BROOKSHIRE MUNICIPAL WATER DISTRICT

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING

July 6, 2026

The Board of Directors (the "Board" or "Directors") of Brookshire Municipal Water District (the "District") met in regular session on July 6, 2026, at 6:00 p.m., in the meeting room of the District, at 4004 6th 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:

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

All members of the Board were present, thus constituting a quorum. Attending were: 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"); Jennifer K. Wienecke, CPA, of Knox Cox & Co., L.L.P. ("Auditor"); John Jimenez, Manager of Nationwide Trailers LLC ("Nationwide"); Elliot M. Barner and Sarah Ibrahim, attorneys, 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 June 1, 2026 Regular Meeting**

The Board then considered approval of the minutes of June 1, 2026 regular meeting.

Upon a **motion** by Director Green, seconded by Director Jackson, after full discussion and with all Directors present voting aye, the Board approved the June 1, 2026 regular meeting minutes, as presented.

3. **Engagement of Auditor**

Ms. Wienecke then presented the Auditor's engagement letter for the fiscal year ending ("FYE") August 31, 2026, a copy of which is available upon request. The Board and Ms. Wienecke reviewed the terms of such letter and discussed the schedule for providing the Auditor with the information needed to prepare the audit for FYE August 31, 2026.

Upon a **motion** by Director Jackson, seconded by Director Barley, after full discussion and with all Directors present, voting aye, the Board voted to engage the Auditor to prepare the District's annual audit for the FYE August 31, 2026.

4. **Bookkeeper's Report**

Mr. Haskins next presented the Bookkeeper's Report, a copy of which is available upon request. Mr. Haskins reviewed with and answered questions from the Board concerning the District's financial statements, including payroll expenses and the register of checks issued over the prior month.

In response to a question, Mr. Haskins explained that the Quarterly Investment Report will be completed and provided to the Board and General Manager for approval at the July 21, 2026 Board meeting.

Upon a **motion** by Director Jackson, seconded by Director Barley, after full discussion and with four (4) Directors present voting aye and Director Green abstaining, the Board approved the Bookkeeper's Report, as presented.

5. **Engineer's Report**

Mr. Weishuhn presented the Engineer's Report, a copy of which is available upon request.

Mr. Weishuhn first presented a revised Capacity Report for a new building at the Brookwood Community named The Feigin Home. Mr. Weishuhn stated that such report has been revised to reflect the amount of water and wastewater service capacity necessary to provide service to such home, which will be 13,293 square feet in size and include approximately 15 new rooms for residential use. Mr. Weishuhn noted that after revising such report, the Impact Fees increased by the amount of $1,883.26. Mr. Weishuhn reminded the Board that the District's policy is to require a separate water meter for each building within a commercial or multi-family unit unless otherwise approved by the Board.

Mr. Weishuhn then presented a revised Capacity Report for Nationwide for the development of an office building that will be 2,088 square feet in size and used as office space. Mr. Weishuhn went on to report that Nationwide has requested it be permitted to install a cargo container to be used as temporary offices until the above-mentioned office building is completed. In response to a question, Mr. Weishuhn further stated that Nationwide has agreed to pay the additional Impact Fees required for such container and agreed that such container shall not be used as an office for more than one (1) year.

Mr. Weishuhn next reviewed with the Board a Capacity Report for Thomas Instrument, Incorporated ("Thomas") for the development of an office building that will be 10,995 square feet in size and located on the site of Thomas' existing campus. Mr. Weishuhn noted that Thomas will owe an Impact Fee in the amount of $33,208.96 for the water and wastewater capacity.

Mr. Weishuhn went on to update the Board on the status of Jefferson Triangle Marine LLC's ("Jefferson Triangle") planned development along Interstate 10. Mr. Weishuhn explained that Jefferson Triangle has made further revisions to the development's site plans, including replatting the site itself into two (2) separate tracts. Mr. Weishuhn added that he has yet to see the requisite documentation in order to determine what is necessary for the District to provide water and wastewater service to Jefferson Triangle. Mr. Weishuhn recommended no action at this time.

Mr. Weishuhn then presented a Capacity Report for Schiel Enterprises' ("Schiel") development of a new hardware store. A discussion ensued.

Mr. Weishuhn next reviewed Centric Fiber Texas, LLC's Right of Way Maintenance Bond with the Board, which he recommended be in the amount of $100,000.00 due to the large scope of work being performed in and around the District's facilities.

Mr. Weishuhn next updated the Board regarding the status of the Riverway Farms development and a recent meeting with LJA Engineering concerning the extension of a 12-inch (12") diameter water line located near the intersection of Garvie Lane and Texas Farm-to-Market 362 that will serve the first (1st) phase of such development. Mr. Weishuhn explained that such line must be extended approximately 6,500 feet to serve such phase. Mr. Weishuhn noted that such line will need to be extended further in order to provide service to the second (2nd) phase of such development when such time becomes necessary. A brief discussion ensued about such development.

In response to a question from Mr. Weishuhn, Mr. Barner reported that various easement agreements required for Riverway Farms are being presented to the Board for approval and that such agreements have also been provided to the developers for execution. Mr. Barner explained that upon receipt of all signature pages, RAB will have such agreements recorded in the Waller County Real Property Records.

Messrs. Weishuhn and Barner next updated the Board on the issuance of the $12,395,000 Unlimited Tax Bonds, Series 2026. In response to a question from the Board, the Engineer clarified that he would provide the schedule of activity for such bonds to the District's Financial Advisor for additional information.

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

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 19,130,000 gallons of water were pumped from the District's water wells from April 16, 2026 through May 15, 2026.

Mr. Taylor then reported that the District's Wastewater Treatment Plant ("WWTP") operated at 78% of its permitted capacity for the month of May 2026. Mr. Taylor noted that a total of 2,354,100 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 759,387 gallons per day and the peak daily flow was 1,773,000 gallons per minute.

Mr. Taylor next updated the Board regarding the status of street repairs and fire hydrant repairs within the District. Mr. Taylor informed the Board that he has received three (3) quotes to paint the District's fire hydrants. A discussion ensued. The President requested Mr. Taylor provide such quotes to the City of Brookshire and include same in the District's 2027 budget.

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. **Attorney's Report**

Mr. Barner first reported that RAB prepared an agreement for the abandonment of a certain water line that extends through the middle of a large tract of land and provided it to the property owner for review.

Mr. Barner then explained that the Engineer and Ninety West Partners had been reviewing options for reducing the amount of capacity needed in order to fill a ground storage tank for fire suppression. Mr. Barner expected that a recommendation would be made at the August 3, 2026 Board meeting.

8. **Executive Session**

Pursuant to Section 551.071 of the Texas Government Code, Subchapter D, of the Open Meetings Act, the President then called the Executive Session to order at 7:13 p.m. to discuss matters within the attorney-client privilege, and real estate. Present for all or portions of the Executive Session were the Board of Directors, Mr. Weishuhn, Mr. Taylor, Mr. Barner and Ms. Ibrahim.

The President declared the Executive Session ended at 7:44 p.m. and the Board reconvened into open session.

9. **Adjournment**

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

PASSED, APPROVED and ADOPTED this the 3rd day of August, 2026.

President, Board of Directors

ATTEST:

Secretary, Board of Directors

(DISTRICT SEAL)