

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 36

April 10, 2025

The Board of Directors (the "Board") of Brazoria County Municipal Utility District No. 36 (the "District") met in regular session, open to the public, on the 10th day of April, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 1350, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Mark Nokelby	President
Emma Delgado	Vice President
Esther Flores	Secretary
Kimberly Stevens	Assistant Vice President
Paul Torres	Assistant Secretary

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

Also attending the meeting were Jorge Diaz of McLennan & Associates, L.P.; Madeline James of Assessments of the Southwest, Inc. ("ASW"); Brian Rabenaldt of R.G. Miller Engineers, Inc. ("R.G. Miller"); Ryan Haynes of Environmental Allies; Corey Laughner of KGA/DeForest Design, Inc.; Danae Dehoyos of Touchstone District Services; and Hannah Brook and Kathryn Easey of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments received by the Board.

APPROVE MINUTES

The Board considered approving the minutes of the March 6, 2025, regular meeting. Following review and discussion, Director Nokelby moved to approve the March 6, 2025, regular meeting minutes, as presented. Director Delgado seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Diaz presented and reviewed the bookkeeper's report with the Board, a copy of which is attached.

Mr. Diaz stated check no. 1281 in the amount of \$527.43 payable to R.G. Miller Engineers, Inc. for professional engineering services from July 2024, will be held subject to verification that items were not previously billed.

Following review and discussion, Director Nokelby moved to approve the bookkeeper's report and payment of the bills, including check no. 1281, subject to verification. Director Stevens seconded the motion, which passed unanimously.

BUDGET FOR FISCAL YEAR END MAY 31, 2026

Mr. Diaz presented and reviewed the proposed budget for the fiscal year end May 31, 2026, a copy of which is included in the bookkeeper's report. Mr. Diaz requested that the Board and consultants review and provide comments on the proposed budget before the next meeting. Discussion ensued regarding the capital outlay expense for the trail and lighting improvements.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. James presented and reviewed the tax report from March, a copy of which is attached, including the delinquent tax roll. Following review and discussion, Director Torres moved to approve the tax report and payments to be made from the tax account. Director Delgado seconded the motion, which passed unanimously.

Ms. James then reviewed a Sixth Amendment to Agreement for Services of Tax Assessor/Collector ("Amendment") between the District and ASW. Following review and discussion, Director Nokelby moved to approve the Amendment, subject to final legal review, and direct that the Amendment be filed appropriately and retained in the District's official records. Director Flores seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Rabenaldt presented and reviewed the engineer's report, a copy of which is attached, and updated the Board on the status of ongoing projects as noted in the report.

Mr. Rabenaldt reviewed the plans and specifications and requested the Board authorize R.G. Miller to advertise for bids for the construction of the water, sewer and drainage facilities to serve Kendall Lakes Section 12.

The Board discussed construction matters related to the Kendall Lakes Section 12 detention facilities, including construction scheduling, final pay estimate, and site conditions and clean up. Mr. Rabenaldt stated he will check on the Board's concerns.

Director Nokelby requested that contractors and homebuilders keep the roads clear of mud and debris.

Director Nokelby reported that an alligator has been sighted in the District's detention pond and requested that ABHR or the District's engineer assist in obtaining a

proposal for humane wildlife relocation services. Discussion ensued regarding posting information on the District's website on alligator and wildlife safety.

Following review and discussion, Director Torres moved to (1) approve the engineer's report; and (2) approve the plans and specifications and authorize R.G. Miller to advertise for bids for the construction of the water, sewer and drainage facilities to serve Kendall Lakes Section 12. Director Nokelby seconded the motion, which passed unanimously.

DEEDS, EASEMENTS, AND CONSENTS TO ENCROACHMENT, AND ABANDONMENT OF EASEMENTS

There was no discussion on this agenda item.

REPORT ON MAINTENANCE OF DISTRICT FACILITIES

Mr. Haynes reviewed a detention maintenance report with the Board, a copy of which is attached. He stated that mowing of the District's facilities will start up in April. He also noted herbicide will be applied to the trails in April.

Mr. Haynes updated the Board on the Flexamat installation. Discussion ensued regarding possible sheet flow erosion once the concrete trail is installed around the South Pond. Mr. Haynes recommended re-seeding areas around the Flexamat where vegetation is not present and stated he will prepare a proposal for the Board's review at the next meeting.

Following review and discussion, Director Stevens moved to approve the detention maintenance report. Director Delgado seconded the motion, which passed unanimously.

STORM WATER MANAGEMENT PLAN AND STORM WATER PERMITTING MATTERS

There was no discussion on this agenda item.

SECURITY MATTERS

The Board discussed security matters in the District.

DISTRICT WEBSITE MATTERS

Ms. Dehoyos reviewed a communications report related to the District's website, a copy of which is attached. She stated the Projects tab is now available on the District's website and the Slope Erosion and Rehabilitation at South Pond Project article has been uploaded.

PARK PROJECTS, UTILIZATION OF OPEN SPACE AND RECREATIONAL MATTERS

Mr. Laughner reviewed a landscape architect's report for the proposed park projects in the District, a copy of which is attached.

Mr. Laughner stated that bids were received for construction of the Trail and Lighting Improvements project. He recommended that the Board award the contract to A Group Construction, LLC ("A Group") in the amount of \$418,455.55 with 120 contract days. Mr. Laughner noted the lead time on the lighting fixtures is 10-12 weeks and that the 120 contract days can begin once the lighting fixtures have been received. The Board concurred that, in its judgment, A Group is a responsible bidder who will be most advantageous to the District and will result in the best and most economical completion of the project. Mr. Laughner stated he will report on deposit information and the preliminary schedule at the next meeting.

Following review and discussion, Director Nokelby moved to award the contract for construction of Trail and Lighting Improvements project to A Group in the amount of \$418,455.55, based upon the landscape architect's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Delgado seconded the motion, which passed unanimously.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT, INCLUDING FINANCING AGREEMENTS AND ASSIGNMENTS OF FINANCING AGREEMENTS

Director Nokelby stated he will attend the Kendall Lakes Community Association, Inc.'s board meeting in his capacity as a resident of Kendall Lakes to discuss community matters.

NEXT MEETING DATE

The Board concurred to hold the next regular meeting on May 8, 2025, at 2:30 p.m.

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

(SEAL)



Secretary, Board of Directors

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