

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 36

January 9, 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 9th day of January, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, 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 Jermainne Barclay and Marissa Beitia, residents of the District; Jorge Diaz of McLennan & Associates, L.P.; Madeline James of Assessments of the Southwest, Inc.; Todd A. Elston of R. G. Miller Engineers, Inc.; Ryan Haynes of Environmental Allies ("EA"); Corey Laughner of KGA/DeForest Design, Inc. ("KGA"); Danae Dehoyos of Touchstone District Services; and Hannah Brook and Kathryn Easey of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

Ms. Beitia addressed the Board regarding the development of Kendall Lakes, Section 12, and requested that the homebuilders keep the community and streets free of trash, mud and debris. She also requested that more pet stations be installed to help residents clean up after their pets. Director Nokelby provided an update on the trail, park, and lighting improvements in the District.

APPROVE MINUTES

The Board considered approving the minutes of the December 12, 2024, regular meeting. Following review and discussion, Director Nokelby moved to approve the December 12, 2024, 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. Following review and discussion, Director Nokelby moved to

approve the bookkeeper's report and payment of the bills. Director Delgado seconded the motion, which passed unanimously.

ACCEPT ANNUAL DISCLOSURE STATEMENTS FOR INVESTMENT OFFICER AND BOOKKEEPER

Ms. Brook explained that the Public Funds Investment Act and the District's Investment Policy require the bookkeeper and investment officer to file annual disclosure statements with the District. Ms. Brook added that the disclosure statements will also be filed with the Texas Ethics Commission. Following review and discussion, Director Nokelby moved to accept the disclosure statements of the District's bookkeeper and investment officer and direct that the disclosure statements be filed appropriately and retained in the District's official records. Director Torres seconded the motion, which passed unanimously.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Brook reported on the District's compliance activities during the prior calendar year related to bond financings. She stated that no corrective action is required at this time.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. James presented and reviewed the tax report from December, 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 Stevens seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Elston 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 his report. He stated he had no items for the Board's approval.

Discussion ensued regarding contractor requirements for Kendall Lakes, Section 12, to clear job sites and sweep the roads to remove mud and debris. Mr. Elston confirmed inspections of the construction sites would be performed prior to final pay estimates being recommended for approval.

The Board then discussed payment options to reimburse developers for impact fees.

Following review and discussion, Director Nokelby moved to approve the engineer's report. Director Delgado 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 stated that mowing of the District's facilities will start up in April.

Mr. Haynes then discussed erosion on the northeast and north sides of the District's south detention basin and on the south side of the District's north detention basin. He reviewed a proposal to install a Flexamat Plus erosion system across the slopes in the south detention basin in the amount of \$74,053.42. Mr. Elston stated that he solicited two additional bids to address the erosion issues, but only received one bid from Materials Tech in the amount of \$73,880.00. Mr. Elston recommended approving the bid from EA since EA is currently maintaining the facilities. Discussion ensued regarding slope design.

Following review and discussion, Director Nokelby moved, based on the engineer's recommendation, to approve EA's proposal in the amount of \$74,053.42 to install a Flexamat Plus erosion system across the slopes in the south detention basin. Director Flores seconded the motion, which passed unanimously.

SECURITY MATTERS

Ms. Easey stated Flock Safety is continuing to coordinate with the Alvin Police Department to provide quarterly security reports to the District.

DISTRICT WEBSITE MATTERS

Ms. Dehoyos reviewed a communications report related to the District's website, a copy of which is attached. Ms. Dehoyos recommended adding a projects tab to the District's website to post updates on the trail, park, and lighting improvements in the District. The Board concurred with adding a projects tab to the District's website, and requested that Ms. Dehoyos draft the first posting for the Board's review.

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 reviewed the revised trail improvements proposal to include the addition of the solar lighting along the trail. He stated he is reviewing CAD files and

pertinent background information before beginning the detailed design, with the goal of presenting an overall base design exhibit to the Board at the next meeting.

The Board discussed KGA coordinating with EA on the erosion repairs along the slopes to tie the concrete sidewalk into the Flexamat Plus erosion system or to determine if other slope mitigation options may need to be considered.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

The Board requested that the developer for Kendall Lakes, Section 12 attend the next meeting to discuss exit and road plans with the Board. Mr. Elston stated he will contact the developer.

RESOLUTION ADOPTING COVERED APPLICATIONS POLICY

Ms. Brook discussed legislation enacted by the Texas Legislature that requires all governmental entities to adopt a policy prohibiting the use of certain social media applications and services on government-owned or -leased devices. She stated that a model policy was developed by the Texas Departments of Public Safety and Information Resources for use by governmental entities. Ms. Brook reviewed the proposed Covered Applications Policy with the Board. After review and discussion, Director Flores moved to adopt a Resolution Adopting Covered Applications Policy and direct that the Resolution be filed appropriately and retained in the District's official records. Director Delgado seconded the motion, which passed unanimously.

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



Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	1
Tax report.....	2
Engineer's report.....	2
Communications report.....	3
Landscape architect's report.....	3