

# BROOKSHIRE MUNICIPAL WATER DISTRICT

## MINUTES OF BOARD OF DIRECTORS REGULAR MEETING

February 2, 2026

The Board of Directors (the "Board" or "Directors") of Brookshire Municipal Water District (the "District") met in regular session on February 2, 2026, at 6:00 p.m., in the meeting room of the District, 4004 6<sup>th</sup> Street, Brookshire, Texas, pursuant to notice of said meeting posted in accordance with Chapter 551 of the Texas Government Code, whereupon the roll was called of the members of the Board, to-wit:

Stephanie Green	President
LaKethia Connor	Vice President
Erin Jackson	Secretary
Shirley Williams	Investment Officer
NaKeshia Barley	Assistant Secretary

All members of the Board were present, thus constituting a quorum. Attending were Tonya Pierre, General Manager of the District; Linda Vela, an employee of the District; John Taylor of Municipal Operations and Consulting, Inc. ("Operator" or "MOC"); Steve Haskins of Protocol Bookkeeping, Inc. ("Bookkeeper"); James Weishuhn of Weishuhn Engineering, Inc. ("Engineer" or "Weishuhn"); Michael Foley of Riverway Properties ("Riverway"); Elliot M. Barner, attorney, of Radcliffe Adams Barner PLLC ("Attorney" or "RAB"); and all members of the public listed on the Attendance Roster.

The President, after finding that notice of the meeting was posted as required by law and determining that a quorum of the Board was present, called the meeting to order at 6:00 p.m. and declared it open for such business as may regularly come before it.

1. **Public Comment**

The President first opened the meeting to public comment. There being no public comments, the President directed the Board to proceed with the agenda.

2. **Minutes of January 5, 2026, Meeting**

The Board then considered approval of the minutes of January 5, 2026, meeting.

Upon a **motion** by Director Barley, seconded by Director Jackson, after full discussion and with all Directors present voting aye, the Board approved the January 5, 2026, minutes, as presented.

3. **Bookkeeper's Report**

Mr. Haskins then presented the Bookkeeper's Report, a copy of which is available upon request. Mr. Haskins reviewed the year-to-date expenses incurred by the District.

Upon a **motion** by Director Jackson, seconded by Director Barley, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report, including payment of invoices, as presented.

4. **Engineer's Report**

Mr. Weishuhn reviewed various items that are part of the Lift Stations Rehabilitation Project.

Mr. Weishuhn then updated the Board regarding a proposed Water Well Project, which is necessary in order to provide sufficient capacity for service within the District and reported that C. Miller Drilling, Inc., the contractor procured by the District to construct such well, has yet to provide a definitive date for starting such project.

Mr. Weishuhn then updated the Board on the design of the District's Wastewater Treatment Plant ("WWTP") Expansion Project.

Mr. Weishuhn next updated the Board on the Giammalva Properties, Inc. ("Giammalva") development project regarding a two-inch (2") water line that once served a single-family residential home on a property owned by Giammalva, which is approximately 76 acres in size, and that such line crosses through an adjacent tract of land.

Mr. Weishuhn added that Weishuhn needs to perform some additional water modeling to ensure that there are no water pressurization or capacity issues that would prevent the District from providing the requisite amount of capacity to the Giammalva property. A discussion then ensued regarding removal of the above-mentioned two-inch (2") water line after a new water line is constructed within an easement on the boundary of the tract.

Mr. Weishuhn then updated the Board on the status of the Bond Application Report ("BAR"), which must be submitted to the Texas Commission on Environmental Quality ("TCEQ") for approval prior to the issuance of bonds by the District. Mr. Weishuhn explained that the BAR must include, amongst other items, copies of Weishuhn's professional services contract with the District. Mr. Weishuhn then presented an amendment to such contract for the Board to review and explained that such amendment set forth the fees and costs the District would pay Weishuhn for engineering services for work associated with issuance of the bonds, as well as the fees and costs of engineering services for the projects outlined in the BAR. It was the consensus of the Board to approve such amendment, subject to RAB review.

Mr. Weishuhn then presented a Capacity Report from PC Garvie LLC ("PC Garvie") for development of a business park consisting of five (5) stand-alone structures on an undeveloped property located on Lots 45-2 and 45-3 on Garvie Road. An extensive discussion ensued regarding the capacity of water and wastewater, water meters required to serve such development, and options for providing such service. Mr. Weishuhn reported that PC Garvie will owe an Impact

Fee in the amount of \$48,352.13 for the water supply and wastewater discharge, in addition to the District's usual charges and deposits. Mr. Weishuhn further stated the Impact Fee does not include the cost of upgrading the water and wastewater extension to the Property or possible required easements.

