

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 36

August 14, 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 14th day of August, 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 Asim Tufail and Juliana Bihlet of Blackline Engineering, LLC ("Blackline"); Jorge Diaz of McLennan & Associates, L.P.; Brittni Silva of Assessments of the Southwest, Inc.; Loren Morales of Rathmann & Associates, L.P.; 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.

PUBLIC COMMENTS

There were no public comments received by the Board.

APPROVE MINUTES

The Board considered approving the minutes of the July 10, 2025, regular meeting. Following review and discussion, Director Stevens moved to approve the July 10, 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 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 Torres moved to approve the tax report and payments to be made from the tax account. Director Delgado seconded the motion, which passed unanimously.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

Mr. Morales distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 water, sewer, and drainage debt service tax rate of \$0.54 per \$100 of assessed valuation, based on the District's initial 2025 certified value of \$202,069,377, plus \$3,943,358 representing 90% of the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Morales discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Delgado moved to (1) set the public hearing date for September 11, 2025; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on September 11, 2025, to set the proposed 2025 total tax rate of \$0.645 per \$100 of assessed valuation, with \$0.54 allocated for debt service on water, sewer, and drainage bonds, and \$0.105 allocated for operations and maintenance. Director Stevens seconded the motion, which passed unanimously.

CHANGE IN DISTRICT ENGINEER

Mr. Tufail introduced himself and Ms. Bihlet to the Board and discussed Blackline's engineering services and qualifications.

The Board considered accepting the resignation of R.G. Miller Engineers, Inc. ("R.G. Miller") as engineer for the District.

The Board then reviewed the Proposal for Professional Engineering Services ("Proposal") and Agreement for Engineering Services ("Agreement") between the District and Blackline.

Ms. Brook reviewed letters to the Texas Commission on Environmental Quality ("TCEQ") and the Environmental Protection Agency ("EPA") designating the District's engineer, Blackline, as the District's agent in dealing with the two agencies.

The Board considered adopting a Resolution Changing District Office(s) ("Resolution") which establishes the offices of Blackline, 1616 S. Voss, Suite 300, Houston, Texas 77057, as a District office for the purposes of receiving bids on certain public works projects, administering construction contracts for such projects, receiving

correspondence related to such contracts, and for the storage of the plans and specifications of such projects.

The Board considered authorizing filing of an updated district registration form with the TCEQ, reflecting the change in engineer.

After review and discussion, Director Torres moved to (1) accept the resignation of R.G. Miller as District engineer; (2) approve the Proposal and Agreement between the District and Blackline; (3) approve and authorize execution of the letters to the TCEQ and EPA; (4) adopt the Resolution; (5) authorize filing of the updated district registration form with the TCEQ; and (6) direct that the documents be filed appropriately and retained in the District's official records. Director Delgado seconded the motion, which passed unanimously.

ENGINEERING MATTERS

The Board reviewed the engineer's report prepared by R.G. Miller, a copy of which is attached.

Ms. Brook, on behalf of R.G. Miller, stated that bids were received for construction of the water, sewer, and storm sewer facilities to serve Kendall Lakes Section 12. She stated R.G. Miller recommended that the Board award the contract to Blazey Construction Services, LLC ("Blazey") in the amount of \$3,665,962.30. The Board concurred that, in its judgment, Blazey 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.

Following review and discussion, Director Stevens moved to (1) approve the engineer's report; and (2) award the contract for construction of water, sewer, and storm sewer facilities to serve Kendall Lakes Section 12 to Blazey in the amount of \$3,665,962.30, based upon R.G. Miller'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.

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

The Board considered a Consent to Encroachments ("Consent") requested by Saratoga Homes of Texas Houston LLC ("Saratoga") to allow Saratoga to encroach upon the District's water line easement located within Lot 55, Block 1 of Kendall Lakes Section 10, pursuant to the terms of the Consent. Following discussion, Director Flores moved to grant the Consent and direct that the Consent be filed appropriately and retained in the District's official records. Director Stevens seconded the motion, which carried unanimously.

REPORT ON MAINTENANCE OF DISTRICT FACILITIES

Mr. Haynes reviewed a detention maintenance report with the Board, a copy of which is attached.

Director Torres discussed an area in the northeast corner of the South Pond that holds storm water and reviewed photographs of the area with the Board. Copies of the photographs are attached. Discussion ensued regarding options to repair the low spot. Ms. Bihlet stated Blackline will review the constructions plans to determine the design intent and provide feedback at the next meeting regarding filling and regrading the area.

Following review and discussion, Director Torres 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 reviewed the Flock Safety camera statistics report and 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.

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 reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$83,252.92, payable to AGroup Construction, LLC ("AGroup"). Mr. Laughner also reviewed and recommended approval of Change Order No. 1 to the contract with AGroup to increase the contract in the amount of \$23,061.25 to reroute the trail at the south end of the South Pond to avoid the extreme rain event swale, provide for a full concrete loop and greater accessibility, and avoid the HL&P easement. Director Nokelby expressed concerns of increased traffic along Lake

Line Dr. at Bella Ct. Discussion ensued regarding the trail connecting to future park development in Kendall Lakes Section 12, obtaining a consent from CenterPoint Energy to install a concrete sidewalk across the HL&P easement, and accessibility issues with a crushed granite trail. Ms. Brook recommended that Directors Nokelby and Torres meet onsite with the landscape architect and engineer to further review and discuss the trail improvements. The Board concurred to defer action on Change Order No. 1 until the next meeting.

Following review and discussion and based on the landscape architect's recommendation, Director Flores moved to (1) approve the landscape architect's report; and (2) approve Pay Estimate No. 2 in the amount of \$83,252.92, 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 development in the District.

NEXT MEETING DATE

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

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

(SEAL)



Asst.


Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

Minutes
Page

Bookkeeper's report.....	1
Tax report.....	2
2025 debt service tax rate analysis	2
Engineer's report.....	3
Detention maintenance report	4
Photographs of low spot	4
Communications report	4
Landscape architect's report.....	4