

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

March 26, 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 26th day of March, 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: Butch Scherer, Theresa Scherer, and Jonathan Hart, members of the public; Freder Munoz and Roland Reyes of Global Axis Security ("GAS"); Eric Hansen, a director of the West Harris County Regional Water Authority; Ryan Fortner of Revenue Management Services; Pam Redden of McLennan & Associates, LP; Kate Hallaway of BGE, Inc. ("BGE"); Isabel Mata of Wheeler & Associates, Inc.; Charlie Chapline of Municipal District Services, LLC ("MDS"); Doris Vogt, District employee; and Teshia Judkins and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Reyes introduced himself and Mr. Munoz and discussed the security services GAS can provide.

MINUTES

The Board considered approving the minutes of the February 12, 2026, special meeting and February 26, 2026, regular meeting. After discussion, Director Cox moved to approve the minutes of the February 12, 2026, special meeting and February 26, 2026, regular meeting. Director Olsen seconded the motion, which passed by unanimous vote.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY (“WHCRWA”)

Mr. Hansen discussed WHCRWA matters, including the status of WHCRWA surface water projects, and noted the 25th anniversary of the WHCRWA. He also addressed questions from the Board regarding the future delivery of surface water to the District.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Mata reviewed the tax assessor/collector’s report for the month of February 2026. A copy of the tax assessor report is attached. She stated the report reflects that the District’s 2025 taxes were 92.88% collected as of the end of February.

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

REPORT FROM REVENUE MANAGEMENT SERVICES ON BUSINESSES PAYING SALES TAX

Mr. Fortner reviewed the sales tax revenue report, a copy of which is attached. Discussion ensued.

BOOKKEEPER’S REPORT

The Board reviewed the bookkeeper’s report, a copy of which is attached. Ms. Redden reviewed each District account and the bills to be paid, as well as a budget to actual comparison.

After review and discussion, Director Olsen moved to approve the bookkeeper’s report and the checks presented for payment. Director Brown seconded the motion, which passed by unanimous vote.

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 74.5%.

Mr. Chapline requested authorization to forward two delinquent accounts to collections, totaling \$330.86.

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

Mr. Chapline discussed odor issues at the lift station reported by nearby residents. He stated there was a small leak on one pump at the lift station that was dripping wastewater due to loose bolts on a check valve. Mr. Chapline recommended approval of replacement of the check valve on each of the lift station pumps and reviewed a proposal for same, a copy of which is attached to the operator's report.

Mr. Chapline then reviewed a proposal from Odor Control Systems ("OCS"), a copy of which is attached to the operator's report. He stated the odor control system is on a skid, connects to the lift station, and filters odors. He stated there is a free, three-month pilot program and, if the Board decides to continue use after the pilot program, the cost would be \$1,400.00 per month. He noted this odor controls system would replace the current SuperAll treatments that are currently being used. Discussion ensued.

ANNUAL REVIEW OF DROUGHT CONTINGENCY PLAN

Ms. Judkins stated that the Texas Commission on Environmental Quality ("TCEQ") rules require that the District annually review the District's Drought Contingency Plan. The District's operator and engineer confirmed that no changes are recommended at this time.

REVIEW WATER CONSERVATION PLAN AND AUTHORIZE SUBMITTAL TO THE TEXAS WATER DEVELOPMENT BOARD ("TWDB")

Mr. Chapline stated there are no proposed updates to the District's Water Conservation Plan and requested authorization to submit the Water Conservation Plan annual report to the TWDB.

CRITICAL LOAD SPREADSHEET AND ANNUAL FILING OF SAME

The Board reviewed the District's Critical Load Spreadsheet ("CLS"). Ms. Judkins noted that the District's bookkeeper, engineer, and operator have reviewed and approved the Critical Load Spreadsheet, noting there were no changes.

APPROVE AND AUTHORIZE OPERATOR TO FILE WATER LOSS AUDIT

Ms. Judkins reviewed the District's requirement for the operator to prepare the water loss audit and submit it to the Texas Water Development Board ("TWDB"). Mr. Chapline noted the water loss audit is attached to the operator's report.

After discussion, and as recommended by the operator, Director Olsen moved to: (1) approve the operator's report; (2) authorize MDS to write off the two delinquent accounts totaling \$330.86 and forward the accounts to collections; (3) approve the check valve replacements at the lift station as discussed; (4) authorize participation in the OCS pilot program at the lift station; (5) authorize submittal of the Water Conservation Plan annual report to the TWDB; (6) authorize the CLS annual filing; and (7) authorize submission of the water loss audit to the TWDB. Director Brown seconded the motion, which passed by unanimous vote.

