

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 81
OF HARRIS COUNTY, TEXAS

January 15, 2026

The Board of Directors ("Board") of Harris County Municipal Utility District No. 81 of Harris County, Texas (the "District"), met in regular session, open to the public, at 805 Hidden Canyon Drive, Katy, Texas 77450, inside the boundaries of the District, on the 15th day of January 2026, and the roll was called of the members of the Board:

Patrick Cathcart	President
Bruce Cox	Vice President
Michael Olsen	Secretary
George Goff	Treasurer
Donna Brown	Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also attending the meeting were: Theresa and Butch Scherer, members of the public; Renee Butler of McLennan & Associates, LP; Kate Hallaway of BGE, Inc. ("BGE"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Charlie Chapline of Municipal District Services, LLC ("MDS"); Doris Vogt, District employee; and Teshia Judkins and Kim Cannon of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes of the December 11, 2025, regular meeting. After discussion, Director Brown moved to approve the minutes of the December 11, 2025, regular meeting. Director Olsen seconded the motion, which passed by unanimous vote.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Mata reviewed the tax assessor/collector's report for the month of December 2025. A copy of the tax assessor report is attached. She stated the report reflects that the District's 2025 taxes were 30.39% collected as of the end of December.

Ms. Mata distributed a report from the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue"), a copy of which is attached to the tax report.

After discussion, Director Cox moved to approve the tax assessor/collector's report and pay the bills from the tax account. Director Olsen seconded the motion, which passed by a unanimous vote.

REPORT FROM REVENUE MANAGEMENT SERVICES ON BUSINESSES PAYING SALES TAX

There was no discussion on this matter.

BOOKKEEPER'S REPORT

The Board reviewed the bookkeeper's report, a copy of which is attached. Ms. Butler reviewed each District account and the bills to be paid, as well as a budget to actual comparison. She also requested approval of check no. 4334 in the amount of \$616.74 related to an overpayment.

AMENDMENT TO BOOKKEEPING SERVICES CONTRACT

Ms. Butler presented and reviewed a proposed amendment to the bookkeeping services contract with a proposed increase to the monthly base fee from \$1,400.00 to \$1,800.00 and an increase to the hourly rate from \$75.00 to \$95.00. Ms. Bulter noted that there has not been a price increase in thirteen years. Discussion ensued.

ACCEPT ANNUAL DISCLOSURE STATEMENTS FOR INVESTMENT OFFICER AND BOOKKEEPER

Ms. Judkins discussed with the Board, the annual disclosure statements for the Investment Officer/bookkeeper. She stated that the disclosures must be filed with the Texas Ethics Commission.

After review and discussion, Director Olsen moved to: (1) approve the bookkeeper's report and the checks presented for payment, including check no. 4334; (2) approve the amendment to the Agreement for Services for Bookkeeper for the District, as discussed; and (3) approve the disclosure statements and authorize filing of same with the Texas Ethics Commission. Director Brown seconded the motion, which passed by unanimous vote.

ADOPT RESOLUTION EXPRESSING INTENT TO REIMBURSE

There was no discussion on this matter.

OPERATOR'S REPORT

Mr. Chapline distributed and reviewed the operator's report, a copy of which is attached. He stated the water accountability for the month is 200%. He reviewed efforts

by MDS thus far to investigate the higher accountability and stated MDS found an interconnect valve, located at Park Maple and Highland Knolls, that was open. He stated the valve has been closed and has been locked. Discussion ensued, including discussion regarding the compensation method for the water that passed through the interconnect. Mr. Chapline explained the amount of water that passed through the interconnect will have to be estimated and recommended returning the water in kind, and the Board concurred with his approach and recommendation.

Mr. Chapline requested authorization to forward five delinquent accounts to collections, totaling \$3,131.63. Following discussion, the Board requested that Mr. Chapline again attempt to obtain payment of the two delinquent backcharges listed on the report totaling \$2,742.03 in light of the previous payments by that party.

