

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 36

July 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 July, 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 except Director Nokelby, thus constituting a quorum. Director Nokelby participated by telephone, but was not part of the quorum.

Also attending the meeting were Jorge Diaz of McLennan & Associates, L.P.; Brittni Silva of Assessments of the Southwest, Inc.; Brian Rabenaldt of R.G. Miller Engineers, Inc.; Ryan Haynes of Environmental Allies; Danae Dehoyos of Touchstone District Services; Corey Laughner of KGA/DeForest Design, LLC; Eric Ungar of Skymark Development Company, Inc.; 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 June 5, 2025, regular meeting. Following review and discussion, Director Torres moved to approve the June 5, 2025, regular meeting minutes, as presented. Director Delgado seconded the motion, which passed unanimously.

DISCUSS ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference and approving reimbursement of eligible expenses to directors who were in attendance. The Board then considered authorizing attendance at the AWBD winter conference. After

discussion, Director Stevens moved to approve reimbursement of eligible expenses of Directors who attended the summer conference and authorize any interested Directors to attend the winter conference. Director Torres seconded the motion, which passed unanimously.

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. 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.

RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

Ms. Brook discussed the “truth-in-taxation” property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district’s development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District’s category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District’s development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2025 tax year.

Following review and discussion, Director Torres moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developing District for the 2025 tax year, pursuant to Section 49.23603, Texas Water Code, and direct that the Resolution 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 updated the Board on the status of construction matters related to the Kendall Lakes Section 12 detention facilities. He reviewed and recommended approval of Pay Estimate No. 3 in the amount of \$189,833.40, payable to ClearX, LLC (“ClearX”). Mr. Rabenaldt responded to questions from Director Nokelby relating to the pay estimate.

Following review and discussion, Director Stevens moved, based on the engineer’s recommendation, to (1) approve the engineer’s report; and (2) approve Pay

Estimate No. 3 in the amount of \$189,833.40, payable to ClearX, for the construction of the Kendall Lakes Section 12 detention facilities. 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.

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 Torres seconded the motion, which passed unanimously.

REPORT ON MAINTENANCE OF DISTRICT FACILITIES

Mr. Haynes reviewed a detention maintenance report with the Board, a copy of which is attached. He noted the facilities were not mowed in June due to recent heavy rains.

Mr. Haynes reported on all-terrain vehicle damage to the District's North and South Ponds.

Mr. Haynes updated the Board on the progress of the Flexamat installation and warranty work performed at the South Pond.

Mr. Haynes reported that there is fencing from three homes along Lake Line Dr. that has fallen onto the District's property. Discussion ensued regarding the removal of downed fencing and notifying the homeowners.

Following review and discussion, Director Torres moved to authorize ABHR to send notice to the homeowners requesting that the fence material be removed from District property. 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.

Ms. Dehoyos reported receiving a follow-up inquiry from a resident regarding mowing of the retention area between the resident's fence line and the Dickinson Bayou. Ms. Brook stated the area is not owned by the District.

The Board requested that Ms. Dehoyos prepare a website post for the Board's review warning residents to stay out of the ponds and encouraging residents to contact local law enforcement if unauthorized use or access of the District's facilities occurs.

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. He noted information on the report related to a previously approved pay estimate is an error and will be removed.

Mr. Laughner updated the Board regarding construction of the Trail and Lighting Improvements project. He reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$128,949.75, payable to AGroup Construction, LLC ("AGroup").

Following review and discussion and based on the landscape architect's recommendation, Director Stevens moved to approve Pay Estimate No. 1 in the amount of \$128,949.75, payable to AGroup, for construction of the Trail and Lighting Improvements project. Director Delgado seconded the motion, which passed unanimously.

REPORT ON LEGISLATIVE MATTERS

Ms. Brook reviewed ABHR's 2025 Capitol Report of the 89th Regular Session of the Texas Legislature. She summarized significant legislation applicable to municipal utility districts.

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

There was no discussion on this agenda item.

The Board concurred to hold the next regular meeting on August 14, 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)



LIST OF ATTACHMENTS TO MINUTES

Minutes
Page

Tax report	2
Engineer's report	2
Bookkeeper's report	3
Maintenance report	3
Communications report	4
Landscape architect's report	4