

GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 66

Minutes of Meeting of Board of Directors

April 25, 2025

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 25, 2025, at its regular meeting place, 6300 West Loop South, Suite 415, Bellaire, Texas 77401, 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 Director Rickenbacker, thus constituting a quorum.

Also present during all or a portion of the meeting were: Terrie Sechrist and Adrianna Corona with Sechrist-Duckers LLP, attorneys for the District; Pam Redden with McLennan & Associates, bookkeeper for the District; David Patterson with Assessments of the Southwest, tax assessor collector for the District; Sean Humble with Sherrington-Humble LLC ("S-H"), engineers for the District; Justin Waggoner with Touchstone District Services; Alex Stachow with McGrath & Co., auditor for the District; Greg Lentz with Masterson Advisors, financial advisors for the District; and Brianne Geaslin with KB Home and Bryan Smith and Andy Zepeda with CastleRock Communities ("CastleRock"), developers of land within 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 25, 2025. After discussion, a motion was made by Director Koch to approve the minutes of the March 25, 2025, Board meeting, as presented. The motion was seconded by Director Stuewer and carried by unanimous vote.

PUBLIC COMMENTS

No comments were received from members of the public.

DEVELOPER REIMBURSEMENT AUDIT

Mr. Stachow then presented a developer reimbursement audit prepared by McGrath of proceeds from the District's Series 2023 Bonds (the "Reimbursement Audit") to be paid to CastleRock for water and wastewater impact fees. After discussion, a motion was made by Director Jameson to approve the Reimbursement Audit and authorize payment of the amounts reflected therein to CastleRock upon execution by CastleRock of all required receipts and indemnity agreements. Director Stuewer seconded the motion, which carried unanimously.

ENGINEER'S REPORT

Mr. Humble then presented the Engineer's Report, a copy of which is attached hereto as Exhibit "A".

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

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 stated that current bond application report for water, sanitary, sewer, drainage and park and recreational facilities in the amount of \$6,680,000 (the "Series 2025 Bonds") is estimated to be submitted to the Texas Commission on Environmental Quality (the "TCEQ") by May 15, 2025. Mr. Lentz next discussed the possible increase in the amount of the Series 2025 Bonds by \$1,600,000 to include part of the costs incurred by Beazer Homes to construct water, sanitary sewer and drainage facilities to serve Section One of the Sunrise Cove subdivision. After discussion, the Board concurred to authorize the submittal of a bond application report to the TCEQ in the amount of \$6,680,000 and to consider submitting another bond application report to the TCEQ in the first quarter of 2026 that will include Sunrise Cove, Section One.

After further discussion, a motion was made by Director Jameson to accept the Engineer's Report. Director Stuewer seconded the motion, which carried unanimously.

TAX ASSESSOR/COLLECTOR'S REPORT

Mr. Patterson next presented the Tax Assessor/Collector's Report for March (the "Tax Report"), a copy of which is attached hereto as **Exhibit "B"**. He informed the Board that 95.02% of the District's 2024 taxes and 99.62% of the District's 2023 taxes have been collected as of March 31, 2025.

After discussion, a motion was made by Director Koch 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 Jameson and carried unanimously.

BOOKKEEPER'S REPORT

Ms. Redden next presented the Bookkeeper's Report as of April 25, 2025, an Investment Report for March 2025 (collectively, the "Bookkeeper's Report"), and a proposed budget for the Districts 2025 – 2026 fiscal year (the "2026 Budget"), copies of which are attached hereto as **Exhibit "C"**.

After discussion, Director Stuewer moved to (i) accept the Bookkeeper's Report and authorize payment of all disbursements listed thereon or otherwise presented at the meeting, and (ii) adopt the 2026 Budget as presented. The motion was seconded by Director Jameson and carried by unanimous vote.

ATTORNEY'S REPORT

- 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 further information to report under this agenda item.

F. ADOPT RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE FOR CONSTRUCTION PROJECTS

Ms. Sechrist then presented a resolution adopting prevailing wage rate scale for construction projects (the "Wage Rate Resolution") and reviewed a survey of prevailing wage rates asset by the United States Department of Labor (the "DOL"). She informed the Board that the City of Texas City and Galveston County have adopted the DOL wage rate scale. After discussion, Director Stuewer moved to adopt the Wage Rate Resolution. Director Jameson seconded the motion, which carried unanimously.

DEVELOPERS' REPORT

Ms. Geaslin then presented a report on behalf of KB Home, a copy of which is attached hereto as part of Exhibit "D".

Mr. Smith then presented a report on behalf of CastleRock, a copy of which is attached hereto as part of Exhibit "D".

After discussion, a motion was made by Director Jameson to accept the Developers' reports. The motion was seconded by Director Stuewer and carried unanimously.

OTHER MATTERS


Mr. Wagoner next updated the District on the disbursement of information to District residents regarding the May 3, 2025, Bond Election.

ADJOURNMENT

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

PASSED, APPROVED, AND ADOPTED this 12th day of May, 2025.




Secretary, Board of Directors

LIST OF ATTACHMENTS

<u>Exhibit "A"</u>	Engineer's Report
<u>Exhibit "B"</u>	Tax Assessor/Collector's Report
<u>Exhibit "C"</u>	Bookkeeper's Report
<u>Exhibit "D"</u>	Developers' Reports