SANITARY SEWER LINE(S) NEAR KENLAKE DRIVE AND DRAFT AGREEMENT WITH CORNERSTONES MUNICIPAL UTILITY DISTRICT ("CORNERSTONES") REGARDING SAME

There was no discussion on this matter.

EVALUATION OF DISTRICT'S INTERCONNECTS AND RELATED RECOMMENDATIONS

There was no discussion on this matter.

ODOR CONTROL OPTIONS FOR LIFT STATION(S), INCLUDING RELATED AGREEMENT(S) OR PROPOSAL(S) AND LIFT STATION FENCE PROPOSAL

There was no discussion on this matter.

After discussion, and as recommended by the operator, Director Olsen moved to: (1) approve the operator's report; and (2) authorize MDS to write off the three delinquent accounts that are not backcharges totaling \$389.60 and forward the accounts to collections. Director Brown seconded the motion, which passed by unanimous vote.

TERMINATION OF SERVICE

Mr. Chapline presented to the Board a list of delinquent customers. Following review and discussion, the Board requested the operator notify delinquent customers pursuant to standard procedures but not to terminate delinquent accounts because of the change to the meeting date for this month.

ENGINEER'S REPORT

Ms. Hallaway presented the engineer's report, a copy of which is attached.

CAPITAL IMPROVEMENT PLAN ("CIP")

Ms. Hallaway discussed the list of CIP projects, including the estimated timing of the rehabilitation projects.

PARK YORK FORCE MAIN REPLACEMENT, INCLUDING EASEMENT ACQUISITIONS AND RELATED APPROVALS

Ms. Hallaway stated that the plans for final approval of the design plans for the Park York Force Main Replacement project have been approved by Harris County and Harris County Flood Control District. She noted BGE is finalizing the plans and will advertise once the required easements have been obtained.

Ms. Judkins updated the Board on the status of the easement acquisitions for the Park York Force Main Replacement project.

WATER PLANT NO. 3 ELEVATED STORAGE TANK REHABILITATION

Ms. Hallaway discussed the Water Plant No. 3 elevated storage tank rehabilitation project and stated the contractor is MK Painting, Inc. ("MK"). She stated the contract is being routed for signature.

HARRIS COUNTY MEMORIAL PARKWAY STORM SEWER AND DRAINAGE FACILITY IMPROVEMENTS

Ms. Hallaway stated the Harris County Memorial Parkway storm sewer and drainage facility improvements project is moving forward and that BGE currently is under contract with Harris County for the design of the project. She stated that the design plans are 90% complete.

SANITARY SEWER REHABILITATION FOR MEMORIAL PARKWAY, SECTIONS 3, 4, AND 5

Ms. Hallaway updated the Board on the work being performed by Champion Cleaning Specialists, Inc. ("CCSI") for the sanitary sewer rehabilitation for Memorial Parkway, Sections 3-5. She presented and reviewed Pay Estimate No. 8 and Final in the amount of \$231,104.06. Discussion ensued, including discussion regarding the pending claim between CCSI and a homeowner for damages caused during the project. Following discussion, the Board requested an executive session at the end of the meeting to confer with its attorney regarding related legal matters and concurred to defer action on the requested approval of Pay Estimate No. 8 and Final.

Director Goff left the meeting.

SANITARY SEWER REHABILITATION FOR CIMARRON SUBDIVISION, SECTIONS 1, 2, AND 3 AND MEMORIAL PARKWAY, SECTIONS 6, 7, AND 8

Ms. Hallaway stated plans for the sanitary sewer line rehabilitation project for Cimarron subdivision, Sections 1-3 and Memorial Parkway, Sections 6-8 were submitted to all agencies and BGE is addressing comments on the plans that were received from Harris County engineering. She stated Harris County Engineering department has requested a letter of no objection from Harris County Traffic Operations due to the ongoing work near Westgreen Boulevard and Park York Drive.

