

## GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 66

### Minutes of Meeting of Board of Directors

April 17, 2026

The Board of Directors (the "Board") of Galveston County Municipal Utility District No. 66 (the "District") met in regular session open to the public on April 17, 2026, at its regular meeting place, 6363 Woodway, Suite 800, Houston, Texas 77057, in accordance with the duly posted notice of the meeting, and the roll was called of the duly constituted members of the Board as follows:

Jeffrey M. Cravey	President
Reneé Koch	Vice President
Joe P. Jameson	Secretary
Donna Rickenbacker	Assistant Secretary
Randy Stuewer	Assistant Vice President

and all of said persons were present, except Directors Rickenbacker and Stuewer, thus constituting a quorum.

Also present during all or a portion of the meeting were: Mara Baeza with McLennan & Associates, bookkeeper for the District; Sean Humble with Sherrington-Humble LLC ("S-H"), engineers for the District; Melanie Garrett with Assessments of the Southwest, tax assessor/collector for the District; Simon Van Dyk with Touchstone District Services, website provider for the District; Brianne Geaslin with KB Home ("KB"), a developer in the District; Andy Zepeda of Castlerock Communities, a developer in the District; Greg Coleman of Beazer Homes, a developer in the District; Nick Luton and Carlos Viera with Luton Development Co., an owner of land within the District; and Terrie Sechrist and Landon Gerlich with Wallace & Philbin, L.L.P., attorneys for the District.

Evidence was presented that public notice of the meeting was given in compliance with the law and the meeting was called to order.

### MINUTES

The Board first considered approval of the minutes of its regular meeting held on March 20, 2026. After discussion, a motion was made by Director Koch to approve the minutes of the March 20, 2026 Board meeting. The motion was seconded by Director Jameson and carried by unanimous vote.

### PUBLIC COMMENTS

Mr. Luton then presented an informational handout regarding the proposed Memorial Village development, a copy of which is attached hereto as Exhibit "A". He stated that he will request annexation of the tract if the May 2, 2026, bond election the ("Bond Election") passes. Director Cravey inquired about the estimated valuation of the homes to be constructed in the proposed development. Mr. Luton stated he expected prices for the homes to be in the high \$200,000 to mid \$300,000 range.

## **TAX ASSESSOR/COLLECTOR'S REPORT**

Ms. Garrett next presented the Tax Assessor/Collector's Report for March (the "Tax Report"), a copy of which is attached hereto as **Exhibit "B"**. She informed the Board that 96.22% of the District's 2025 taxes and 98.52% of the District's 2024 taxes had been collected as of March 31, 2026.

Ms. Garrett next reviewed transfers and disbursements from the Tax Account. She then reviewed the Delinquent Tax Roll, a copy of which is included in **Exhibit "B"**. Ms. Sechrist inquired about the owner of the property associated with the TCII delinquent account. Ms. Garrett said she would investigate and report back at the next Board meeting.

After discussion, a motion was made by Director Jameson to accept the Tax Report and authorize payment of all disbursements listed therein or otherwise presented at the meeting. The motion was seconded by Director Koch and carried unanimously.

## **BOOKKEEPER'S REPORT**

Ms. Vaeza then presented the Bookkeeper's Report (the "Bookkeeper's Report"), a copy of which are attached hereto as **Exhibit "C"**. She next presented checks for approval, and reviewed the Investment Report and the Year to Date Budget with the Board.

Ms. Vaeza next presented the draft Operating Budget for the fiscal year ending May 31, 2027, a copy of which is included in **Exhibit "C"**. Director Jameson requested that interest revenue should be revised to \$90,000.

After discussion, Director Jameson moved to (i) accept the Bookkeeper's Report, (ii) authorize payment of all disbursements listed thereon or otherwise presented at the meeting, and (iii) to approve the Operating Budget for the fiscal year ending May 31, 2027, as revised. The motion was seconded by Director Koch and carried by unanimous vote.

## **ENGINEER'S REPORT**

Mr. Humble next presented the Engineer's Report prepared by S-H, a copy of which is attached hereto as **Exhibit "D"**. He informed the Board that conditional final approval of the plans for water, sanitary sewer, drainage and paving facilities for Pearlbrook, Section 2, had been received from the City of Texas City (the "City"). Mr. Humble stated that the plans were submitted to TxDOT for approval of the deceleration lane on State Highway 3.

With regard to Willow Wood Sections 1 and 2, Mr. Humble reported that the preliminary plats and construction plans had been submitted to the City for review after addressing the first round of comments. He also said that Galveston County Drainage District No. 10 had approved the plans and that S-H was working on an easement and transfer of property for the turn lane. Mr. Humble stated that he planned to schedule advertising and bidding prior to the next Board meeting.

