

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

February 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, February 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, except Directors Marks and Crayton, 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; Jon Polley and Monica Garza, 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; Christina Ferguson 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; Barbara Nussa of Republic Services, Inc., garbage and recycling service provider for the District; 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

In response to a question from the January 20th Board meeting, Ms. Bradley stated \$1.00 of the North Harris County Regional Water Authority's surface water fee was refunded to District customers at the end of 2024 and an additional \$1.00 was reduced in the District's Rate Order amendment that was adopted in October 2025. Ms. Bradley explained implementation of the Rate Order amendment was paused last month, but is going to be reconsidered later this evening.

Ms. Rita Harkless, resident of the District, addressed the Board regarding an incident at the Bridgestone MUD Park that involved her adult daughter and a park employee, who she believed was rude to her daughter.

Ms. Tomi Sue Burgess, resident of the District, addressed the Board regarding a health and safety fair and blood drive at the Bridgestone MUD Park on April 11th.

HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

Sergeant Frasier reviewed the security statistics report for the month of January, 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 Gebhart, 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 January 20, 2026 and January 29, 2026, as presented; 2) pay estimates and change orders as follows: a) Sanitary Sewer Rehabilitation – Ph. III Pay Estimate No. 2 in the amount of \$53,282.25; b) Sanitary Sewer Rehabilitation – Ph. IV Pay Estimate No. 2 in the amount of \$49,500.00; c) SCADA Pay Estimate No. 5 in the amount of \$86,625.00; d) Water Plant & Lift Station Generator Replacement/Addition Pay Estimate No. 8 in the amount of \$330,717.60; e) Public Lift Station No. 9 & Utility Extension to Serve Trinity Grove Pay Estimate No. 1 in the amount of \$459,000.00; f) Wastewater Treatment Plant ("WWTP") No. 1 Improvements Change Order No. 1 in the amount of \$138,060.00; 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

No SPA Audit Report was given.

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.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION FOR 2026 TAX YEAR (THE "RESOLUTION")

Mr. Polley reminded the Board that last year, the Board granted a \$35,000 exemption for individuals who are disabled or 65 years of age or older and a 20% general residential homestead exemption, which is the maximum general residential homestead exemption allowed by law. Mr. Polley then reviewed an exemption analysis prepared by Mr. John Howell, the District's financial advisor. 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 adopt the Resolution, granting a \$35,000 exemption for individuals who are disabled or 65 years of age or older and a 20% general residential homestead exemption.

DELINQUENT TAX ATTORNEY'S REPORT

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

BOOKKEEPER'S REPORT

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

GARBAGE AND RECYCLING COLLECTION SERVICE REPORT

Ms. Nussa stated she will provide a flyer regarding the District's May 2nd document shred event to Ms. Craig for the District's website.

Ms. Nussa then stated there was an error on Republic's recent annual increase notice, and the correct rate for garbage service is \$22.26, and not \$22.27 as stated in the notice.

RATE ORDER AMENDMENT REGARDING VARIOUS CLARIFICATIONS

Mr. Polley stated the Board has been provided with a redline of the proposed Rate Order amendment, incorporating numerous revisions from the District's consultants as well as a revised rate structure. Ms. Bradley reviewed the various changes reflected in the redline and requested guidance from the Board on what rates they wanted to approve. Extensive discussion ensued regarding the proposed Rate Order amendment.

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 adopt the amended Rate Order, as present, except that the rates previously adopted at the October 21st and December 16th Board meetings should be included, to be effective on the bills the District sends in March.

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. 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: 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.

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 reported a Spring Terrace resident reached out to her last week requesting the barbed wire be removed from the pump station facility behind her backyard. Ms. Bradley recommended removing the barbed wire from the section along the resident's backyard, which would positively impact the view. Director Gebhart stated he discussed the matter for Mr. Staab, and Mr. Stabb is going to look into dropping the barbed wire to the inside of the facility.