SANITARY SEWER TELEVISIONING AND CLEANING FOR CIMARRON SUBDIVISION, SECTIONS 4, 5 AND 6, MEMORIAL PARKWAY, SECTIONS 9, 11, AND 13, AND SILVERSTONE, SECTION 1

Ms. Hallaway updated the Board on the work being performed by AIMS Companies ("AIMS") for the cleaning and televising of the sanitary sewer lines for Cimarron subdivision, Sections 4-6, Memorial Parkway, Sections 9-11, and 13, and Silverstone, Section 1 project. She stated BGE has received and reviewed televising tapes of the work done by AIMS on approximately 71% of the project.

SANITARY SEWER REHABILITATION ALONG KENLAKE DRIVE

Ms. Hallaway updated the Board of the status of the contract with AIMS for the sanitary sewer rehabilitation along Kenlake Drive project. She stated the contractor has not yet mobilized. She explained that BGE has requested an updated schedule and date of mobilization from AIMS.

UPDATE ON BOND APPLICATION NO. 9

Ms. Hallaway stated BGE is currently reviewing comments from ABHR and is working to finalize and submit the bond application.

OTHER ENGINEERING MATTERS

Ms. Hallaway updated the Board on the status of her investigation into a resource that could advise on the requirements related to railings outside of the administration building.

Following review and discussion, and based on the engineer's recommendation, Director Olsen moved to approve the engineer's report. Director Brown seconded the motion, which passed by unanimous vote with Director Goff being absent for the vote.

CINCO REGIONAL MATTERS, INCLUDING TEXAS AMERICAN PUBLIC WORKS ASSOCIATION CONFERENCE AND TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES

Ms. Hallaway stated that BGE entered the Cinco Regional Trunkline 5 & 7 emergency repair project to the Disaster or Emergency Construction Repair, Small Cities/Rural Communities by the Texas Section of the American Public Works Association for consideration for Project of the Year and won. She stated the ceremony will be held on February 3, 2026, in Fort Worth and there are two complimentary admission tickets. After discussion, the Board concurred to authorize two Board members to attend and receive reimbursement, if interested.

HARRIS COUNTY PRECINCT 4 SIDEWALK PROJECTS

Ms. Hallaway updated the Board on the Harris County sidewalk improvement project along West Green Boulevard and stated it is almost complete. Ms. Hallaway stated the Harris County sidewalk improvement project along Mason Road has been delayed. She also stated there is an additional Harris County sidewalk improvement project along West Green Boulevard, north of the project that is almost complete, and the additional project will also require relocation of District facilities at the District's expense to accommodate the improvements.

REPORT ON WEST MEMORIAL MUNICIPAL UTILITY DISTRICT SEWAGE TREATMENT PLANT (THE "WEST MEMORIAL STP") MEETING

The Board reviewed the West Memorial STP report, a copy of which is attached. Ms. Judkins updated the Board on the proposed amendment to the West Memorial STP agreement from the attorney for West Memorial Municipal Utility District, noting the proposed amendment is a complete redrafting of the current agreement, and stated the District's consultants are currently reviewing the proposed amendment.

OPERATION, REPAIR, MAINTENANCE AND RENTAL OF ADMINISTRATIVE OFFICE AND DISTRICT WEBSITE, COMMUNICATION, AND EMPLOYMENT MATTERS, AND RELATED AGREEMENTS AND PROPOSALS

Ms. Vogt discussed reservation activity at the administration building.

Ms. Vogt updated the Board on equipment replacements at the administration building, including a monitor, cable, and battery backup.

Ms. Vogt distributed and reviewed a proposal from Johnson Controls in the amount of \$1,000.00 for a fire alarm smoke sensor sensitivity test, a copy of which is attached. Discussion ensued, and the Board requested input from Mr. Chapline regarding the proposal. After discussion, Director Cox moved to authorize Director Cathcart to finalize and approve a proposal to repair the fire alarm. Director Olsen

seconded the motion, which carried by unanimous vote with Director Goff being absent for the vote.

