

MINUTES
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

June 26, 2025

The Board of Directors (the "Board") of Brazoria County Municipal Utility District No. 31 (the "District") met in regular session, open to the public, on the 26th day of June 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:

Micah Kreikemeier	President
Douglas Chumley	Vice President
James Lee, Jr.	Secretary
Andrew Yorlano	Assistant Vice President
Adrienne Brown	Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also present at the meeting were: Destinie Washington, resident of the District; Avni Patel of Forvis Mazars LLP; Tyler Chambless of Terry's Landscape LLC ("Terry's"); Veronica Hernandez and Aliya Hulse of McLennan & Associates, LP; Brittini Silvia of Assessments of the Southwest, Inc.; Corey Laughner of KGA/DeForest Design LLC; Debra Vincent of Elevation Land Solutions; Josh Wadley of Land Tejas Development; Sarah Wheeler, Brian Sparks, David Aitken, and Chris Daniel of Triton Consulting Group, Inc. ("Triton"); Simon VanDyk and Justin Waggoner of Touchstone District Services, LLC ("Touchstone"); and Allison Leatherwood and Arlene Catalan of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

The Board offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public requesting to make a public comment, the Board moved to the next agenda item.

APPROVE MINUTES

The Board considered approving the minutes of May 13, 2025, regular meeting. Following review and discussion, Director Yorlano moved to approve the May 13, 2025 regular meeting minutes listed above, as presented. Director Chumley seconded the motion, which passed unanimously.

ENGAGE AUDITOR

The Board considered engaging Forvis Mazars, LLP to prepare the District's audit report for fiscal year ending June 30, 2025. Following review and discussion, Director Yorlano moved to retain Forvis Mazars, LLP to prepare the District's annual audit report for the fiscal year ending June 30, 2025, and authorize execution of the engagement letter. The motion was seconded by Director Chumley, which carried unanimously.

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

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference. After discussion, Director Chumley moved to approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the winter conference. Director Brown seconded the motion, which carried unanimously.

BOOKKEEPER'S REPORT

Ms. Hernandez reviewed the bookkeeper's report, including a budget comparison and the bills submitted for the Board's review. A copy of the bookkeeper's report is attached.

Ms. Hernandez reviewed a draft budget for the fiscal year ending June 30, 2026, a copy of which is attached to the bookkeeper's report.

Following review and discussion, Director Chumley moved to: (1) approve the bookkeeper's report and the checks presented for payment; and (2) approve the budget for the fiscal year ending June 30, 2026, as discussed. Director Brown seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Silva reviewed the District's tax report, a copy of which is attached. She noted that the District's 2024 taxes were 98.3% collected by the end of May. Following review and discussion, Director Brown moved to approve the tax report and payment of the tax bills. The motion was seconded by Director Lee and passed unanimously.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

Mr. Leatherwood stated the District's delinquent tax attorney can begin collection of delinquent real property taxes as of July 1, 2025. After discussion, Director Brown moved that the Board authorize the delinquent tax attorney to proceed with the collection of delinquent 2024 real property taxes. Director Lee seconded the motion, which passed unanimously.

REPORT ON DETENTION MAINTENANCE IN THE DISTRICT

Mr. Chambless presented and reviewed a report on maintenance of the detention facilities, a copy of which is attached.

Mr. Chambless updated the Board on the District debris clean-up. He then presented and reviewed a proposal for channel clean-up in the amount of \$7,033.44. After review and discussion, Director Lee moved to approve the channel clean-up proposal. Director Chumley seconded the motion, which passed unanimously.

LANDSCAPING IMPROVEMENT PROJECTS

Mr. Laughner presented and reviewed the Landscape Architect report, a copy of which is attached.

Mr. Laughner reviewed and recommended approval of Change Order No. 3 to the contract with Terry's for Sterling Lakes North (Canterra Creek) Sections 4 and 6 Landscape Improvements to increase the contract in the amount of \$9,000.00. The Board determined that Change Order No. 3 is beneficial to the District.

