

MINUTES  
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 36

March 5, 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 5<sup>th</sup> day of March, 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 except Director Torres, thus constituting a quorum.

Also attending the meeting were Veronica Hernandez of McLennan & Associates, L.P.; Monica Garcia of Assessments of the Southwest, Inc.; Brian Rabenaldt of Blackline Engineering, LLC; Ryan Haynes of Environmental Allies; Corey Laughner of KGA/DeForest Design, LLC; Danae Dehoyos of Touchstone District Services ("Touchstone"); 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 February 12, 2026, regular meeting. Following review and discussion, Director Nokelby moved to approve the minutes, as presented. Director Delgado seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION

Ms. Brook discussed procedures related to the 2026 Directors Election. She presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Board Secretary stating that the District received three candidate applications for the three director positions for the May 2, 2026, Directors Election.

Ms. Brook presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office (the "Order Cancelling") stating that the May 2, 2026, Directors Election is cancelled and that the unopposed candidates, Mark R. Nokelby, Paul Torres, and Emma Delgado, are declared elected to office to serve from the May 2, 2026, election until the May 4, 2030, Directors Election. She then reviewed the posting requirements for the Order Cancelling.

Ms. Brook discussed that the Board had approved entering into a contract with Brazoria County (the "County") to administer the District's 2026 Directors Election.

Following review and discussion, Director Flores moved to (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors and direct that the Certificate be filed appropriately and retained in the District's official records; (2) adopt the Order Cancelling, authorize the Secretary's agent to post the Order Cancelling, as required, and direct that the Order Cancelling be filed appropriately and retained in the District's official records; and (3) cancel the contract with the County for election services for the May 2, 2026 Directors Election. Director Stevens seconded the motion, which passed unanimously.

#### FINANCIAL AND BOOKKEEPING MATTERS

Ms. Hernandez 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 Delgado seconded the motion, which passed unanimously.

#### TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Garcia 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 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 regarding construction of the storm sewer, sanitary sewer, and water lines to serve Kendall Lakes Section 12. He reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$478,358.01, payable to Blazey Construction Services, LLC ("Blazey").

Following review and discussion, Director Nokelby moved to (1) approve the engineer's report; and (2) approve Pay Estimate No. 2 in the amount of \$478,358.01, payable to Blazey, for construction of the storm sewer, sanitary sewer, and water lines to serve Kendall Lakes Section 12, based on the engineer's recommendation. Director Delgado seconded the motion, which passed unanimously.

The Board then discussed the status of construction of Kendall Lakes Section 12, the terms of the financing and reimbursement agreement between the District and the developer, reimbursement of impact fees, and construction change orders. Ms. Brook stated that change orders are reviewed by the District's engineer and regulatory bodies to ensure the District is not negatively impacted. She also noted that the developer assumes all risk for any items disallowed by the Texas Commission on Environmental Quality.

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

The Board considered accepting conveyance of a Storm Sewer Easement for a 0.0349-acre tract and a Detention Easement for a 5.606-acre tract from Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership d/b/a Friendswood Development Company, and a Detention Easement for a 20.02-acre tract from West Little York 62 AC., Ltd. (the "Easements"). Following discussion, Director Nokelby moved to accept conveyance of the Easements and direct that the Easements be filed appropriately and retained in the District's official records. Director Delgado 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.

Mr. Haynes recommended that the Board authorize spring overseeding and fertilization at the North and South Detention Ponds in the approximate amount of \$17,388.00. He also reported that the Kendall Lakes Section 12 Detention Pond will be coming online soon and he will present an updated annual maintenance budget at the next Board meeting.

Following review and discussion, Director Nokelby moved to (1) approve the detention maintenance report; and (2) authorize spring overseeding and fertilization at the North and South Detention Ponds in the approximate amount of \$17,388.00. Director Stevens seconded the motion, which passed unanimously.

STORM WATER MANAGEMENT PLAN AND STORM WATER PERMITTING MATTERS

Ms. Brook updated the Board on the status of storm water permitting matters.

SECURITY MATTERS

There was no discussion on this agenda item.

DISTRICT WEBSITE MATTERS

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

Ms. Dehoyos asked if the Board would be interested in having Touchstone photograph the new trails to showcase them on the District's website, including photographs of the signage around the detention ponds. Ms. Dehoyos stated it would cost under \$2,000.00 to take the photographs, touch them up, and post them on the website. The Board took no action on this item.

Director Delgado left the meeting.

PARK PROJECTS, UTILIZATION OF OPEN SPACE AND RECREATIONAL MATTERS

Mr. Laughner reviewed a landscape architect's report, a copy of which is attached.

Mr. Laughner reviewed pricing in the amount of \$24,999.00 from AGroup Construction for the additional sidewalk connections proposed by the Kendall Lakes Community Association to complete the southwest portion of the trail. He stated the proposal includes all necessary concrete work and grading, but does not include the additional solar bollards. Mr. Laughner estimated the additional bollards would cost approximately \$6,000.00 each and the lead time for delivery would be about ten weeks. The Board took no action on this item.

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

There was no discussion on this agenda item.

NEXT MEETING DATE

The Board concurred to hold the next regular meeting on April 9, 2026, 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
	<u>Page</u>
Bookkeeper's report.....	2
Tax report.....	2
Engineer's report.....	2
Maintenance report.....	3
Communications report.....	4
Landscape architect's report.....	4