

MINUTES
BASTROP COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

December 5, 2025

The Board of Directors (the "Board") of Bastrop County Municipal Utility District No. 1 (the "District") met in regular session, open to the public, on the 5th day of December, 2025, at the First National Bank, 489 Highway 71 West, Bastrop, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

William Tullis	President
Jerry B. Patterson	Vice President
Jane T. Sevier	Secretary
Krystal Mealy	Assistant Secretary
Doug Granger	Assistant Vice President

and all of the above were present, except Director Mealy, thus constituting a quorum.

Also present at the meeting were: Tammy Hargett and Maranda Bretts of Si Environmental, LLC ("Si Enviro"); Bradley Loehr of Befco Engineering Inc. ("Befco"); and Kathryn Garner and Luke Roswell of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending the meeting by telephone were: Terry Holland of Myrtle Cruz, Inc ("the bookkeeper"); and Ashlee Martin of McCall Gibson Swedlund Barfoot Ellis PLLC (the "Auditor").

Ms. Garner stated that the Board will use a consent agenda, and that Directors can remove items from the consent agenda if desired.

PUBLIC COMMENTS

There was no public comment.

CONSENT AGENDA

Ms. Garner offered Board members the opportunity to remove items from the consent agenda for individual discussion. Following discussion, Director Tullis made a motion to move agenda item no. 3, Engineering matters to the non-consent agenda. Director Sevier seconded the motion which passed by unanimous vote.

Following discussion, Director Tullis moved to approve all remaining items on the consent agenda, and direct that where appropriate, the documents be filed appropriately and retained in the District's official records, including the: agenda item no. 1, minutes of the November 7, 2025, regular meeting; agenda item no. 2, Financial and bookkeeping matters; agenda item no. 4, Report on Hazard Mitigation; and agenda item no. 5, Report

on District Website. Director Sevier seconded the motion, which passed by unanimous vote.

A copy of the Bookkeeper's Report is attached.

ENGINEERING MATTERS, INCLUDING WATER PLANT AND WASTEWATER TREATMENT PLANT CAPACITIES AND FEMA PROJECTS

Mr. Loehr reported on the FEMA 3" Water Line Replacement at the Townhomes (the "FEMA Project"). He reviewed and recommended approval of Pay Application No. 1 in the amount of \$27,278.88, payable to WJC Constructors Services, LLC ("WJC").

Mr. Loehr then reported on the installation of a 6" valve on a 6" water main for the District. He reviewed and recommended approval of Pay Application No. 1 in the amount of \$4,250.00, payable to WJC.

Following review and discussion, and based upon the Engineer's recommendation, Director Tullis moved to:

- a. accept the Engineer's report;
- b. approve Pay Application No. 1 in the amount of \$27,278.88, payable to WJC for construction of the FEMA Project; and
- c. approve Pay Application No. 1 in the amount of \$4,250.00, payable to WJC for the installation of a 6" valve on a 6" water main for the District.

Director Granger seconded the motion, which passed by unanimous vote.

Discussion ensued regarding updating the District's water line maps.

APPROVE AUDIT FOR FISCAL YEAR END SEPTEMBER 30, 2025

Ms. Martin reviewed the District's audit for the fiscal year end, September 30, 2025. Following review and discussion, Director Tullis moved to approve the audit, authorize filing of the audit with the Texas Commission on Environmental Quality, contingent upon final review by ABHR, and direct that the audit be filed appropriately and retained in the District's official records. Director Sevier seconded the motion, which passed by unanimous vote.

PROFESSIONAL SERVICE CONTRACT WITH SI ENVIRONMENTAL, LLC

Ms. Hargett presented a contract summary and proposed professional service contract between the District and Si Enviro. She requested approval of the contract. Discussion ensued regarding monthly base fees and overtime fees.

Discussion ensued regarding seeking competitive bids and increasing termination clause to at least 90 days' notice to have enough time to find a new operator should the District terminate its contract with Si Enviro.

