

MINUTES
BASTROP COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

May 1, 2026

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 1st day of May, 2026, 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: Adam LaGesse, a resident of the District; Tammy Hargett, Maranda Bretts, and Marc Resa of Si Environmental, LLC ("Si Enviro"); and Kathryn Garner and Luke Roswell of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending the meeting by telephone was: Bradley Loehr of Befco Engineering Inc. ("Befco"); Terry Holland of Myrtle Cruz, Inc ("the bookkeeper"); and Kristi Moore of The Ferguson Group.

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 Sevier made a motion to move agenda item no. 3, Engineering matters, and agenda item no. 4, Report on Hazard Mitigation to the Non-Consent Agenda. Director Tullis 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, that the documents be filed appropriately and retained in the District's official records, including the: agenda item

no. 1, Minutes of the April 2, 2026, regular meeting; agenda item no. 2 Financial and bookkeeping matters, and agenda item no. 5, Report on District Website. Director Sevier seconded the motion, which passed by unanimous vote.

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

Mr. Loehr presented the Engineer's Report, a copy of which is attached, and updated the Board on projects in the District as reflected in the Report.

Mr. Loehr discussed the potholing to locate the water and pressurized sewer lines that run east of the District's easement. He presented an aerial map of the easement plotting the utility lines that have been located. He then recommended the map be provided to PGI Properties ("PGI") for review.

Discussion ensued regarding revising the easement to more accurately include the utility lines.

Discussion ensued regarding testing the valves on the utility line that runs south of the District's easement to determine where the utility line ends.

Director Granger suggested that District representatives meet with PGI to present the current findings from the potholing.

Following review and discussion, Director Tullis moved to: (1) approve the Engineer's Report; and (2) authorize Directors Tullis and Granger to meet with PGI to discuss findings from the potholing. Director Granger seconded the motion which passed by unanimous vote.

REPORT ON HAZARD MITIGATION PLAN AND CAPITAL IMPROVEMENT PLAN

Director Sevier stated that she and Director Patterson met with Kristi Moore of The Ferguson Group to discuss grant managing services for the District. Director Sevier stated that Ms. Moore recommended the Tier 2 Package for grant managerial services. She then presented a proposal provided by The Ferguson Group describing their services, packages, and pricing. Discussion ensued.

Ms. Hargett discussed a grant from the Texas Water Development Board ("TWBD") which the District could prequalify with their water use survey and water loss audit. She stated Si Enviro will research TWBD grants on behalf of the District.

Ms. Moore joined the meeting by telephone. She then discussed the tiered services offered by The Ferguson Group. She stated that The Ferguson Group charges a flat fee for all grant applications based on the work performed as opposed to a percentage of the grant award amount. She then stated that The Ferguson Group offers work on loan

applications. Ms. Moore recommended contacting the Texas Special Districts Coalition for a discounted grant writing rate. Ms. Moore stated that she will attend the next meeting in person and will connect the District with the director of the Texas Special Districts Coalition. The Board agreed to review the proposal provided before the next Board of Directors meeting.

No action was taken.

APPROVE CONSUMER CONFIDENCE REPORT AND AUTHORIZE OPERATOR TO DELIVER THE CONSUMER CONFIDENCE REPORT AND FILE CERTIFICATE OF DELIVERY WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

The Board tabled discussion on this agenda item until the next Board of Directors meeting.

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 stated that Si Enviro's contractor is waiting on a shaft sleeve for the booster pump repair and installation will be scheduled soon.

Ms. Bretts stated that water loss has decreased to 12%, showing a decrease from the previous month.

Ms. Bretts discussed a request from three lot owners in the District to bypass the District's sewer system and install septic systems. Discussion ensued. Ms. Garner reviewed Section 2A of the District's Rate Order. Mr. Loehr stated that the feasibility study from March 2025 indicated that there are water sewer lines along Colovista Parkway. Ms. Hargett stated that the lot owners do not want to pay for extending the wastewater lines but will pay for water line extension. Discussion ensued regarding how water usage would be metered. Ms. Hargett stated that each lot owner would be required to pay for their own water tap fees and would have their own meters. Mr. Loehr stated that it appears that the aeration basin/preliminary designs for the septic system in lot 9 is in compliance with Texas Commission on Environmental Quality (the "TCEQ") regulations. Discussion ensued regarding lost revenue if the lot owners are permitted to install septic systems.

