

**BROOKSHIRE MUNICIPAL WATER DISTRICT**  
**MINUTES OF BOARD OF DIRECTORS SPECIAL MEETING**

**August 27, 2025**

The Board of Directors (the "Board" or "Directors") of Brookshire Municipal Water District (the "District") met in special session on the 27<sup>th</sup> day of August, 2025, at 5:30 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	Director

All members of the Board were present, thus constituting a quorum. Also in attendance were Linda Vela, an employee of the District; James Weishuhn of Weishuhn Engineering ("Engineer" or "Weishuhn"); Reginald Smith of LJA Engineers ("LJA"); and Elliot M. Barner, attorney, of Radcliffe Adams Barner PLLC ("Attorney" or "RAB").

The Vice President, after finding that the 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 5:30 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. Budget for Fiscal Year Ending August 31, 2026, including Order Adopting Budget for Fiscal Year Ending August 31, 2026 (the "Budget")**

The Board reviewed the current draft of the Budget. A discussion ensued.

Upon a **motion** by Director Connor, seconded by Director Williams, after full discussion and with all Directors present voting aye, the Board approved the Budget, with any necessary revisions upon final review by the General Manager and Bookkeeper.

### **3. Financial Advisor's Report**

Mr. Barner presented to and reviewed with the Board the Financial Advisor's tax rate study for the proposed 2025 tax rate (the "Tax Rate Study"), a copy of which is attached hereto. Mr. Barner explained that the Financial Advisor recommends the Board publish a proposed total ad valorem tax rate of \$0.0139 per \$100 assessed valuation, which is the maximum amount the District can adopt without triggering a roll-back election. Mr. Barner further recommended that next month, the Board consider setting a total tax rate of \$0.0139 per \$100 assessed valuation, comprised of \$0.0139 per \$100 assessed valuation for debt service purposes. Mr. Barner added that, based on a total tax rate of \$0.0139, the average homeowner's tax bill would increase by approximately \$28.35.

Extensive discussion then ensued regarding the Tax Rate Study, including the proposed tax rate to be published in the *Waller Times*, as is required by Texas Water Code, Section 49.236(b)(1).

Mr. Barner went on to explain that the Board needs to set a hearing date for the tax rate and levying tax for 2025 so that the District may provide proper notice of a hearing on such rate. Mr. Barner recommended that the Board set such date as the next meeting date, September 15, 2025.

Upon a **motion** by Director Connor, seconded by Director Williams, after full discussion and with all Directors present voting aye, the Board: 1) authorized publication of a proposed 2025 tax rate at \$0.0139 per \$100 of assessed value in the *Waller Times*; and 2) schedule a public hearing regarding setting such rate at the regular meeting of Monday, September 15, 2025, at 6:00 p.m.

### **4. IDV Project on FM 1489**

Mr. Barner reviewed the status of the IDV Development Services, LLC ("IDV") Project, which is for the development of a 66 single-family home residential subdivision. including designation of the approximate 15.5 acres on which such subdivision shall be developed as a defined area within the District. Mr. Barner went on to explain that D.R. Horton is no longer under contract with IDV for the purchase of such acres and that IDV remains under contract with the owner of such acres. Mr. Barner explained that IDV very much intends on pursuing this project and that the agreement for development of the Project that the District entered into with D.R. Horton be reconsidered so that IDV would be the other party to such agreement with the District. Mr. Barner recommended that the Board and General Manager re-review the approved version of the agreement to determine if there were any other items that should be addressed.

### **5. Water Supply Options**

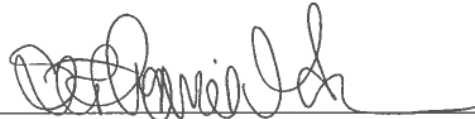
The Board convened into Executive Session to discuss real estate matters pursuant to the provision of the Open Meetings Act.

The Board adjourned out of Executive Session at this time.

Upon a **motion** by Director Connor, seconded by Director Williams, after full discussion and with all directors present voting aye, the Board authorized the Engineer to pursue discussions for acquisition of property as discussed more fully in Executive Session.

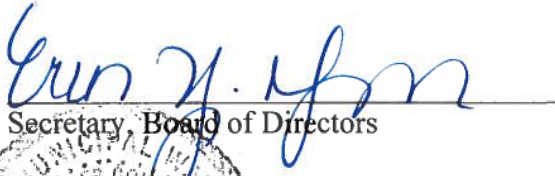
There being no further business to come before the Board, the Board meeting was adjourned at 8:00 p.m.

PASSED, APPROVED and ADOPTED this the 6<sup>th</sup> day of October, 2025.



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President, Board of Directors

ATTEST:

  
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Secretary, Board of Directors