The Board suggested countering the second-year base rate and considered seeking proposals from other operators.

Ms. Hargett stated that she will present the Boards concerns to Si Enviro and provide responses to the Board and the next Board meeting.

No action was taken.

OPERATION OF DISTRICT FACILITIES, INCLUDING BILLINGS, REPAIRS, AND MAINTENANCE

Ms. Bretts reviewed the operator's report, a copy of which is attached, and updated the Board on operation and routine maintenance of District facilities. She stated that the District remains in Stage 1 of its Drought Contingency Plan. Ms. Bretts then stated that the leaking faucet found behind the townhomes was replaced with a flush valve and cap to prevent access.

Ms. Hargett discussed the proposed water rate changes discussed at the Aqua Water Supply Corporation December 2, 2025 Board meeting. She asked the Board to consider implementing a rate change applicable to District residents and customers in 2026.

Discussion ensued regarding the clearing and maintenance activities in the District's easement along the Colorado River (the "Easement") being performed by IHS Landscaping. Mr. Loehr discussed clearing activities and erosion around drainpipes along the Easement.

Following review and discussion Director Tullis moved to approve the operator's report. Director Granger seconded the motion, which passed by unanimous vote.

DISCUSS AQUA WATER SUPPLY CORPORATION ("AQUA") MATTERS, INCLUDING, BUT NOT LIMITED TO, FEASIBILITY STUDY, ADDITIONAL CAPACITY, POTENTIAL COST OF FULL DEVELOPMENT, NEW AQUA AGREEMENT, AMENDMENTS, IF ANY, TO THE DISTRICT'S DROUGHT CONTINGENCY PLAN REQUIRED BY NEW AQUA AGREEMENT

Ms. Garner stated that ABHR's comments to the draft agreement were rejected by Aqua in August. Ms. Garner stated that Mr. Embrey confirmed that Aqua's increase in its System Development Fee from \$7,900.00 to \$8,400.00 will not take effect until June 1, 2026. She then presented a budgetary comparison spreadsheet prepared by the District's

Financial Advisor, Dennis Waley, for payment of the living unit equivalents to be purchased by the District. Discussion ensued.

No action was taken.

CONSIDER AND ADOPT A CONSTRUCTION AND INFRASTRUCTURE POLICY

The Board tabled discussion on this agenda item.

REVIEW AND UPDATE EMINENT DOMAIN REPORT TO TEXAS COMTROLLER

Ms. Garner reported that ABHR will file in December the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas pursuant to Section 2206.154, Texas Government Code. The Report will state that the District did not use its eminent domain authority in calendar year 2025.

REPORT FROM TAX ADVISOR

Ms. Garner Discussed the tax report and delinquent tax roll provided by the tax assessor/ collector.

DISTRICT COMMUNICATIONS

Director Patterson discussed a request from a resident of the District that the District, Bastrop County (the "County"), and Colovista Country Club Property Owners Association discuss drainage issues in the District.

Ms. Garner stated that, although the District has the authority to address drainage issues, it is not required to do so, nor has it exercised that authority. She stated the County is responsible for drainage maintenance on right of ways in the District.

Discussion ensued regarding asking the resident to provide public comment regarding drainage issues in the District at a future Board meeting.

Director Sevier discussed notifying residents of the proposed Aqua rate change and completion of the FEMA Project via the District's website.

No action was taken.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE TO SEEK ADVICE OF ITS ATTORNEY REGARDING PENDING OR CONTEMPLATED LITIGATION OR TO SEEK AND RECEIVE LEGAL ADVICE BY THE DISTRICT'S ATTORNEY

The Board did not convene in executive session.

NEXT MEETING DATE

The Board agreed to hold the next regular meeting on January 2, 2026, at 10:00 a.m. at the First National Bank, 489 Highway 71 West, Bastrop, Texas.

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

(SEAL)



Jane Sevier
Secretary, Board of Directors

ATTACHMENTS TO THE MINUTES

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