Mr. Laughner updated the Board regarding the construction of Sterling Lakes North Recreation Center Facility and reviewed and recommended approval of Pay Estimate No. 11 in the amount of \$3,119.08, Pay Estimate No. 12 in the amount of \$3,005.92, and Pay Estimate No. 13 and Final in the amount of \$260,576.10, payable to Millis Development & Construction, LLC. He also presented a Certificate of Completion and Acceptance and recommended the Board accept the facilities.

Mr. Laughner updated the Board regarding the construction of Canterra Creek Karsten Blvd Landscape Improvements and reviewed and recommended approval of Pay Estimate No. 6 in the amount of \$7,230.37 payable to Woodcreek Landscape Company, Inc.

Mr. Laughner updated the Board regarding the construction of Phase 1 Alternative Lighting and reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$14,040.00, payable to Stone Castle Constructors, LLC.

Mr. Laughner updated the Board regarding the construction of Sidewalk Improvements and reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$4,585.50 and Pay Estimate No. 2 in the amount of \$21,802.50, payable to A Group Construction, LLC.

Following review and discussion, and based on the landscape architect's recommendation, Director Lee moved to: (1) approve the Landscape Architect report; (2) approve Change Order No. 3 in the amount of \$9,000.00 as an increase to the contract with Terry's, based upon the Board's finding that the Change Order is beneficial to the District; (3) approve Pay Estimate No. 11 in the amount of \$3,119.08; (4) approve Pay Estimate No. 12 in the amount of \$3,005.92; (5) approve Pay Estimate No. 13 and Final in the amount of \$260,576.10, and to accept the facilities; (6) approve Pay Estimate No. 6 in the amount of \$7,230.37; (7) approve Pay Estimate No. 1 in the amount of \$14,040.00; (8) approve Pay Estimate No. 1 in the amount of \$4,585.50; and (9) approve Pay Estimate No. 2 in the amount of \$21,802.50. Director Chumley seconded the motion, which passed unanimously.

STORMWATER PERMITTING MATTERS, INCLUDING APPLICATION FOR COVERAGE UNDER 2024 TPDES GENERAL PERMIT NO. TXR040000, AND APPROVE MASTER SERVICES AGREEMENT WITH STORM WATER SOLUTIONS AND PROPOSAL FOR SERVICES

There was no discussion on this agenda item.

ENGINEERING MATTERS

Ms. Vincent reviewed the engineer's report, a copy of which is attached.

Ms. Vincent updated the Board regarding construction of Karsten Boulevard North Phase IV water, drainage and paving and reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$436,177.27, payable to Rodriguez Construction Group, LLC ("Rodriguez Construction").

Ms. Vincent updated the Board regarding construction of Sterling Lakes North Lift Station No. 2, and reviewed and recommended approval of Pay Estimate No. 9 and Final in the amount of \$45,108.90, payable to 5J Services, LLC. She also presented a Certificate of Completion and Acceptance and recommended the Board accept the facilities.

Ms. Vincent reviewed and recommended approval of Change Order No. 1 to the contract with DC Contracting Services, LLC ("DC") for Cedar Rapids Commercial detention and mass grading to increase the contract in the amount of \$4,062.50. The Board determined that Change Order No. 1 is beneficial to the District.

Ms. Vincent updated the Board regarding the construction of Sterling Lakes Drive Extension sanitary, drainage, and paving facilities and requested and recommended approval of Pay Estimate No. 1 in the amount of \$149,517.72, payable to Rodriguez Construction.

Following review and discussion, Director Chumley moved, based on the engineer's recommendation, to: (1) approve the engineer's report; (2) approve Pay Estimate No. 1 in the amount of \$436,177.27; (3) approve Pay Estimate No. 9 and Final in the amount of \$45,108.90, and to accept the facilities; (4) approve Change Order No. 1 in the amount of \$4,062.50 as an increase to the contract with DC, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation; (5) approve Pay Estimate No. 1 in the amount of \$149,517.72. Director Lee seconded the motion, which passed unanimously.

