memo outlining the proposal and the reasons why the proposed rate would negatively impact utility districts receiving surface water from the Authority, such as the District. Ms. Bradley stated she would be happy to work with the Board on comments to provide to the NHCRWA on behalf of the District.

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) approve the PTS-2 Office Warehouse development feasibility; 2) approve the Sanitary Sewer Rehabilitation – Ph. II Change Order No. 1 in the deductive amount of \$160,089.97; 3) approve the WWTP No. 1 Improvements

Change Order No. 1 in the amount of \$44,351.52; 4) approve the Public Lift Station No. 9 & Utility Extension to Serve Trinity Grove Change Order No. 2 in the amount of \$8,400.00 and one (1) additional calendar day, subject to relocation of the fence outside of the District's easement and confirmation that the additional amount will be deducted from any future reimbursement to the developer ; 5) authorize advertisement of the All Seasons Plaza Retail Development Utility Extension project for bids; and 6) authorize solicitation of bids for the Sanitary Sewer Cleaning & Televising – Ph. 21-24 project.

ATTORNEY'S REPORT

Ms. Garza stated she had nothing further to report.

REAL ESTATE CONSULTANT REPORT

Mr. Willgrubs reported he has not received a response from Bank of America regarding the letter that was sent last month related to the Lin's International Buffet Utility Extension project. Mr. Willgrubs stated he has an update on the Walmart easement that will be provided in closed session.

PUBLIC COMMENT, CONTINUED

Ms. Bradley stated that a public comment was received during the meeting from a gentleman who expressed concern about a cell tower placed extremely close to his residence. He inquired whether the District could conduct a survey to determine if the placement violates any laws. Mr. Schilhab determined that the residence is located outside the District's boundaries and provided the appropriate municipal utility district information.

SUPPLEMENTAL NOTICE OF PUBLIC MEETING

Ms. Garza reported PG is currently preparing for the District's Directors Election on May 2nd (the "Election"). Ms. Garza reported the logic and accuracy testing for the election equipment has been successfully completed and the official ballots have been received. Ms. Garza presented a list of individuals and recommended the Board appoint them as the officials for the Election. Ms. Garza next stated the Board will need to determine a date in which to canvass the Election results and suggested either May 12th or May 13th. The Board concurred to hold the canvassing meeting on May 13th at 10:00 a.m.

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) appoint the election officials as recommended by PG; and 2) schedule the canvassing meeting for May 13th at 10:00 a.m.

EXECUTIVE SESSION

Director Pack convened the Board in executive session at 7:30 p.m., pursuant to Section 551.072, Texas Government Code, regarding deliberations regarding real property related to easement acquisition for the Lin's International Buffet Development. Directors Pack, Marks, Woollard, Crayton and Gebhart, Ms. Bradley, Mr. Willgrubs, Mr. Schilhab, Mr. Thomas, Ms. Garza, Ms. Valverde and Ms. Miller remained in the executive session.

RECONVENE IN OPEN SESSION

Director Pack then reconvened the meeting in open session at 7:34 p.m. at which time Director Gebhart 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 Walmart, Inc. related to easement acquisition for the Lin's International Buffet development as discussed in executive session.

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

PASSED, APPROVED AND ADOPTED this 21st day of April 2026.



Signed by:

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Secretary, Board of Directors