

MINUTES  
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 36

November 13, 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 13<sup>th</sup> day of November, 2025, 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 except Director Stevens, thus constituting a quorum. Director Stevens participated by telephone, but was not part of the quorum.

Also attending the meeting were Jorge Diaz of McLennan & Associates, L.P.; Brittini Silva of Assessments of the Southwest, Inc.; Asim Tufail and Brian Rabenaldt of Blackline Engineering, LLC ("Blackline"); Ryan Haynes of Environmental Allies ("EA"); Corey Laughner of KGA/DeForest Design, LLC; Jenna Craig of Touchstone District Services; Eric Ungar of Skymark Development Company, Inc. ("Skymark"); 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 October 9, 2025, regular meeting. Following review and discussion, Director Nokelby moved to approve the October 9, 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. Following review and discussion, Director Flores moved to approve the bookkeeper's report and payment of the bills. Director Nokelby seconded the motion, which passed unanimously.

## DISTRICT WEBSITE MATTERS

Ms. Craig reviewed a communications report related to the District's website, a copy of which is attached.

The Board reported on damage to property at active construction sites and along the detention facilities located within the District caused by unauthorized all-terrain vehicle usage. Ms. Craig stated a no motorized vehicle article will be circulated for the Board's review for posting on the website.

## 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 Nokelby moved to approve the tax report and payments to be made from the tax account. Director Delgado seconded the motion, which passed unanimously.

## ANNUAL REPORT

Ms. Brook stated that, as part of the District's continuing disclosure obligations, the District is required to file its audit with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access System, pursuant to SEC Rule 15c2-12. Following review and discussion, Director Nokelby moved to approve the Annual Report and direct that the Annual Report be filed appropriately and retained in the District's official records. Director Delgado seconded the motion, which passed unanimously.

## ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Ms. Brook stated that no changes are required at this time.

## HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Ms. Brook presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database, a copy of which is attached. She stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline.

## AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH BLACKLINE ENGINEERING, LLC

Mr. Tufail reviewed an Amendment to Agreement for Professional Engineering Services ("Amendment") between the District and Blackline and responded to questions from the Board. After review and discussion, Director Nokelby moved to approve the Amendment, subject to final legal review. Director Delgado 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 detention facilities to serve Kendall Lakes Section 12. He reviewed and recommended approval of Pay Estimate No. 7 in the amount of \$14,620.86, payable to ClearX, LLC ("ClearX"). Director Nokelby expressed concerns regarding the change in plans required by the Brazoria Drainage District No. 4 and future maintenance and the drainage channel. He also discussed the land plan for Kendall Lakes Section 12 and detention pond concerns for handling extreme rain events. Mr. Rabenaldt, Mr. Tufail and Mr. Ungar responded to his questions.

Following review and discussion, Director Nokelby moved to (1) approve the engineer's report; and (2) based on the engineer's recommendation, approve Pay Estimate No. 7 in the amount of \$14,620.86, payable to ClearX, for construction of the detention facilities to serve Kendall Lakes Section 12. 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 reviewed a detention maintenance report with the Board, a copy of which is attached.

Mr. Haynes discussed an area of erosion at the north detention pond that will be closely monitored. He also noted an area at the south detention pond with silt fencing and t-posts that can be removed.

Mr. Haynes reported that the homeowners along Lake Line Dr. have removed the fallen fence debris.

Mr. Haynes reviewed a proposal in the amount of \$7,530.00 for fall overseeding and fertilizing at the south detention pond.

Following review and discussion, Director Nokelby moved to (1) authorize the removal of the t-posts and silt fencing from the south detention pond; and (2) approve the proposal in the amount of \$7,530.00 for fall overseeding and fertilizing at the south detention pond. Director Delgado seconded the motion, which passed unanimously.

#### UPDATE ON ALLIGATOR REMOVAL AND RELOCATION

Ms. Brook reported that AAAC Wildlife Removal removed a 9-foot long alligator from the District's detention pond on October 15, 2025.

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

There was no discussion on this agenda item.

#### SECURITY MATTERS

The Board discussed Flock camera records retention and access matters.

#### 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 construction of the Trail and Lighting Improvements project. He stated the sidewalk construction is complete. He also reported that the remaining light poles, bollards, and sod strips will be installed and grading touch ups will be completed in the next week. Mr. Laughner stated he will coordinate with the contractor and Directors Nokelby and Torres to schedule a substantial completion walk through inspection. Mr. Laughner then reviewed and recommended approval of Pay Estimate No. 5 in the amount of \$43,962.97, payable to AGroup Construction, LLC ("AGroup").

Director Nokelby discussed areas of concern along a homeowner's property line and an area near an outfall pipe that may need additional sloping. Mr. Laughner stated he will inspect these areas and discuss his findings at the next meeting.

Following review and discussion, Director Nokelby moved to (1) approve the landscape architect's report; and (2) based on the landscape architect's recommendation, approve Pay Estimate No. 5 in the amount of \$43,962.97, payable to

AGroup, for 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

Mr. Ungar updated the Board on commercial development in the District.

Director Nokelby discussed heavy traffic concerns, the construction of additional exits out of Kendall Lakes, and installing all-way stop signs at certain intersections within the subdivision. He stated the City of Alvin may consider installing stop signs to improve safety if the District submits location recommendations.

Director Nokelby discussed adding signage along the new trail notifying residents of what their tax dollars are being used for. He also requested financial assistance from the City of Alvin Tax Increment Reinvestment Zone Number 2 (the "TIRZ") for the District's Trail and Lighting Improvements project. Mr. Ungar stated Skymark would need to be fully reimbursed before the TIRZ could consider contributing toward the District's project.

NEXT MEETING DATE

The Board concurred to hold the next regular meeting on December 11, 2025, at 2:30 p.m.

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



Secretary, Board of Directors

(SEAL)



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