\$9,500,000 UNLIMITED TAX BONDS, SERIES 2025

PREPARATION OF PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL NOTICE OF SALE

Ms. Leatherwood requested that the Board authorize preparation of the Preliminary Official Statement and Official Notice of Sale for the District's Unlimited Tax Bonds, Series 2025.

AUTHORIZE DISTRICT ENGINEER TO REQUEST TEXAS COMMISSION ON ENVIRONMENTAL QUALITY("TCEQ") INSPECTION OF FACILITIES

The Board discussed authorizing ELS to request the TCEQ inspection of facilities.

Following review and discussion, Director Lee moved to: (1) authorize preparation of the Preliminary Official Statement and Official Notice of Sale for the District's proposed unlimited tax bonds, Series 2025; and (2) authorize ELS to request the TCEQ inspection of facilities. Director Chumley seconded the motion, which passed by unanimous vote.

APPROVE UTILITY CONVEYANCES AND SECURITY AGREEMENTS

Ms. Leatherwood presented and reviewed a Utility Conveyance and Security Agreement with the City of Iowa Colony for the Wastewater Treatment Plant expansion. Following review and discussion, Director Lee moved that the Board authorize execution of the Utility Conveyance and Security Agreement. Director Chumley seconded the motion, which passed by unanimous vote.

APPROVE BILL OF SALE FOR THE WASTEWATER TREATMENT PLANT EXPANSION

Ms. Leatherwood presented and reviewed the Bill of Sale for the Wastewater Treatment Plant expansion. She stated the AUC Group, LP has executed and returned the Bill of Sale. Following review and discussion, Director Lee moved to approve the Bill of Sale and directed that a copy be filed in the District's official records. Director Chumley seconded the motion, which passed by unanimous vote.

DEEDS AND EASEMENTS

Ms. Leatherwood presented and reviewed a 1.047-acre Temporary Drainage Easement. Following review and discussion, Director Yorlano moved to approve the easement. Director Chumley seconded the motion, which passed by unanimous vote.

STERLING LAKES PROPERTY OWNERS ASSOCIATION'S ("POA") MATTERS

There was no discussion on this agenda item.

REPORT ON DEVELOPMENT

Mr. Wadley updated the Board on development in the District.

REVIEW PROPOSALS FOR ELECTION OUTREACH

Mr. VanDyk presented a proposal for election outreach services from Touchstone, a copy of which is attached. Discussion ensued regarding Touchstone's services. Mr. VanDyk and Mr. Waggoner responded to the Board's questions and comments. Mr. VanDyk noted Touchstone also provides website services.

Mr. Aitken addressed the Board regarding Triton's election outreach services. He responded to the Board's questions and comments. Mr. Daniel addressed the Board regarding Triton's strategies for District elections.

The Board discussed Touchstone's and Triton's presentations.

After review and discussion, Director Kreikemeier made a motion to move forward with Touchstone and request an updated proposal for a May bond election proposal and website services. Director Lee seconded the motion, which passed by unanimous vote.

WEBSITE MATTERS

There was no discussion on this agenda item.

DISCUSS SOCIAL MEDIA POLICY

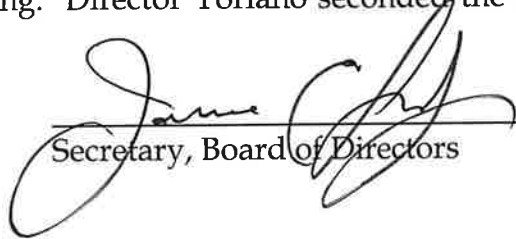
There was no discussion on this agenda item.

NEXT MEETING DATE

The Board noted that the next regular meeting would be on July 24, 2025, subject to securing a quorum.

There being no further business to come before the Board, Director Chumley made a motion to adjourn the meeting. Director Yorlano seconded the motion, which passed unanimously.




Secretary, Board of Directors

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