Ms. Bradley then reported there is significant graffiti on the facility next to the Spring Terrace detention basin. Ms. Bradley suggested the District establish an art program that would solicit artists to create a mural on select District facilities, which would potentially cut down on unwanted graffiti. Director Pack asked Ms. Bradley to prepare a proposal for the program.

Ms. Bradley next reported Precinct 3 provided a draft agreement for the sidewalk partnership project the District was selected for in the fall. Ms. Bradley asked for direction for the Board on if the partnership is something they wish to pursue.

Ms. Bradley then noted the interior of the Operations Center will be painted the first two weeks in March, and no building rentals will be taken during that time.

BRIDGESTONE GREENWAYS CONSERVANCY ("BGC") UPDATE

Mr. Polley reported WDM has committed to provide monetary support to the BGC over the next several years, which will provide the funds needed to grow the organization for the benefit of the community. Director Pack stated a new BGC bank account has been opened and the first donation from WDM has been received.

Mr. Polley next reported a donation agreement between the District and the BGC has been prepared that would allow the District to contribute money to the BGC and require BGC to use those donations for a public benefit. The Board did not take action on the donation agreement at this time.

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

Ms. Bradley reviewed Director Crayton's inspection report with the Board.

ENGINEERING REPORT

Mr. Schilhab presented a feasibility study for the Mecca Springs development located at the northwest corner of Gosling Road and FM 2920, outside the boundaries of the District. Mr. Schilhab stated the developer intends to construct a 73-lot single-family residential and commercial retail development. Mr. Schilhab reported there is an existing pond on the tract that will need to be expanded in order to serve the proposed development. Mr. Schilhab then stated a 12-inch public sanitary sewer line extension will be required to service the tract.

Mr. Schilhab next reported on the status of the fiberglass manhole repairs related to the Sanitary Sewer Rehabilitation – Ph. IV project. Mr. Schilhab stated one (1) fiberglass manhole has been identified for replacement and the Board needs to decide whether to replace the manhole with a precast concrete manhole or another fiberglass manhole. Mr. Schilhab then stated the fiberglass manhole replacement will cost approximately \$11,500.00 and the precast concrete manhole replacement will cost approximately \$15,000.00. Mr. Schilhab reviewed the pros and cons of each type of manhole replacement and stated whatever the Board decides today will set the precedent for manhole replacements in the future with respect to this project. The Board concurred to move forward with the concrete manhole replacement.

Mr. Schilhab went on to report all approvals have been received for the Water Well No. 5 project and requested authorization to advertise the project for bids.

Mr. Schilhab also requested authorization to proceed with the WWTP No. 2 Texas Pollutant Discharge Elimination System ("TPDES") permit renewal. Mr. Schilhab stated the current TPDES permit expires on March 14, 2027 and must be renewed every five (5) years. Mr. Schilhab then stated the renewal must be submitted by September 15, 2026.

Mr. Schilhab then requested authorization to prepare an encroachment agreement for the Jett Business Park development. Mr. Schilhab stated the developer has paid the necessary deposit, but preparation of the agreement will be contingent on receipt and review of the encroachment exhibit from the developer.

Mr. Schilhab next reported a meeting was held with the North Harris County Regional Water Authority ("NHCRWA") regarding delivery of surface water to Water Plant ("WP") Nos. 1, 2 and 4. Mr. Schilhab explained the NHCRWA has proposed bringing surface water to WP 1 and 2, but Quiddity has proposed routing surface water to WP 4 instead. Mr. Schilhab stated the NHCRWA has asked Quiddity to prepare a model to show delivering additional surface water to WP 4 is more advantageous than WP 1 and 2. Mr. Schilhab then stated the model has been prepared and will be sent to the NHCRWA for consideration.

Mr. Schilhab then stated FEMA revised its flood maps to show the current flood plains versus the proposed changes. Mr. Schilhab reviewed the proposed changes and stated many properties that were previously excluded from the flood plain will now be included in the flood plain.

