

BROOKSHIRE MUNICIPAL WATER DISTRICT

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING

May 4, 2026

The Board of Directors (the "Board" or "Directors") of Brookshire Municipal Water District (the "District") met in regular session on May 4, 2026, 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. 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"); 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 April 6, 2026 Meeting

The Board then considered approval of the minutes of April 6, 2026 meeting.

Upon a **motion** by Director Connor, seconded by Director Jackson, after full discussion and with all Directors present voting aye, the Board approved the April 6, 2026 minutes, as presented.

3. **Bookkeeper's Report**

Mr. Haskins then presented the Bookkeeper's Report, a copy of which is available upon request.

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

4. **Engineer's Report**

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

Regarding the Velasco Street Water Well Project, Mr. Weishuhn reported that C. Miller Drilling, Inc. ("C. Miller") has commenced construction on such project.

Mr. Weishuhn then updated the Board regarding the Texas Water Development Board's ("TWDB") Water Supply and Infrastructure Grant Program ("WSIG") that was created by the 89th Texas Legislature. Mr. Weishuhn noted that a resolution authorizing the filing of an application for funding for the WSIG is required to be adopted by the Board. In response to a question, Mr. Barner stated that RAB has been preparing such resolution for other clients and will prepare one for the District to approve at the June 1, 2026 meeting.

Messrs. Weishuhn and Barner then updated and answered questions from the Board on the status of the Bond Application Report previously submitted to the TCEQ. In response to a question, Mr. Barner explained that the reviewer of such application report had requested supplemental information, which was provided.

Mr. Weishuhn then went on to review a Capacity Report for a proposed development by Grundfos, CBS Inc. ("Grundfos") that consists of an 110,400 square foot factory and a 12,000 square foot office building, that later of which is to be located at the existing Grundfos location. Mr. Weishuhn noted that Grundfos will owe an Impact Fee in the amount of \$201,761.64.

The Operator pointed out that Grundfos had recently contacted him and offered to donate a generator to the District. A discussion then ensued regarding such offer and any legal requirements related to the acceptance of such a donation. It was the consensus of the Board that Messrs. Weishuhn and Taylor coordinate further to determine if such donation is feasible in terms of the use of such generator at one of the District's facilities.

Mr. Weishuhn then presented a revised Capacity Report for a mixed-use development to be located at 213 F.M. 1489, Brookshire, Texas, the former site of the Brookshire Truck Stop. Mr. Weishuhn reminded the Board that such request is for water and wastewater services to a travel center with a convenience store, fast food dining,

Mr. Weishuhn explained that the developer revised the plans for such development due to restrictions on the right-of-way and that such development has two (2) less units. Mr. Weishuhn noted that the Capacity Report has been revised and the requisite Impact Fee is now \$146,487.33 for the water and wastewater capacity.

Mr. Weishuhn then presented a Capacity Report for a trade school specializing in recreational vehicle repair ("RV Trade") that will be located in an existing 2,400 square foot building located at 3220 Depot Street. Mr. Weishuhn reported that RV Trade will owe an Impact Fee in the amount of \$3,231.48 for the water and wastewater capacity.

Mr. Weishuhn presented a revised Capacity Report for Riverway's plans for Phase II of the Riverwood Farms Development ("Phase II"). Mr. Weishuhn informed the Board that the Capacity Report has been revised for the Board's approval.

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

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

Ms. Barner updated the on the status of the Detention Pond Maintenance Agreement in connection with the stormwater drainage facilities to be constructed for Defined Area No.1.

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 16,023,000 gallons of water were pumped from the District's water wells from February 16, 2026 through March 15, 2026.

Mr. Taylor then reported that the District's Wastewater Treatment Plant ("WWTP") operated at 45% of its permitted capacity during the period of February 16, 2026 to March 12, 2026. Mr. Taylor noted that a total of 1,363,500 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 439,839 gallons per day ("gpd") and the peak daily flow was 1,184,000 gallons per minute.

Mr. Taylor then reported that the Lift Station fence on Stella Road will not be replaced until after the Lift Station Rehabilitation Project is complete, temporary fencing will be installed.

Mr. Taylor next presented for review the 2025 Drinking Water Quality Report, formerly the Consumer Confidence Report (the "CCR"), a copy of which is available upon request. Mr. Barner explained the process of distributing the CCR to customers pursuant to the requirements of the EPA and the TCEQ. Mr. Barner stated that a direct URL link to the CCR must be directly provided to customers prior to July 1, 2026. Mr. Barner noted that the District typically includes such link in the customers' water bills in order to comply with such requirements.

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

7. **Sanitary Sewer Overflow ("SSO") Initiative Program**

Mr. Taylor next updated the Board regarding the submission of the TCEQ Sanitary Sewer Overflow ("SSO") Initiatives Program. Mr. Taylor reported that this agenda item is pre-mature and will be addressed prior to the September 1, 2026 annual reporting deadline. Mr. Taylor then

reminded the Board that as part of the District's participation in the TCEQ SSO Program, the District is required to televise and address certain deficiencies in its wastewater collection systems.

8. **Election Agenda**

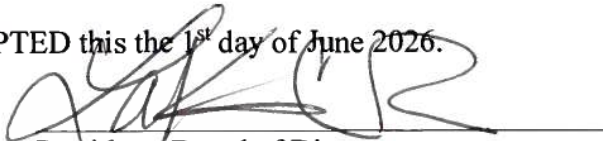
Mr. Barner next updated the Board regarding the Road Bond Facilities Election (the "Road Bond Election") for Defined Area No. 1, held Saturday, May 2, 2026

Mr. Barner then stated that the Board needed to establish a date on which to canvass the returns of the Election within the required time frame of May 5 through May 13, 2026. A discussion ensued regarding potential dates, and it was the consensus of the Board to canvass the returns of the Election on May 13, 2026, at 12:00 p.m.

9. **Adjournment**

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

PASSED, APPROVED and ADOPTED this the 1st day of June 2026.



President, Board of Directors

ATTEST:



Secretary, Board of Directors

(DISTRICT SEAL)