Ms. Bretts discussed the three grinder pump calls in March, all of which were repaired. She then presented a three-month summary on grinder pump calls. Ms. Hargett stated that per Director Patterson's request, Si Enviro reviewed all grinder pump calls that were made in the last three months, the cost of repairs, what repairs were made, how many were for float or pressure switches and discussed the

individual findings of the report. She discussed potentially replacing old pumps that have float switches with new pumps that pressure switches whenever they get a call in the future. Ms. Hargett stated that the District does not maintain an inventory of grinder pumps that have pressure switches but Si Enviro has requested quotes on behalf of the District. Discussion ensued regarding the process of making grinder pump repairs and the cost of repairing float switches compared to pressure switches. Ms. Hargett stated that Si Enviro is currently negotiating prices for grinder pumps. Director Tullis then suggested tracking 15 grinder pumps that have pressure switches and 15 pumps that have float switches to compare calls, repairs, and cost. Discussion ensued regarding the revenues and expenses for grinder pump fees and repairs.

Ms. Bretts stated that a quote was received for repair of the gearbox on the clarifier at the wastewater treatment plant (the "WWTP") for \$5,767.25. Mr. Resa stated that upon inspection, it was determined that the gear needs to be re-aligned to tighten the chain. He then stated that the contractor has advised that repairs would take 1-2 days and recommended immediate action by the Board to approve repairs. Discussion ensued.

Ms. Bretts stated that a quote was received for bracing the stairs at the WWTP for \$1,750.00.

Ms. Bretts presented the wastewater treatment facility report included in the operator's report.

Ms. Bretts presented the operator's daily logs from the WWTP, the lab results and the report that was submitted to the TCEQ. Ms. Hargett stated that the operator and lab technician do not test samples at the same time of day, which may account for discrepancies in results. Mr. Resa stated that the operator's testing equipment for daily logs is more rudimentary than the certified lab technician equipment and, per the TCEQ rules, Si Enviro is reporting the certified lab results. He stated that dissolved oxygen levels are not stable and subject to rapid change between samples. Mr. Resa stated that, although the onsite testing equipment is not as accurate as the certified lab technician, it is sufficient to determine compliance required to operate the WWTP.

Following review and discussion, Director Granger moved to approve: (1) the operator's report; (2) use of septic system in lots 7, 8, and 9b on Colovista Parkway; (3) realignment of the gear box at the WWTP in the amount of \$5,767.25; and (4) bracing of the stairs at the WWTP in the amount of \$1,750.00. Director Tullis seconded the motion which passed by unanimous vote.

CONDUCT ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

The Board tabled discussion on this agenda item until the next Board of Directors meeting.

CONDUCT REVIEW OF THE DISTRICT'S AMENDED RATE ORDER, CONSIDER AMENDMENTS PROPOSED BY OPERATOR, AND TAKE ANY NECESSARY ACTION

The Board considered amending the District's Rate Order to reflect an increase in the discontinuation and restoration of service fees and the addition of fees for delinquent letters and returned mail. Following discussion, Director Sevier moved to adopt the Amended Rate Order to reflect the updated fees as discussed, and direct that the Amended Rate Order be filed appropriately and retained in the District's official records. Director Tullis 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 Aqua's counsel has approved the District's payment schedule and they have provided a final draft of the agreement. She then stated that the District must make a payment of \$48,510.00 for the reservation fees for 20 Living Unit Equivalent ("LUEs"), the System Development Fees required to purchase of 3 LUEs, construction costs of \$11,000.00 plus 10% contingency, and the AFC Semper Remote. Discussion ensued. Ms. Garner stated that at the March meeting the Board approved a payment of \$37,900 and that check will be voided. She then requested the Board to authorize Director Tullis to get three Directors signatures on the check between Board of Directors meetings when the amount of the payment is finalized. Following review and discussion, Director Tullis made a motion to: (1) approve final agreement; and (2) authorize Director Tullis to get three Directors signatures on the check between Board of Directors meetings when the amount of the payment is finalized. Director Granger seconded the motion, which passes by unanimous vote.

REPORT FROM TAX ADVISOR

There was no discussion on this agenda item.

DISTRICT COMMUNICATIONS

There was no discussion on this agenda item.

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 June 5, 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)


Secretary, Board of Directors



ATTACHMENTS TO THE MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's Report	2
Engineer's Report.....	2
Operator's Report.....	3