**A. AUTHORIZE AND/OR CONCUR WITH THE DESIGN, ADVERTISEMENT FOR BIDS, AND/OR AWARD OF CONTRACTS FOR THE CONSTRUCTION OF WATER, SANITARY, SEWER, AND DRAINAGE OR OTHER FACILITIES WITHIN THE DISTRICT**

Mr. Humble discussed the bids received for clearing and grubbing for Willow Wood Sections 1 and 2. He stated that the bids had been discussed with the developer and the decision was made not to award a separate contract for clearing and grubbing, but to include those services in the upcoming utility project.

**B. APPROVE AND/OR CONCUR IN THE APPROVAL OF PAY ESTIMATES AND CHANGE ORDERS ON CURRENT CONSTRUCTION PROJECTS WITHIN THE DISTRICT**

Mr. Humble stated that S-H had no information to report under this agenda item.

**C. ACCEPT SITE AND/OR EASEMENT CONVEYANCES FOR FACILITIES CONSTRUCTED OR TO BE CONSTRUCTED FOR OR ON BEHALF OF THE DISTRICT**

Mr. Humble stated that S-H had no information to report under this agenda item.

**D. GRANT OR CONSENT TO EASEMENTS OVER DISTRICT PROPERTY**

Mr. Humble stated that S-H had no information to report under this agenda item.

**E. REVIEW AND APPROVE BOND APPLICATION REPORTS**

Mr. Humble informed the Board he is working on the Bond Application Report for the proposed \$4,800,000 Bond Issue.

After discussion, Director Jameson made a motion, seconded by Director Koch, to accept the Engineer's Report. The motion carried by unanimous vote.

**DEVELOPERS' REPORTS**

Ms. Geaslin presented the Developer's Report for KB, a copy of which is attached hereto as **Exhibit "E"**. Mr. Zepeda presented the Developer's Report for Castlerock Communities, a copy of which is included in **Exhibit "E"**. Mr. Coleman then gave an update on the Beazer Homes development and the status of home sales.

After discussion, Director Koch made a motion, seconded by Director Jameson, to accept the Engineer's Report. The motion carried by unanimous vote.

**ATTORNEY'S REPORT**

Ms. Sechrist informed the Board Beazer Homes was in the process of assigning its reimbursement rights set out in its Utility Development Agreement with the District to an investment group. She then informed the Board that an assignment of such rights would be presented to the Board at the next meeting.

**A. REQUESTS FOR ANNEXATION OF LAND INTO THE DISTRICT AND AUTHORIZE ALL APPROPRIATE ACTION, INCLUDING ACCEPTANCE OF ANNEXATION PETITIONS FROM LANDOWNERS, EXECUTION OF PETITIONS TO THE CITY OF TEXAS CITY FOR CONSENT TO ANNEXATION, ADOPTION OF ORDERS ADDING LAND INTO THE DISTRICT AND APPROVAL OF AMENDMENTS TO DISTRICT INFORMATION FORM.**

Ms. Sechrist stated that she had no information to report under this agenda item.

**B. APPROVAL OF UTILITY COMMITMENT LETTERS**

Ms. Sechrist stated that she had no information to report under this agenda item.

**C. APPROVAL OF DEVELOPER REIMBURSEMENT AGREEMENTS**

Ms. Sechrist stated that she had no information to report under this agenda item.

**D. APPROVAL OF RESOLUTIONS TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REGARDING THE RELEASE OF ESCROWED FUNDS, THE USE OF SURPLUS FUNDS AND/OR A CHANGE IN USE OF FUNDS**

Ms. Sechrist stated that she had no information to report under this agenda item.

**E. APPROVAL OF THE AUDITS AND/OR APPRAISALS FOR REIMBURSEMENT TO DEVELOPERS FROM THE PROCEEDS OF THE SALE OF THE DISTRICT'S BONDS OR OTHER DISTRICT FUNDS**

Ms. Sechrist stated that she had no information to report under this agenda item.

**F. RESOLUTION DETERMINING AND ADOPTING PREVAILING WAGE RATES FOR CONSTRUCTION PROJECTS**

Mr. Gerlich presented the Resolution Determining and Adopting Prevailing Wage Rates for Construction Contracts (the "Resolution"). After discussion, a motion was made by Director Koch, seconded by Director Jameson, to approve the Resolution as presented. The motion carried unanimously.

**OTHER MATTERS**

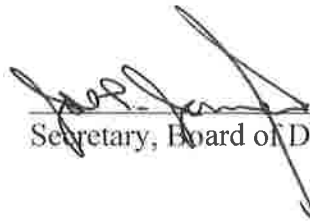
Mr. Van Dyk then presented a website analytics report, a copy of which is attached hereto as Exhibit "F". He then discussed community outreach efforts related to the Bond Election. Mr. Van Dyk also reviewed website traffic with the Board. Director Koch suggested sending informational flyers to District residents prior to the Bond Election. After discussion, upon a motion made by Director Koch and seconded by Director Jameson, the Board voted unanimously to accept the website analytics report.

**ADJOURNMENT**

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

PASSED, APPROVED, AND ADOPTED this 12<sup>th</sup> day of May, 2026.

(DISTRICT SEAL)

  
Secretary, Board of Directors

