

MINUTES  
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31

February 27, 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 27<sup>th</sup> day of February 2025, 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:

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, except Director Yorlano, thus constituting a quorum.

Also present at the meeting were: Rachel Richmond of Associa Principal Management Group of Houston; Shane Zercher of Terry's Landscape LLC ("Terry's"); Demitra Berry of McLennan & Associates, LP; Brittni Silvia of Assessments of the Southwest, Inc.; Mike Christopher and Debra Vincent of Elevation Land Solutions; Stephanie Lee of KGA/DeForest Design LLC ("KGA"); Josh Wadley of Land Tejas Development; and Jessica Holoubek, Allison Leatherwood, and Arlene Catalan of Allen Boone Humphries Robinson LLP ("ABHR").

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 the January 23, 2025, regular meeting. Following review and discussion, Director Chumley moved to approve the minutes listed above, as presented. Director Brown seconded the motion, which passed unanimously.

REVIEW ARBITRAGE REBATE REPORT FOR THE SERIES 2014 BONDS

Ms. Holoubek stated that OmniCap Group LLC has completed the Interim Excess Earnings Report on the Series 2014 Bonds (the "Report"). She stated the Report reflects no arbitrage rebate or yield reduction payment is owed to the Internal Revenue

Service.

#### BOOKKEEPER'S REPORT

Ms. Berry reviewed the bookkeeper's report, including a budget comparison and the bills submitted for the Board's review. Following review and discussion, Director Lee moved to approve the bookkeeper's report and the checks presented for payment. Director Chumley seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

The Board discussed the Association of Water Board Directors ("AWBD") winter conference. After discussion, Director Lee moved to approve reimbursement of eligible expenses from the winter conference and authorize the attendance of any interested Board members at the AWBD summer conference. Director Chumley seconded the motion, which carried 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 91.46% collected by the end of December. Following review and discussion, Director Lee moved to approve the tax report and payment of the tax bills. The motion was seconded by Director Chumley and passed unanimously.

#### ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board discussed the optional exemptions, including a general residential homestead exemption and residential exemptions for individuals who are disabled or are sixty-five years of age or older. After review and discussion, Director Lee moved to adopt a Resolution Concerning Exemptions from Taxation, which provides for the exemption from ad valorem taxation the amount of \$5,000.00 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older, and rejects the general residential homestead exemption. The motion was seconded by Director Chumley and passed unanimously.

#### REPORT ON DETENTION MAINTENANCE IN THE DISTRICT

Mr. Zercher presented and reviewed a report on maintenance of the detention facilities, a copy of which is attached. He then presented and reviewed a soil report.

Mr. Zercher presented and reviewed two proposals for Park Rules and Regulations signs, copies of which are attached to the maintenance report. The Board discussed the sign proposals and the installation of sign posts.



Mr. Zercher reported on homeowner debris located in the perimeter channel. The Board discussed and requested Terry's to prepare a proposal for debris clean up.

After review and discussion, Director Chumley moved to: (1) approve the maintenance report; and (2) approve the proposal for 16, 18-inch by 24-inch Park Rules and Regulations signs in the amount of \$7,890.88, plus the additional cost of post installation. Director Brown seconded the motion, which passed unanimously.

#### LANDSCAPING IMPROVEMENT PROJECTS

Ms. Lee presented and reviewed the Landscape Architect report, a copy of which is attached.

Ms. Lee updated the Board regarding Sterling Lakes North (Canterra Creek) Sections 4 and 6 Landscape Improvements and reviewed and recommended approval of Pay Estimate No. 4 in the amount of \$29,554.94, payable to Terry's. She reviewed and recommended approval of Change Order No. 1 to increase the contract in the amount of \$26,072.00 and Change Order No. 2 in the amount of \$0.00 for a 10-day extension due to the freeze. The Board determined that Change Order Nos. 1 and 2 are beneficial to the District.

Ms. Lee updated the Board regarding the construction of the Sterling Lakes North Recreation Center Facility and reviewed and recommended approval of Pay Estimate No. 11 in the amount of \$3,119.08, payable to Millis Development and Construction, LLC.

Ms. Lee updated the Board regarding the construction of Canterra Creek Karsten Boulevard Landscape Improvements and reviewed and recommended approval of Pay Estimate No. 3 in the amount of \$57,894.66, payable to Woodcreek Landscape Company, Inc.

