BROOKSHIRE MUNICIPAL WATER DISTRICT

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING

September 15, 2025

The Board of Directors (the "Board" or "Directors") of Brookshire Municipal Water District (the "District") met in regular session on the 15th day of September, 2025, at 6:00 p.m., in the meeting room of the District, 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:

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. Also attending were Tonya Pierre, General Manager of the District; Willis Holmes, Field Staff Supervisor; Melanie Garrett of Assessments of the Southwest, Inc. ("Tax Assessor/Collector" or "ASW"); John Taylor of Municipal Operations and Consulting, Inc. ("Operator" or "MOC"); Joshua Stone, Ana Quintanilla and Bear Oakley of Usource Energy ("Usource"); Tyndall Yaap of Investment & Development Ventures, LLC ("IDV"); Aaron Carpenter of Allen Boone Humphries Robinson LLP ("ABHR"); and Elliot M. Barner and Abigail C. Barnett, attorneys, of Radcliffe Adams Barner PLLC ("Attorney" or "RAB").

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 6:03 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.

Mr. Carpenter provided an update on the IDV project for water, wastewater, drainage facilities and roads to serve a proposed 15.8 acre 66-lot single-family residential development with D.R. Horton ("DRH") ("Project"). Mr. Carpenter stated IDV currently has no contract with DRH but intends to proceed forward with the Project with a plan to acquire the entire tract. A discussion ensued with Mr. Yaap expressing the importance of finalizing the Facilities and Operating Costs Reimbursement Agreement ("Reimbursement Agreement"). Mr. Barner stated that once the Board provides comments, the Reimbursement Agreement can be approved and finalized.

There being no further public comments, the President directed the Board to proceed with the agenda.

2. Approve Minutes of Prior Meetings

The Board then considered approval of the minutes from June 24, 2025 special meeting and August 18, 2025 regular meeting. A discussion ensued.

Upon a **motion** by Director Williams, seconded by Director Barley, after full discussion and with all Directors present voting aye, the Board approved the minutes from the June 24, 2025 special meeting and August 18, 2025 regular meeting, as presented.

3. Public Hearing on 2025 Tax Rate

Mr. Barner discussed with the Board the 2025 tax rate, conducting a public hearing and setting the District's 2025 tax rate at such meeting and stated the Notice of Public Hearing was not published seven (7) days or more in advance of the September 15, 2025 regular meeting, therefore a special meeting is required to hold the public hearing and adopt an Order Setting Tax Rate. Mr. Barner stated that the Notice of Public Hearing would be posted on Wednesday, September 17, 2025, to allow for a September 25, 2025 special meeting. An extensive discussion ensued. It was the consensus of the Board to schedule the special meeting to hold the public hearing and adopt an Order Setting Tax Rate for September 25, 2025, at 12:00 p.m.

4. Order Setting Rate and Levying Tax for 2025

The Board tabled this agenda item until the special meeting scheduled for September 25, 2025, at 12:00 p.m.

5. Usource Energy Presentation

Mr. Oakley presented to the Board a proposal to provide electricity services. Mr. Oakley stated the District's current contract expires on May 31, 2027. An extensive discussion ensued. In response to a question from Mr. Barner, Mr. Oakley stated that quoted pricing is valid as long as the market rate remains within five percent (5%) of the quoted rate. The Board requested Usource return to present a written quote for Board review in March 2026.

6. Tax Assessor/Collector's Report

Ms. Garrett then reviewed the Tax Assessor/Collector's Report for the month of August 2025, a copy of which is available upon request. Ms. Garrett stated that this is her last meeting as ASW is no longer the District's Tax Assessor/Collector, and the Board thanked her for her services.

7. Order Appointing Tax Assessor/Collector

The Board tabled this agenda item until the special meeting scheduled for September 25, 2025, at 12:00 p.m.

8. Resolution Concerning Tax Collections Procedures

The Board tabled this agenda item until the special meeting scheduled for September 25, 2025, at 12:00 p.m.

9. Wastewater Treatment Plant ("WWTP") Grinder Purchase

Mr. Taylor stated that STP Services ("STP") has located a used grinder, similar to the used grinder installed previously, in the amount of $15,500.00 and recommended approval of purchase and installation of the used grinder for the WWTP.

Upon a **motion** by Director Barley, seconded by Director Jackson, after full discussion and with all Directors present voting aye, the Board approved the purchase and installation of a used grinder in the amount of $15,500.00, as presented.

10. General Manager's Report

Mrs. Pierre next presented to the Board the General Manager's Report, a copy of which is available upon request.

Mrs. Pierre reviewed the Water Leak Repair List with the Board. Mr. Holmes updated the Board on the various water leak repairs within the District. A discussion ensued.

11. Administrative/Personnel matters, including review of Personnel Policy

Mrs. Pierre discussed with the Board the annual review of the Personnel Policy, stating that there were no recommended changes to such policy at this time to present to the Board.

12. Directors' Reports

The Board had no reports to present at this time.

13. Adjournment

There being no further business to come before the Board, the Board meeting was adjourned at 7:29 p.m.

PASSED, APPROVED and ADOPTED this the 20th day of October, 2025.

President, Board of Directors

ATTEST:

Secretary, Board of Directors

(DISTRICT SEAL)