Mr. Polley asked if the funding for Water Well No. 5 will come from operating funds or a future bond issue, because a Resolution Evidencing Intent to Reimburse from a future bond issue will be required if bond funds are intended to be used. Mr. Schilhab stated there is currently \$7 million from the General Operating Fund budgeted to fund the project. Mr. Polley stated the Board can review the bids with the actual costs before they decide whether the project will be funded from future bond proceeds.

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: 1) approve the Mecca Springs feasibility study and authorize preparation of annexation documents and development contracts, pending receipt of the annexation deposit; 2) approve Change Order No. 1 in the amount of \$46,193.06 and 21 additional calendar days for the Public Lift Station No. 9 & Utility Extension to Serve Trinity Grove project; 3) authorize repair of grade 4 and 5 repairs from the Sanitary Sewer Cleaning and Televising – Phase 17-20 project; 4) authorize advertising the Water Well No. 5 project for bids; 5) authorize preparation and submittal of the WWTP No. 2 TPDES permit renewal; 6) authorize preparation of an encroachment agreement for Jett Business Park, pending receipt and review of the encroachment exhibit; 7) authorize the next phase of fiberglass manhole repairs with a not to exceed amount of \$75,000.00; 8) authorize replacement of manhole no. 273 with a precast concrete manhole in the approximate amount of \$15,000.00

ATTORNEY'S REPORT

Mr. Polley stated the amended Rate Order will be implemented with the next billing cycle.

Mr. Polley reviewed the District's Post-Issuance Debt Compliance Policy with the Board. Mr. Polley stated he is not recommending any changes at this time.

Ms. Garza presented a proposal from Hart Intercivic for logic and accuracy testing of the District's election equipment in preparation for the District's May 2, 2026 Directors Election (the "Election"), in the amount of \$2,690.00. Ms. Garza noted if the Election becomes uncontested, the logic and accuracy testing will not be needed and the District will not owe anything. 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 approve the proposal.

REAL ESTATE CONSULTANT REPORT

Mr. Willgrubs reported easement acquisitions for the All Seasons Plaza Retail Development have been completed.

Mr. Willgrubs then reported letters have been sent to Walmart and Bank of America regarding easement acquisition for the Lin's International Buffet Utility Extension project, and a response has been received from a Walmart representative.

SUPPLEMENTAL NOTICE OF PUBLIC MEETING

Ms. Garza reported three (3) applications for the two (2) positions up for election have been received, so the Election will be contested. Ms. Garza stated the ballot drawing was held today prior to the Board meeting to establish the ballot order. Mr. Garza reviewed recommendations for the hourly rates for election officials and suggested the District approve the same hourly rates as used in 2024. 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 adopt the following hourly rates for election officials:

- Presiding Judge - \$22 per hour
- Alternate Presiding Judge - \$19 per hour
- Early Voting Clerk - \$22 per hour
- Deputy Early Voting Clerk - \$19 per hour
- Early Voting Ballot Board - \$22 per hour

Ms. Garza next stated the Notice of Election will need to be finalized for posting on the District's website and at the Operations Center, and requested that the Board determine the days and hours for early voting. The Board concurred to hold early voting on the following dates and times:

Monday, April 20, 2026 9:00 a.m. – 6:00 p.m.
Wednesday, April 22, 2026 – Friday, April 24, 2026 9:00 a.m. – 6:00 p.m.
Saturday, April 25, 2026 9:00 a.m. – 1:00 p.m.
Monday, April 27, 2026 – Tuesday, April 28, 2026 9:00 a.m. – 6:00 p.m.

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 adopt the Notice of Election with the early voting dates and times as outlined above.

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

PASSED, APPROVED AND ADOPTED this 17th day of March 2026.

Signed by: 

Secretary, Board of Directors

