

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 36

August 8, 2024

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 8th day of August, 2024, 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 except Directors Stevens and Nokelby, thus constituting a quorum.

Also attending the meeting were Veronica Hernandez of McLennan & Associates, L.P.; Madeline James of Assessments of the Southwest, Inc.; Loren Morales of Rathmann & Associates, L.P.; Todd A. Elston of R. G. Miller Engineer's, Inc.; Corey Laughner of KGA/DeForest Design, LLC; Ryan Haynes of Environmental Allies; Danae Dehoyos of Touchstone District Services; and Heather Kelly and Kathryn Easey of Allen Boone Humphries Robinson LLP.

Director Nokelby participated by teleconference.

PUBLIC COMMENTS

There were no public comments received by the Board.

APPROVE MINUTES

The Board considered approving the minutes of the July 11, 2024, regular meeting. Following review and discussion, Director Torres moved to approve the July 11, 2024, regular meeting minutes, as presented. Director Delgado seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Hernandez reviewed the bookkeeper's report with the Board, a copy of which is attached.

Discussion ensued regarding additions and updates to the budget for the fiscal year end May 31, 2024.

Following review and discussion, Director Flores moved to (1) approve the bookkeeper's report and payment of the bills; and (2) amend the budget, as discussed. Director Delgado seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

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

DISCUSS 2024 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 2024 water, sewer, and drainage debt service tax rate of \$0.52 per \$100 of assessed valuation, based on the District's initial 2024 certified value of \$183,009,465, plus \$10,889,117 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. Ms. Kelly discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Torres moved to (1) set the public hearing date for September 12, 2024; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on September 12, 2024, to set the proposed 2024 total tax rate of \$0.6438 per \$100 of assessed valuation, with \$0.52 allocated for debt service on water, sewer, and drainage bonds, and \$0.1238 allocated for operations and maintenance. Director Delgado seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Elston stated he did not have a written report. He stated he attended a pre-construction meeting with the City of Alvin (the "City") related to a clearing contract.

UPDATE ON UNLIMITED TAX BONDS, SERIES 2024

Mr. Elston updated the Board on the status of the bond application for the Unlimited Tax Bonds, Series 2024. He stated the bond application was submitted to the Texas Commission on Environmental Quality on July 23, 2024, and the bond application was declared administratively complete on July 29, 2024. Discussion ensued regarding impact fees included in the bond application.

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

There was no discussion on this agenda item.

PARK PROJECTS AND UTILIZATION OF OPEN SPACE AND RECREATIONAL MATTERS

Mr. Laughner presented updated designs and cost summary for the proposed park projects in the District, copies of which are attached. He stated the updated cost summary includes costs for exercise stations or small playground elements and solar light fixtures along the trail. Ms. Dehoyos stated she has received preliminary feedback from the website survey with regard to the proposed park amenities for the community. Discussion ensued regarding trail and park facility lighting concerns, including light spacing and lighting at the trail entrance. The Board requested that Mr. Laughner obtain additional information on solar lighting fixtures, such as lumen count, lifespan, and warranty options.

REPORT ON MAINTENANCE OF DISTRICT FACILITIES

Mr. Haynes reviewed a detention maintenance report with the Board, a copy of which is attached. He noted there is no change in erosion at the District's north detention basin. Mr. Haynes discussed concerns of significant erosion surrounding the northeast and north side of the District's south detention basin, as well as missing vegetation along the north, northwest and northeast sides of the basin. He stated the erosion may be caused by ongoing construction in the area. Mr. Elston stated he will contact the builder for Kendall Lakes Section 9 to obtain a construction schedule. Mr. Haynes stated he will prepare a proposal to address the erosion issues for the Board's review at the next meeting.

SECURITY MATTERS

Ms. Kelly updated the Board on the status of the installation of Flock Safety security cameras at the entrance and exit to the District.

The Board then considered approving the Flock Safety Grantor Agreement ("Agreement") and Order Form ("Order") related to the Flock Safety security cameras. Following review and discussion, Director Torres moved to approve the Agreement and Order and direct that the Agreement and Order be filed appropriately and retained in the District's official records. Director Delgado seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

Ms. Dehoyos reviewed a communications report related to the District’s website, a copy of which is attached. She then reviewed the Parks Survey Snapshot with the Board, a copy of which is attached to the communications report. The Board further discussed the website survey for residents to vote on park amenities for the community. The Board concurred to leave the website survey open for two more weeks and to also provide the District’s email address for residents to contact the District with additional park suggestions.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

The Board discussed increased vehicle traffic projections and the process for petitioning the City to construct an additional exit lane for the community.

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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