

MINUTES
BASTROP COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

September 4, 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 4th day of September, 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, thus constituting a quorum.

Also present at the meeting were: Adam LaGesse, a resident of the District; Maranda Bretts 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 were: Bradley Loehr of Befco Engineering Inc. (the "Engineer"); Terry Holland of Myrtle Cruz, Inc; and Dennis Waley of PFM Financial Advisors LLC.

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 moved to: (1) move agenda item no. 2 Financial and bookkeeping matters and agenda item no. 3 Engineering matters to the Non-Consent agenda; and (2) 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 August 7, 2026, regular meeting, agenda item no. 4 Report on Hazard Mitigation Plan, and agenda item no. 5, Report on District Website. Director Granger seconded the motion, which passed by unanimous vote.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER
LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO
INFORMATION FORM

Ms. Garner stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2026 total tax rate of \$0.691 per \$100 of assessed valuation. Mr. Waley reviewed a debt service tax rate analysis .

The Board opened the public hearing at 10:33 a.m.

Discussion ensued regarding the assessed value of the District.

Discussion ensued regarding the District's projected surplus for fiscal year end September 30, 2027.

The Board closed the public hearing at 10:41 a.m.

Ms. Garner presented an Order Levying Taxes reflecting the proposed 2026 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality ("TCEQ") and recorded in the Official Public Records of Bastrop County.

Following review and discussion, Director Tullis moved to (1) adopt the Order Levying Taxes reflecting a total 2026 tax rate of \$0.60973 per \$100 of assessed valuation, comprised of \$0.1667 to pay debt service on the District's outstanding bonds and \$0.44303 to pay the operation and maintenance expenses of the District, and direct that the be filed appropriately and retained in the District's official records; and (2) authorize execution of the Amendment to Information Form and direct that such document be filed appropriately and retained in the District's official records. Director Granger seconded the motion, which passed by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS, INCLUDING PAYMENT OF THE
BILLS, REVIEW OF INVESTMENTS, TAX REPORT, AND ADOPT BUDGET FOR
FISCAL YEAR END SEPTEMBER 30, 2027

Mr. Holland presented the monthly bookkeeping report, including bills submitted for payment, investments, and transfers, a copy of which is attached.

The Board reviewed a proposed budget for fiscal year end September 30, 2027, a copy of which is attached to the bookkeeper's report.

Discussion ensued regarding the engineering, operating, and construction costs related to the anticipated wastewater treatment plant rehabilitation project. Ms. Garner

stated that ABHR can provide more information regarding lease-to-purchase options for a new wastewater treatment plant at the next Board of Directors meeting.

Discussion ensued regarding the grinder pump and sewer line expenditures. Director Sevier requested that Si Enviro prepare a report on grinder pump expenditures for fiscal year end September 30, 2026.

Discussion ensued regarding the delinquent tax roll. Ms. Garner stated that the District's delinquent tax attorney is Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon"). She then stated that she would ask Perdue Brandon for a recommendation on how to proceed with delinquent tax collection before the next Board of Directors meeting.

Following review and discussion, Director Tullis moved to approve the proposed budget for the fiscal year end September 30, 2027, subject to finalization. Director Granger seconded the motion, which passed by unanimous vote.

APPROVE FEE AGREEMENT WITH BROWN & BROWN INSURANCE SERVICES

Ms. Garner presented a fee agreement with Brown & Brown Insurance Services, Inc. ("Brown & Brown") in connection with the District's insurance renewal for the 2026-2027 term. Following review and discussion, Director Tullis moved to accept the fee agreement from Brown & Brown in connection with the renewal of the District's insurance policies for the 2026-2027 term, and direct that the fee agreement be filed appropriately and retained in the District's official records. 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 reported on the FEMA Project.

Mr. Loehr reported on the proposed PGI Properties ("PGI") Development in the District and stated that PGI's surveyor has completed their field notes and plat for a general 25-foot-wide easement.

Following review and discussion, and based upon the Engineer's recommendation, Director Tullis moved to: (1) approve the Engineer's Report; and (2) authorize ABHR to prepare the 25-foot-wide easement. Director Granger seconded the motion, which passed by unanimous vote.

Director Patterson discussed water lines and leaks in the District.

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END SEPTEMBER 30, 2026

The Board reviewed an engagement letter from McCall Gibson Swedlund Barfoot & Ellis ("McCall") to perform the District's audit for the fiscal year September 30, 2026, reflecting the estimated fee to be an amount between \$14,500 and \$15,500. Following review and discussion, Director Tullis moved to approve and authorize execution of the engagement letter with McCall to conduct the audit for the District's fiscal year end September 30, 2026, and direct that such document from McCall be filed appropriately and retained in the District's official records. Director Patterson seconded the motion, which passed by unanimous vote.

REVIEW, REVISE, AND ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Garner reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. She noted that the list of qualified broker/dealers provided by the District's bookkeeper is attached as an exhibit to the Resolution. Following review and discussion, Director Granger moved to adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Tullis seconded the motion, which passed by unanimous vote.

ANNUAL REPORT TO BOND REVIEW BOARD

It was determined that no annual report is due as the District did not have a bond election in the past year.

OPERATION OF DISTRICT FACILITIES, INCLUDING BILLINGS, REPAIRS, MAINTENANCE, AND RENEW MAINTENANCE PLAN FOR GENERATOR

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 the water loss has increased to 6%. She then reported that there were three leaks reported in the month of August and repairs were made. Ms. Bretts

then stated that Si Enviro has submitted the samples for lead/copper to the lab for testing and will present the results once received.

Ms. Bretts stated that there were seven grinder pump calls made in August, one of which required complete replacement of the grinder pump. She then stated that Si Enviro is planning to distribute information to all residents regarding grinder pump care.

Ms. Bretts stated that PrimeSpec is scheduled to repair the coupler and motor shaft of the clarifier gear at the wastewater treatment plant on Tuesday, September 8, 2026.

Ms. Bretts presented a water use report from October 2025 to July 2026. She then stated that the water purchase information for July 2026 will be revised.

Following review and discussion, Director Tullis moved to approve the operator's report as amended to reflect the correct water purchases for July 2026. Director Granger 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 October Board meeting.

DISCUSS AQUA WATER SUPPLY CORPORATION ("AQUA") MATTERS, INCLUDING, BUT NOT LIMITED TO, AQUA RESERVATION FEES, AQUA SYSTEM DEVELOPMENT FEES, ADDITIONAL CAPACITY, POTENTIAL COST OF FULL DEVELOPMENT, AND TAKE ANY NECESSARY ACTION

There was no discussion on this agenda item.

REPORT FROM TAX ADVISOR

There was no discussion on this agenda item.

DISTRICT COMMUNICATIONS

Director Mealy stated that she communicated with the ColoVista Property Management Association (the "PMA") regarding their delinquent taxes. She then stated that the PMA was unaware of their delinquent taxes and would be looking into the matter.

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 October 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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