

MINUTES  
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 26

November 14, 2018

The Board of Directors (the "Board") of Brazoria County Municipal Utility District No. 26 (the "District") met in regular session, open to the public, on the 14th day of November, 2018, 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:

Caralynn Prade	President
Melissa Slade	Vice President
Edward T. Mears	Secretary
Fred E. Weary, Jr.	Assistant Vice President
Marie Ferguson	Assistant Secretary

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

Also present at the meeting were Erin Garcia of Myrtle Cruz, Inc.; Charlie Tang and Everett Deao of LJA Engineering, Inc.; David Hoff of Drever Capital Management; Brittany Silva of Assessments of the Southwest, Inc. ("ASW"); Officer Natisha Lucas of the City of Pearland (the "City") Police Department; Javier Ortiz and Chris Williams of Shadow Creek Ranch Maintenance Association ("SCRMA"); and Hannah Brook and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.076, TEXAS GOVERNMENT CODE, TO DELIBERATE THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL OR DEVICES, OR A SECURITY AUDIT

At 11:04 a.m., the Board convened in executive session to discuss security matters. Officer Lucas and ABHR were also present during executive session.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL OR DEVICES AND APPROVE ANY NECESSARY ACTIONS RELATED TO SECURITY REPORT, AND APPROVE ANY NEW SECURITY PATROL AGREEMENTS

At 11:21 a.m., the Board reconvened in open session. Following review and discussion in executive session, Director Slade moved to approve an extra patrol shift during the 2018 holiday season, as discussed. Director Ferguson seconded the motion, which passed unanimously.

## MINUTES

The Board considered approving the minutes of the October 10, 2018, regular meeting, which were provided in advance of the meeting. After review and discussion, Director Mears moved to approve the minutes of the October 10, 2018, regular meeting, as presented. Director Ferguson seconded the motion, which passed unanimously.

## NEWSLETTER AND WEBSITE MATTERS

The Board reviewed a draft newsletter notice distributed in advance of today's meeting and concurred to approve the newsletter notice, as amended.

The Board reviewed an analytics report on the prior month's website activity, a copy of which was distributed in advance of today's meeting.

Following review and discussion, the Board concurred to authorize ABHR to submit (1) the newsletter notice for publication; and (2) any website updates as posted articles become outdated and include a message regarding additional holiday security patrol.

## COMMENTS FROM THE PUBLIC

The Board opened the meeting to receive comments from the public. Mr. Williams and Mr. Ortiz introduced themselves to the Board as new representatives of SCRMA.

## LETTER TO HOUSTON-GALVESTON AREA COUNCIL TRANSPORTATION PUBLIC INFORMATION IN SUPPORT OF PEARLAND ROADWAY PROJECTS

Upon a motion made by Director Mears and seconded by Director Ferguson, the Board unanimously ratified execution of a letter from the Board to Houston-Galveston Area Council Transportation Public Information in support of the proposed Pearland Roadway Projects submission by the City.

## DEVELOPMENT IN THE DISTRICT

The Board considered accepting a Waiver of Special Appraisal in favor of the District submitted by Larkspur at Shadow Creek, LLC (the "Developer") in connection with the Developer's advance funding of water and sewer impact fees to the City. Upon a motion made by Director Ferguson and seconded by Director Weary, the Board unanimously accepted the Waiver of Special Appraisal.

## FINANCIAL AND BOOKKEEPING MATTERS

Ms. Garcia distributed and reviewed the bookkeeper's report, including the investment report, budget comparison, debt service payment schedule, and list of checks presented for approval, a copy of which is attached. After review and discussion, Director Slade moved to approve the bookkeeper's report. Director Weary seconded the motion, which passed unanimously.

## TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Silva reviewed the tax assessor/collector's report, including the unpaid accounts tax roll and a quarterly report from the District's delinquent tax attorney. A copy of the tax assessor/collector's report is attached. A copy of the delinquent tax attorney's report is attached to the tax assessor/collector's report. She noted .58% of the 2018 taxes have been collected as of October 31, 2018. Following review and discussion, Director Mears moved to approve the tax assessor/collector's report. Director Ferguson seconded the motion, which passed unanimously.

## ENGINEERING MATTERS

Mr. Deao reviewed an engineer's report, a copy of which is attached.

Mr. Deao updated the Board regarding the status of design of a proposed public water line extension that will serve the Shadow Creek Ranch Senior Housing Development and the status of the City's expansion of the wastewater treatment plant.

Mr. Deao reviewed a Build-Out Analysis regarding remaining projects to be constructed in the District, including potential reimbursement to any developers and District projects.

Following review and discussion, Director Slade moved to approve the engineering report. The motion was seconded by Director Ferguson and passed unanimously.

## STORM WATER PERMIT TXRQ40000

There was no discussion on this matter.

## REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS

Discussion ensued regarding SCRMA fees and services and pending proposals to repair or replace equipment needed to irrigate detention pond side slopes for turf maintenance.

Director Slade reported regarding a meeting with CenterPoint Energy to discuss improving street and trail lighting in the District, including City and easement issues to be resolved as part of the proposed upgrade/installation. Director Slade requested authorization to continue working with the City and CenterPoint Energy to determine the cost to the District, the City and SCRMA and prepare a proposal for the Board's, the City's and SCRMA's consideration. Discussion ensued regarding funding options. Following review and discussion, Director Mears moved to (1) authorize Director Slade to continue discussions with CenterPoint Energy and the City to prepare a proposal for improved street/trail lighting; and (2) authorize additional per diems, as necessary, to complete the meetings and work related to preparation of the proposal. Director Ferguson seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

The Board reviewed the amended Information Kit and concurred to authorize publication on the District website, subject to revisions discussed and submitted by Director Mears.

BLUE RIDGE LANDFILL ODOR MATTERS

Director Mears updated the Board regarding recent community question and answer sessions with Representative Ed Thompson regarding the Blue Ridge Landfill.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY TO DISCUSS MATTERS RELATED TO BLUE RIDGE LANDFILL, INCLUDING TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AIR QUALITY MONITORING

The Board did not convene in this executive session.

There being no further business to come before the Board, the meeting was adjourned.



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Secretary, Board of Directors

ACTION LIST

1. Ms. Brownlee will submit the newsletter notice to the community print newsletters.
2. Ms. Brownlee will submit updates to the District's website, as appropriate.
3. Director Slade will work with CenterPoint Energy and the City to prepare a proposal for street/trail lighting improvements.

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