Ms. Lee presented and reviewed lighting options for the gathering area. She stated that KGA estimates the cost for additional lighting to be between \$20,000.00 and \$24,000.00. She requested the Board authorize KGA to advertise for bids.

Following review and discussion, and based on the landscape architect's recommendation, Director Chumley moved to: (1) approve the Landscape Architect report; (2) approve Pay Estimate No. 4 in the amount of \$29,554.94; (3) approve Change Order No. 1 in the amount of \$26,072.00 as an increase to the contract with Terry's, based upon the Board's finding that the Change Order is beneficial to the District; (4) approve Change Order No. 2 in the amount of \$0.00 for a 10-day extension due to the freeze to the contract with Terry's, based upon the Board's finding that the Change Order is beneficial to the District; (5) approve Pay Estimate No. 11 in the amount of \$3,119.08; (6) approve Pay Estimate No. 3 in the amount of \$57,894.66; and (7) authorize

KGA to advertise for bids for lighting options for the gathering area. Director Brown 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

Mr. Christopher reviewed the engineer's report, a copy of which is attached.

Mr. Christopher updated the Board on the construction of Karsten Boulevard North Phase 2 and reviewed and recommended approval of Pay Estimate No. 4 in the amount of \$281,094.65 and Pay Estimate No. 5 and Final in the amount of \$115,759.30, payable to Rodriguez Construction Group. He also presented a Certificate of Completion and Acceptance and recommended the Board accept the facilities. Mr. Christopher reviewed and recommended approval of Change Order No. 1 to increase the contract in the amount of \$3,018.30. The Board determined that Change Order No. 1 is beneficial to the District.

Following review and discussion, Director Lee moved, based on the engineer's recommendation, to: (1) approve the engineer's report; (2) approve Pay Estimate No. 4 in the amount of \$281,094.65; (3) approve Pay Estimate No. 5 and Final in the amount of \$115,759.30, and to accept the facilities; and (4) approve Change Order No. 1 in the amount of \$3,018.30 as an increase to the contract with Rodriguez Construction Group, based upon the Board's finding that the Change Order is beneficial to the District. Director Brown seconded the motion, which passed unanimously.

DEEDS AND EASEMENTS

Ms. Holoubek presented and reviewed a: (1) full abandonment of 2.794-acres drainage easement; and (2) partial abandonment of 0.5508-acres sanitary sewer easement. After review and discussion, Director Brown moved to approve the above listed abandonment easements. Director Chumley seconded the motion, which passed unanimously.

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

There was no discussion on this agenda item.



AUTHORIZE TERMINATION OF MUNICIPAL SOLID WASTE AGREEMENT WITH  
WASTE MANAGEMENT OF TEXAS, INC. ("WASTE MANAGEMENT")

Ms. Holoubek reported that the District's agreement with Waste Management expires June 30, 2025. Discussion ensued. After review and discussion, Director Chumley moved to: (1) terminate the Municipal Solid Waste Agreement with Waste Management; (2) authorize ABHR to send a notice of termination proving the required 90-day notice; and (3) direct that the notice of termination be filed appropriately and retained in the District's official records. Director Brown seconded the motion, which passed unanimously.

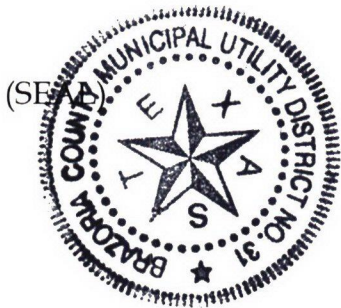
REPORT ON DEVELOPMENT

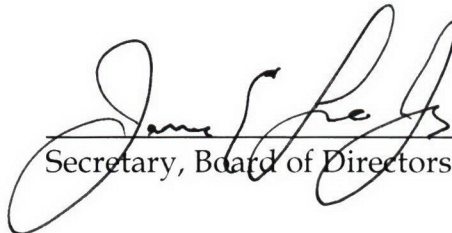
Mr. Wadley updated the Board on development in the District.

NEXT MEETING DATE

The Board noted that the next regular meeting would be on March 27, 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 Brown seconded the motion, which passed unanimously.



  
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Secretary, Board of Directors

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