

AGENDA
BRIDGESTONE MUNICIPAL UTILITY DISTRICT

Notice is hereby given pursuant to Texas Government Code, Chapter 551, that the Board of Directors (the "Board") of Bridgestone Municipal Utility District (the "District") will meet in regular session, open to the public, at the **Bridgestone MUD Operations and Water Education Center, 19720 Kuykendahl**, Spring, Texas, on **Tuesday, December 17, 2024**, at **6:00 p.m.**, at which meeting the following items will be considered and may be acted upon by the Board:

A. PLEDGES OF ALLEGIANCE TO UNITED STATES AND TEXAS FLAGS

B. PUBLIC COMMENT

Each person may have up to three (3) minutes to speak. Consistent with the Policy and Procedures for Public Comment (available on the District's website), persons desiring to offer public comment should complete a Public Comment Card and provide it to the General Manager. Consistent with applicable law, the Board may only respond with specific factual information or a recitation of existing policy. The Board will discuss matters listed on the agenda as those items come up for discussion during the meeting.

C. HARRIS COUNTY PRECINCT 4 CONSTABLE'S SECURITY REPORT

D. CONSENT AGENDA

The following items are considered routine by the District and will be acted on by a single motion. No separate discussion will occur on these items unless a Board member requests the item be removed from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

1. Minutes of prior meetings, including November 19, 2024
2. Approve pay estimates and change orders to construction contracts, as needed, for ongoing District projects listed under the Engineering Report below
3. Approve written consultant reports, including:
 - a. Strategic Partnership Agreement Audit Report
 - b. Detention Facilities Maintenance Report
 - c. Tax Assessor/Collector's Report, including tax-related checks
 - d. Delinquent Tax Attorney's Report
 - e. Bookkeeper's Report, including payment of bills, issuance of checks, and review of investments
 - f. Garbage and Recycling Collection Service Report
 - g. Communications Report
 - h. Operations Report
 - i. Engineering Report
4. Acceptance or conveyance of water line, sanitary sewer line and drainage dedications, easements, deeds or consents to encroachment

E. REGULAR AGENDA

The following items should consist of: (i) action on items not approved under the Consent Agenda; or (ii) additional questions/discussion desired by the Board. Consultants will not discuss items contained in written reports unless requested by the Board or an item requires specific action.

1. Strategic Partnership Agreement (“SPA”) Audit, including update SPA business list
2. Audit engagement letter for Fiscal Year Ending (“FYE”) December 31, 2024
3. Garbage and Recycling Collection Service Report
4. Real Estate Consultant Report, including:
 - a. Sanitary Control Easement Agreements for proposed Water Well No. 5 at Water Plant No. 4
 - b. water line easements and sanitary sewer line easements for All Seasons Plaza Retail Development Utility Extensions project
 - c. sale of 2.78-acre tract on Gosling Road and Kuykendahl Road and discussion regarding potential deed restrictions
5. Detention Facilities Maintenance Report, including authorizing repairs as needed
6. Tax Assessor/Collector's Report, including additional tax related checks, termination of service on delinquent accounts, and payment agreements
7. Bookkeeper's Report, including:
 - a. payment of additional bills, and issuance of additional checks
 - b. discussion regarding review of invoices
8. Adopt budget for FYE December 31, 2025
9. Communications Report, including District website
10. Operations Report, including:
 - a. maintenance/repairs to District facilities
 - b. termination of service to and/or write-off of delinquent accounts
11. Texas Water Development Board Five-Year Water Loss Audit Report
12. General Manager's Report, including:
 - a. construction/installation of walls and security at District facilities,
 - b. District Administration Building rental rates
 - c. Water Plant No. 4 facility fence
 - d. NIRAS feasibility study regarding energy and process optimization at Wastewater Treatment Plant
13. Engineering Report, including:
 - a. Requests for service, annexation and/or feasibility studies:
 1. Spring Stuebner Business Park
 2. Spring BTR Development
 3. Ashton Gray Retail Development Easement Encroachment Agreement
 4. Luxury Warehouse Phase II separate tap, meter, and waterline variance request
 - b. Ongoing District projects, including:
 1. Projects in construction, including:
 - a. Water Plant No. 4
 - b. Wastewater Treatment Plant No. 2
 - c. Lift Station No. 8
 - d. Sanitary Sewer Rehabilitation – Phase I

- e. Sanitary Sewer Rehabilitation – Phase II
 - f. Sanitary Sewer Cleaning & Televising – Phases 13-16
 - g. SCADA
 - h. Water Plant & Lift Station Generator Replacement/Additions
2. Projects in design, including:
- a. Asset Management System
 - b. Website portal for engineering services including, but not limited to, plan reviews & feasibility studies
 - c. All Seasons Plaza Retail Development Utility Extensions
 - d. Wastewater Treatment Plant No. 1 Improvements
 - e. Sanitary Sewer Rehabilitation – Phase III
 - f. Public Lift Station No. 9 and Utility Extension to Serve ONM Living Development
 - g. Relocation of Emergency Interconnect with Bilma PUD
- c. Proposed projects
- 1. Water Well No. 5
- d. Authorize submittal to North Harris County Regional Water Authority of annual ground water report and estimate of District water use in 2024-2025 aggregate permit year
14. Director's items, including Director's Inspection Report
15. Bridgestone MUD Park, including:
- a. Landscape Architect's Report, including construction, schedule updates and completion status
 - b. pay applications and change orders
16. Attorney's Report, including:
- a. Eminent Domain reporting compliance pursuant to Texas Government Code, Section 2206.151-157, as amended
 - b. Appeal of Security Fees by the Abbey at Spring Town Center and possible closed session to discuss related attorney-client privileged matters
 - c. Appeal to Texas Commission on Environmental Quality of Resolution Removing Director Pursuant to Texas Water Code Section 49.052(g)


F. PUBLIC COMMENT

In accordance with the Texas Open Meetings Act (Texas Government Code Chapter 551), during the meeting to which this Agenda applies the Board may adjourn to a closed or executive session to deliberate about any item listed above, whether or not a closed or executive session is specifically indicated for such item. Any such closed or executive session will be held at the time and place stated on this Agenda, and concerning only the subjects and only for purposes permitted by the Texas Open Meetings Act or other applicable law.

EXECUTED this 12th day of December 2024.



BRIDGESTONE MUNICIPAL UTILITY DISTRICT

By: 

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