UPDATE ON PURCHASE OF PRINTER, STOVE, AND REFRIGERATOR

Ms. Vogt stated the stove has been replaced. She also reviewed reasons for not replacing the printer, noting if repairs are needed there is a service contract in place. Following discussion, the Board concurred not to replace the printer at this time.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY(" AUTHORITY")

Ms. Judkins stated that the District's operator needs to complete and submit the 2025 Water Usage Reporting Form to the Authority by March 1, 2026. After review and discussion, Director Olsen moved to authorize the District's operator to complete and submit the 2025 Water Usage Reporting Form to the Authority. Director Brown seconded the motion which passed unanimously with Director Goff being absent for the vote.

DISTRICT CORRESPONDENCE, INCLUDING DISTRICT WEBSITE, CORRESPONDENCE BY DISTRICT, AND CORRESPONDENCE RECEIVED BY DISTRICT, INCLUDING ITS DIRECTORS, EMPLOYEES, OR CONSULTANTS

Ms. Judkins noted that certain disclosures were provided by the District's financial advisor to the District's president and encouraged the Board to reach out to the District's financial advisor with any questions concerning these disclosures or other financial advisory matters.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Judkins reported on the District's compliance activities during the prior calendar year related to bond financing. She stated that no corrective action is required at this time.

2026 DIRECTORS ELECTION

Ms. Judkins discussed procedures related to the 2026 Directors Election. She reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period. Following review and discussion, Director Olsen moved to adopt a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period appointing Kim Cannon as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records.

Director Brown seconded the motion, which was approved by unanimous vote with Director Goff being absent for the vote.

Ms. Judkins reported on requirements to post a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election. Following discussion, Director Olsen moved to authorize the Secretary's agent to post the notice as required. Director Brown seconded the motion, which was approved by unanimous vote with Director Goff being absent for the vote.

Ms. Judkins explained that Harris County will not contract with political subdivisions, such as the District, to administer the District's May 2026 Directors Election and, if an election is required, the District will be required to administer its own election.

Ms. Judkins discussed exemptions from using electronic voting systems during the 2026 Directors Election. The Board then discussed pay for election officials during the 2026 Directors Election. After discussion, Director Olsen moved to authorize the Secretary's agent to publish Notice of Exemption in a newspaper of general circulation and set the pay for election officials at 20.00 per hour. Director Brown seconded the motion, which carried by unanimous vote with Director Goff being absent for the vote.

Ms. Judkins reviewed an Order Calling Directors Election. Following review and discussion, Director Olsen moved to adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records. Director Brown seconded the motion, which passed unanimously with Director Goff being absent for the vote.

Ms. Judkins discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Harris County. Following discussion, Director Olsen moved to authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar Notice of Election, if required, and to direct that the Notice be filed appropriately and retained in the District's official records. Director Brown seconded the motion, which passed unanimously with Director Goff being absent for the vote.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE

The Board did not convene in executive session pursuant to Section 551.072.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board convened in executive session at 7:09 p.m. pursuant to Section 551.071 of the Texas Government Code to consult with its attorney concerning legal matters

pertaining to the sanitary sewer rehabilitation for Memorial Parkway, Sections 3-5 project and related CCSI claims. Ms. Judkins stated that the presence of Ms. Hallaway in this executive session was necessary for the rendition of legal advice from its attorney, and the Board concurred to have her present. Present at the closed meeting were Directors Cathcart, Cox, Olsen, and Brown, Ms. Hallaway, Ms. Judkins, and Ms. Cannon.

RECONVENE IN OPEN SESSION

The Board reconvened in open session at 7:27 p.m. No action was taken by the Board.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.



Secretary, Board of Directors

(SEAL)



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