

MINUTES  
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 36

January 8, 2026

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 8<sup>th</sup> day of January, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, 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.; Brittni Silva of Assessments of the Southwest, Inc.; Brian Rabenaldt of Blackline Engineering, LLC; Corey Laughner of KGA/DeForest Design, LLC; Justin Waggoner of Touchstone District Services; and Hannah Brook and Kathryn Easey of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

There were no public comments received by the Board.

APPROVE MINUTES

The Board deferred action on this agenda item.

2026 DIRECTORS ELECTION

Ms. Brook discussed procedures related to the 2026 Directors Election. Ms. Brook reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period. Ms. Brook reported on requirements to post a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election. Ms. Brook stated that the District may contract with Brazoria County (the "County") to conduct the District's 2026 Directors Election.

Following review and discussion, Director Nokelby moved to (1) adopt a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period appointing Kathryn Easey as the agent of the Secretary of

the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records; (2) authorize the Secretary's agent to post the Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election as required; and (3) contract with the County to administer the District's election. 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 Torres 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 Flores 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 Nokelby 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. Silva presented and reviewed the tax report from the prior month, a copy of which is attached, including the delinquent tax roll. Discussion ensued regarding delinquent tax notifications. Following review and discussion, Director Flores 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. Rabenaldt reviewed the engineer's report, a copy of which is attached, and updated the Board on ongoing engineering projects as noted in the report.

Mr. Rabenaldt updated the Board on the status of construction of the water, sewer and drainage facilities to serve Kendall Lakes Section 12. He reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$314,281.26, payable to Blazey Construction Services, LLC ("Blazey").

Mr. Rabenaldt updated the Board on the status of construction of the detention facilities to serve Kendall Lakes Section 12. He reviewed and recommended approval of Pay Estimate No. 9 and Final in the amount of \$118,036.12, payable to ClearX, LLC ("ClearX"). Mr. Rabenaldt also reviewed and recommended approval of Change Order No. 3 to the contract with ClearX to decrease the contract in the amount of \$76,357.89. The Board determined that Change Order No. 3 is beneficial to the District.

Mr. Rabenaldt reported on an accident that occurred at one of the construction sites. Mr. Rabenaldt reported that as a standard procedure the worker was taken by Life Flight to the nearest hospital for treatment.

Following review and discussion, Director Torres moved to (1) approve the engineer's report; (2) based on the engineer's recommendation, approve Pay Estimate No. 1 in the amount of \$314,281.26, payable to Blazey, for construction of the water, sewer and drainage facilities to serve Kendall Lakes Section 12; and (3) based on the engineer's recommendation and the Board's finding that the change order is beneficial to the District, approve Pay Estimate No. 9 and Final in the amount of \$118,036.12 and Change Order No. 3 in the amount of \$76,357.89 as a decrease to the contract with ClearX for the construction of the detention 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

There was no discussion on this agenda item.

#### STORM WATER MANAGEMENT PLAN AND STORM WATER PERMITTING MATTERS

There was no discussion on this agenda item.

#### SECURITY MATTERS

There was no discussion on this agenda item.

## DISTRICT WEBSITE MATTERS

Mr. Waggoner reviewed a communications report related to the District's website, a copy of which is attached. He requested that the Board and the District's attorney review the two website articles titled "Winterize Your Home" and "Winter Pipes Protection" prior to having them posted on the District's website. He stated he had no items for the Board's approval.

## 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 updated the Board regarding the construction of the Trail and Lighting Improvements project. Mr. Laughner reviewed and recommended approval of Pay Estimate No. 7 in the amount of \$10,962.00 payable to AGroup Construction, LLC ("AGroup"). Mr. Laughner also reviewed and recommended approval of Change Order No. 2 to the contract with AGroup to increase the contract in the amount of \$3,600.00. The Board determined that Change Order No. 2 is beneficial to the District.

After review and discussion, Director Nokelby moved to (1) approve the landscape architect's report; and (2) based on the landscape architect's recommendation and the Board's finding that the change order is beneficial to the District, approve Pay Estimate No. 7 in the amount of \$10,962.00 and Change Order No. 2 in the amount of \$3,600.00 as an increase to the contract with AGroup for the construction of the Trail and Lighting Improvements project. Director Delgado seconded the motion, which passed unanimously.

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

The Board discussed the process for reimbursing developers for impact fees.

## NEXT MEETING DATE

The Board concurred to hold the next regular meeting on February 12, 2026, at 2:30 p.m.

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



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Secretary, Board of Directors

(SEAL)



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