BROOKSHIRE MUNICIPAL WATER DISTRICT

MINUTES OF BOARD OF DIRECTORS REGULAR MEETING

June 1, 2026

The Board of Directors (the "Board" or "Directors") of Brookshire Municipal Water District (the "District") met in regular session on June 1, 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:

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: 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 May 4, 2026 Regular Meeting and May 13, 2026 Special Meeting**

The Board then considered approval of the minutes of May 4, 2026 regular meeting and the May 13, 2026 special meeting.

Upon a **motion** by Director Williams, seconded by Director Jackson, after full discussion and with all Directors present voting aye, the Board approved the May 4, 2026 regular meeting minutes, and the May 13, 2026 special meeting 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 District's financials, payroll and check registry, and answered questions from the Board.

Mr. Haskins then discussed the Texas Unclaimed Property Report and explained that such report is required to be filed with the State Comptroller's office ("Comptroller") annually regarding customer funds that remain unclaimed. Mr. Haskins reported that he will file such report with the Comptroller and added that his office will prepare a check for such unclaimed property for the Board's approval upon confirmation of the amount to be escheated to the State. Mr. Haskins stated that following such confirmation and the Board's approval of the check, such check will be sent to the Comptroller.

Upon a **motion** by Director Jackson, seconded by Director Williams, after full discussion and with four (4) Directors present voting aye, and Director Green abstaining, the Board approved: 1) Bookkeeper's Report, including payment of invoices; 2) financials; and 3) filing of the Texas Unclaimed Property Report, as presented.

4. **Budget for Fiscal Year Ending August 31, 2027 ("FYE 2027 Budget")**

Mr. Barner reminded the Board, Mrs. Pierre and Mr. Haskins that it is time for the District to begin preparation of the District's budget FYE 2027 Budget and requested that the Directors provide their availability for a workshop on such budget. It was the consensus of the Board to schedule a workshop to review the draft budget for the FYE 2027 Budget on July 15, 2026 and if necessary, on July 21, 2026, both at 6:00 p.m.

5. **Nationwide Trailers**

Mr. John Jimenez, Manager of Nationwide Trailers ("Nationwide") discussed with the Board a letter Nationwide received from the District, dated May 15, 2026, assessing a fine associated with meter tampering charges and damages resulting from the unauthorized use of the District's system by removing such meter from such system. A discussion ensued and it was the consensus of the Board to postpone this agenda item until the next Board meeting to allow the District's staff to review the actual damages associated with tampering with the District's meter and system.

6. **Engineer's Report**

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

Mr. Weishuhn reviewed with the Board the Texas Commission on Environmental Quality ("TCEQ") memorandum received regarding the application for approval of the issuance of $32,000,000 in unlimited tax bonds to finance (i) the wastewater treatment plant ("WWTP") improvements; and (ii) the new Velasco Street Water Well Project ("Project") and water distribution system improvements. A discussion ensued and it was the consensus of the Board that Mr. Weishuhn provide a project list detailing the WWTP improvements for Board review.

Additionally, Mr. Weishuhn then updated the Board regarding the status of the Water Well Project performed by C. Miller Drilling, Inc., including the total costs associated with construction.

Mr. Weishuhn then reviewed with the Board the status of QuickTrip's project.

Mr. Weishuhn discussed with the Board the Riverway Farms Development and the capacity of the wastewater force main along Kenny Road.

Mr. Weishuhn then updated the Board regarding the Texas Water Development Board's ("TWDB") Water Supply and Infrastructure Grant Program ("WSIG") created by the 89th Texas Legislature. Mr. Weishuhn discussed the project list for water line repairs and replacement of certain lines along Kellner Road and under U.S. Highway 90. Mr. Barner then went on to present a resolution authorizing application to the TWDB for award of funds through the WSIG Program and noted that RAB needed a list of projects for such funding to include such resolution.

Upon a **motion** by Director Barley, seconded by Director Jackson, after full discussion and with all Directors present voting aye, the Board approved the resolution authoring the filing of an application for funding for the WSIG.

