

MINUTES OF MEETING
OF
BOARD OF DIRECTORS

August 8, 2017

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 Jerry Thomas Center, 4403 Lost Lake Lane, Spring, Texas, its regular meeting place within the boundaries of the District, on Tuesday, August 8, 2017, at 6:00 p.m.; whereupon, the roll was called of the members of the Board, to-wit:

Jim Marks	President
Adrian E. Steffes	Vice President
John "Skip" W. Warren	Secretary
Ronald W. Schkade	Assistant Secretary
Mikuel K. Draper	Director

All members of the Board were present, except Director Schkade, thus constituting a quorum. Director Schkade monitored the meeting by conference call. Also attending the meeting were: Mr. Josh Lee, P.E., and Ms. Sherry Grant, P.E., of Jones & Carter, Inc. ("Jones & Carter"), engineers for the District; Mr. Danny Staab of Water District Management Company, Inc. ("WDM"), operators for the District; Mr. Ricardo Martinez, of Martinez Architects, LP; and Mr. Jonathan D. Polley, attorney, and Ms. Alison Miller, paralegal, of Radcliffe Bobbitt Adams Polley PLLC, attorneys 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.

DISCUSS PROPOSED DISTRICT ADMINISTRATION BUILDING, INCLUDING REAL ESTATE ACQUISITION AND DUE DILIGENCE ITEMS, BUILDING DESIGN AND SITE DEVELOPMENT, AND TAKE ANY NECESSARY ACTIONS ON SAME

Mr. Polley reported that an environmental and wetlands report was received for the 4.39-acre tract located at Kuykendahl Road and Bridgeview Lane (the "4.39-Acre Tract") that is currently under contract by the District. Mr. Polley stated that there was nothing notable that he saw in the environmental and wetlands report. Mr. Lee stated that it was a typical environmental report. Mr. Martinez further stated that there was nothing in the environmental report that was not already anticipated. Mr. Lee then reported that Jones & Carter has completed the boundary and topographic survey and that they are currently working on the utility and drainage analysis.

Mr. Lee stated that he hopes to have the utility and drainage analysis completed for the Board's August 22nd special meeting.

Mr. Martinez then suggested that the Board authorize Mr. Brad Dill of BD Realty Advisors, L.L.C., to order geotechnical testing to be performed upon closing of the 4.39-Acre Tract. Mr. Martinez stated that Mr. Dill already has proposals for the geotechnical testing. Director Steffes stated that the geotechnical testing should occur prior to closing on the 4.39-Acre Tract. Mr. Martinez stated that he would ask the seller for permission to access the 4.39-Acre Tract for the purposes of geotechnical testing, and also let Mr. Dill know to release the proposal from the lowest bidder. Upon motion by Director Steffes, seconded by Director Draper, after full discussion and the question being put to the Board, the Board voted unanimously to authorize geotechnical testing on the 4.39-Acre Tract and award the contract to the lowest bidder, at a cost not to exceed \$5,000.

REVIEW AND DISCUSS DRAINAGE OPTIONS FOR CHAMPIONS FOREST BAPTIST CHURCH ("CFBC")/KLEIN ISD ("KLEIN ISD") 113-ACRE TRACT, AND TAKE ANY NECESSARY ACTIONS ON SAME

Mr. Lee then reported that he met with the engineers for CFBC and Klein ISD regarding stormwater drainage for the 113-acre tract. Mr. Lee then presented CFBC's and Klein ISD's six (6) drainage options to the Board, a copy of which is attached hereto. Mr. Lee explained that CFBC and Klein ISD are requesting approval of drainage option no. 4, which would bring a pipe underneath FM 2920 and tie into Bonds Gully. Mr. Lee noted that he needed clarification from CFBC and Klein ISD regarding the removal and replacement of a 12" restrictor with a 24" connector pipe. Mr. Lee further explained that even with approval of a drainage option, he would still require a full drainage analysis from CFBC and Klein ISD before he could recommend the Board approve the plan. Mr. Lee also stated that he informed CFBC and Klein ISD that the Board would most likely approve of their drainage plan if they paid a capital recovery fee for drainage facilities that the District has already constructed downstream of the 113-acre tract.

Director Marks asked if Mr. Lee thought that drainage option no. 4 was the best option for the District. Mr. Lee stated that drainage option no. 4 was the best for the District because it would not require easements through homeowner's property like drainage option nos. 3 and 5. Mr. Lee further stated that drainage option nos. 1 and 2 would likely not be approved by Harris County because of the lengthy time it would take for the detention pond to drain. Mr. Lee then stated that he would follow up with the engineer for CFBC and Klein ISD outlining the Board's terms for approval of drainage option no. 4.

DISCUSS CONVEYANCE OF 0.139-ACRE ACCESS EASEMENT OVER DISTRICT'S EXISTING ACCESS EASEMENT TO ELEVATED STORAGE TANK SITE, AND TAKE ANY NECESSARY ACTIONS ON SAME

Mr. Polley stated that Mr. Howard Lederer previously conveyed an exclusive 0.139-acre access easement to the District for access to the District's Elevated Storage Tank ("EST") site from Gosling Road. Mr. Polley further explained that the purchaser of a 12.45-acre tract located

at Kuykendahl Road and Gosling Road has plans to develop the property and is requesting the District consent to Mr. Lederer conveying another access easement so the purchaser can access the property from Gosling Road. Mr. Polley stated that the District currently maintains the road to the EST, but if an access easement was provided to the developer then the developer could take over maintenance. Director Steffes stated that he would be in agreement with granting the access easement as long as WDM is allowed proper access to the EST. Director Warren asked if the developer would be willing to pay the District a portion of the road construction costs in exchange for the use of the road. Director Steffes also stated that the developer should be responsible for any costs associated with changing the road and that the District should be involved in the plan approval process. Mr. Polley stated that he would let the developer know that the Board would be willing to consent to the access easement if all maintenance is taken over by the developer, the District can review and approve plans for construction within the easement and the developer pays its share of the Districts cost to build the existing road.

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

PASSED, APPROVED AND ADOPTED this 15th day of August, 2017.




Secretary, Board of Directors