Mr. Brendan Fleming and Mr. Stephen Ghadi, of PC Garvie, and Mr. Jason Keeton of KCS, Inc. answered questions from the Board regarding their request for service and installation of one (1) meter for each proposed building, as stated on the Capacity Report.

Mr. Weishuhn updated the Board regarding the Capacity Report for Schiel Enterprises.

Mr. Weishuhn next updated the Board on Blackline Engineering's ("Blackline") plat and construction project.

Mr. Weishuhn then updated the Board regarding the Brookshire Drying ("Brookshire Drying") Fire Water Line project servicing a rice milling and processing plant and warehouse developed by Brookshire Drying at 1019 Bains Street.

Upon a **motion** by Director Connor, seconded by Director Williams, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report, including the Amendment to the contract for engineering services with Weishuhn Engineering, subject to RAB review, as presented.

#### 5. **Riverway Farms ("Riverway") Development Project**

Mr. Foley then updated the Board regarding the status of development of Phase 1 of Riverway and plans for the development of Phase 2. Mr. Barner reminded the Board that the District and Riverway will need to enter into a second agreement outlining the terms of development in the same manner as the financing development agreement for Phase 1.

Mr. Barner then updated the Board on RAB's review of an easement required from Brookshire-Katy Drainage District in order to construct improvements to one of the District's lift stations, which is located adjacent to BKDD's administration building.

#### 6. **Operator's Report**

Mr. Taylor presented the Operator's Report, a copy of which is available upon request. Mr. Taylor reported that a total of 19,201,000 gallons of water were pumped from the District's water wells from November 15, 2025, through December 16, 2025.

Mr. Taylor then reported that the District's Wastewater Treatment Plant ("WWTP") operated at 38% of its permitted capacity during the period of November 30, 2025, to December 25, 2025. Mr. Taylor noted that a total of 1,129,700 gallons of influent was treated last month at the WWTP. Mr. Taylor went on to report that last month, the District's average daily discharge of effluent from the WWTP was 364,419 gallons per day ("gpd") and the peak daily flow was 560,000 gallons per minute.

Mr. Taylor next reminded the Board about the failure of Water Well No. 3 ("Well No. 3")

where there had been a failure on one of the screens which caused such well to pump portions of sand and gravel; in turn, the pump for such well failed as a result.

Mr. Taylor next updated the Board on the status of Water Well No. 2 ("Well No. 2") stating Water Well No. 2 was down to eight feet (8') submergence and was off-line to recover. Mr. Taylor stated that the pump submergence has been increased to 23 feet, but recommended corrective action be taken as soon as possible.

Mr. Taylor next updated the Board on the electrical problem at Lift Station No. 6, for which repairs are required.

Upon a **motion** by Director Jackson, seconded by Director Barley, after full discussion and with all Directors present voting aye, the Board approved the Operator's Report, as presented.

7. **Administrative/Personnel Matters**

Mrs. Pierre reviewed various personnel matters.

8. **Attorney's Report**

Mr. Barner and the Board reviewed the status of land acquisition for District facilities.

9. **Election Agenda**

Mr. Barner next reminded the Board that a Directors Election is scheduled for Saturday, May 2, 2026 (the "Election"), and that such election will be for Position 1 and Position 2, currently held by Directors Jackson and Green, respectively. Mr. Barner stated that the application filing deadline is 5:00 p.m. on Friday, February 13, 2026. Mr. Barner then presented to the Board an Order Calling Directors Election for May 2, 2026.

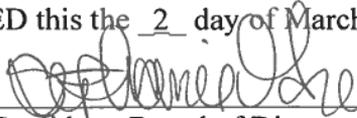
Mr. Barner next reminded the Board that a proposed Road Bond Election (the "Road Bond Election") for Defined Area No. 1 is also scheduled to be held on Saturday, May 2, 2026. Mr. Barner next presented an Order Calling Road Bond Election, which calls a special election for the Defined Area that is solely for the resident electors residing in such defined area for May 2, 2026.

Upon a motion by Director Connor, seconded by Director Williams, after full discussion and with all Directors present voting aye, the Board adopted the Orders Calling Directors Election and Road Bond Facilities Election for Defined Area No., 1, as presented.

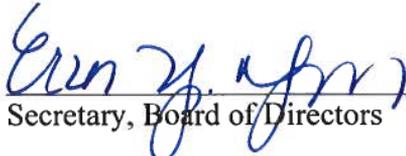
10. **Adjournment**

There being no further business to come before the Board, the Board meeting was adjourned at 8:00 p.m.

PASSED, APPROVED and ADOPTED this the 2 day of March 2026.

  
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President, Board of Directors

ATTEST:

  
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Secretary, Board of Directors

(DISTRICT SEAL)