Mr. Weishuhn reviewed with the Board a capacity report and supporting documentation from Ninety West Partners ("Ninety West") for 27 equivalent service units ("ESU") for the development of a light industrial park located at 32931 Katy Brookshire Road, Brookshire, Texas. Mr. Weishuhn stated the District previously accepted such an application from Mr. Mariz Ibrahim, engineer for Ninety West on July 30, 2025, and that it referenced a different address but Mr. Weishuhn noted that that Ninety West will owe an Impact Fee in the amount of $160,650.00 for the water and wastewater capacity, in addition to the District's usual fees and deposits. Mr. Weishuhn clarified that such impact fees do not include the cost of water and wastewater line extensions necessary to serve Ninety West. A preliminary estimate of water and wastewater line extension costs are approximately $50,000.00.

Mr. Weishuhn then updated the Board regarding a two-inch (2") water line that once served a single-family residential home that is located on the approximately 76 acres now owned by Giammalva Properties, Inc. ("Giammalva"). Mr. Weishuhn reminded the Board that such line crosses through an adjacent tract of land not owned by Giammalva and that the owner of such tract desires to have the line removed. A discussion ensued and in response to a questions, Mr. Barner explained that RAB would provide a draft agreement for the abandonment of such line prior to the July 6, 2026 Board meeting.

Mr. Weishuhn then presented a Capacity Report from Space City Self Storage LLC ("Space City") for multi-use development, including retail, a convenience store, an office and a warehouse to be located at 15542 F.M. 362, Brookshire, Texas. Mr. Weishuhn reported that Space City will owe an Impact Fee in the amount of $119,370.25 for the water supply and wastewater discharge, in addition to the District's usual charges and deposits.

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.

7. **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 20,331,000 gallons of water were pumped from the District's water wells from March 15, 2026 through April 16, 2026.

Mr. Taylor then reported that the District's Wastewater Treatment Plant ("WWTP") operated at 62% of its permitted capacity for the month of April 2026. Mr. Taylor noted that a total of 1,792,500 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 597,500 gallons per day ("gpd") and the peak daily flow was 2,222,000 gallons per minute.

Mr. Taylor updated 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 stated that Well No. 3 is back in the ground and waiting a re-start. Mr. Taylor further started that testing to see if Well No. 3 would pull sand resulted in no evidence of sand and place well back into service.

Mr. Taylor next updated the Board on the status of Water Well No. 2 ("Well No. 2") stating Well No. 2 was down to eight feet (8') submergence and was off-line to recover. Mr. Taylor stated that Well No. 2's recommended corrective action was successful and can be placed back into service.

Mr. Taylor reminded the Board that the America's Water Infrastructure Act of 2018 ("AWIA") requires water districts serving more than 3,300 customers to develop a Risk and Resilience Assessment ("RRA") and certify such assessment every five (5) years. Mr. Taylor explained that the RRA will be reviewed during an executive session at the end of the 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 Operator's Report, including the filing of the RRA study with the EPA, as presented.

8. **Ethics Policy**

Mr. Barner then stated that review of the District's Ethics Policy is an annual agenda item. Mr. Barner noted that should the Board have any questions regarding such policy, let him know.

9. **Attorney's Report**

Mr. Barner reminded the Board of the 2026 AWBD Summer Conference scheduled for June 18-20, 2026 at the Gaylord Texan Conference Center in Grapevine, Texas, and RAB's client appreciation event on Thursday, June 18th.

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 7:36 p.m. to discuss matters within the attorney-client privilege, security and real estate. Present for all or portions of the Executive Session were the Board of Directors, Tonya Pierre, James Weishuhn, John Taylor and Mr. Barner.

The President declared the Executive Session ended at 8:08 p.m. and the Board reconvened into open session.

Upon a **motion** by Director Barley, seconded by Director Jackson, after full discussion and with all Directors present voting aye, the Board authorized an offer for the purchase of property subject to the terms discussed in Executive Session.

10. **Adjournment**

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

PASSED, APPROVED and ADOPTED this ~~the~~ 6st day of July 2026.

President, Board of Directors

ATTEST:

Secretary, Board of Directors

(DISTRICT SEAL)