TERMINATION OF SERVICE

The Board conducted a hearing regarding the termination of water and sewer services. Mr. Chapline presented to the Board a list of delinquent customers. He informed the Board that all of the residents on the termination list were delinquent in payment of utility bills and were given written notification prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their utility service bills and show reason why utility services should not be terminated for reasons of nonpayment.

Following review and discussion, Director Olsen moved to authorize that because none of the residents on the list were present at the meeting nor had presented any written statement on the matter, the utility service for the customers on the list should be terminated, if their utility bills are not paid in accordance with the District's Rate Order, and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Brown seconded the motion, which passed by unanimous vote.

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 contractor requested the Notice to Proceed be issued for July, which would delay the project. She discussed concerns with the requested delay and explained the Notice to Proceed was issued for April 1, 2026.

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. Judkins updated the Board on the status of the letter agreement with Champion Cleaning Specialists, Inc. (“CCSI”) confirming CCSI’s obligations under the contract between the parties, including without limitation the obligation of CCSI to defend, indemnify, and hold harmless the District, and offering to release \$121,104.06 of retainage to CCSI for work completed on the project, subject to CCSI’s signature of the letter agreement. Ms. Judkins and Ms. Hallaway confirmed that although the letter agreement was sent to CCSI for review and signature, the District has not yet received the letter agreement signed by CCSI. Ms. Redden confirmed that the check in the amount of

\$121,104.06 to CCSI will continue to be held until she receives confirmation that the letter agreement has been signed by CCSI and received by the District.

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 are being resubmitted to agencies next week after addressing the agencies' previous comments. Ms. Hallaway also noted BGE has sent a letter of no objection from Harris County Traffic Operations to the Harris County Engineering department, as requested, related 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 is waiting on a response from the contractor to provide the televising footage of the last 6,600 liner feet of the project.

SANITARY SEWER REHABILITATION ALONG KENLAKE DRIVE

Ms. Hallaway stated AIMS is the contractor for the sanitary sewer rehabilitation along Kenlake Drive project. She then reviewed and discussed Pay Estimate No. 1 in the amount of \$6,551.28. Discussion ensued, including discussion regarding project delays by the contractor to date and prior lack of communication from the contractor.

UPDATE ON BOND APPLICATION NO. 9

Ms. Hallaway stated the Texas Commission on Environmental Quality is reviewing the bond application that was previously submitted.

CINCO MUNICIPAL UTILITY DISTRICT NO.1 ("CINCO MUD 1") TEMPORARY SANITARY SEWER BYPASS

Ms. Hallaway updated the Board on the status of the temporary sanitary sewer bypass to the Cinco Regional Plant for Cinco MUD 1's repair work. She stated BGE is preparing a proposed rate structure for invoicing Cinco MUD 1 for

the cost to process the Cinco MUD 1 wastewater that is being sent to the Cinco Regional Plant.

EMERGENCY PREPAREDNESS PLAN ("EPP")

Ms. Hallaway stated the EPP has been reviewed and no updates are needed at his time.

RISK AND RESILIENCE ASSESSMENT AND EMERGENCY RESPONSE PLAN PURSUANT TO AMERICA'S WATER INFRASTRUCTURE ACT OF 2018, INCLUDING RELATED PROPOSALS

Ms. Hallaway reported on the District's obligations under the America's Water Infrastructure Act of 2018 (the "AWIA"). She stated that, pursuant to the AWIA, the District must certify to the Environmental Protection Agency that its community water system has completed a Risk and Resilience Assessment ("RRA") and an Emergency Response Plan ("ERP"). Ms. Hallaway stated BGE completed the RRA and ERP in 2021 and an update is required. She added that the deadline to update and certify the RRA is June 30, 2026, and the deadline to update and certify the ERP is six months later. Ms. Hallaway then presented a revised proposal for BGE to prepare and certify submission of the RRA and ERP as required on a time and materials basis for an amount not to exceed \$15,000.00.

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.

Ms. Hallaway stated BGE received an inquiry from Michael Baker International on behalf of Harris County Office of Engineer's Project, who is purportedly working on a county-wide drainage master plan. She stated the request is for the GIS inventory of the District's storm drainage system and other information. She discussed related matters and concerns, including the cost to the District and information currently available directly from Harris County. After discussion, the Board concurred to decline to provide any information at this time.

Following review and discussion, and based on the engineer's recommendation, Director Olsen moved to: (1) approve the engineer's report; (2) approve Pay Estimate No. 1 in the amount of \$6,551.28; and (3) approve the proposal in an amount not to exceed \$15,000.00 for the preparation and filing of the RRA and EEP. Director Brown seconded the motion, which passed by unanimous vote.

HARRIS COUNTY PRECINCT 4 SIDEWALK PROJECTS

Ms. Hallaway updated the Board on the Harris County sidewalk improvement project along Mason Road and the two sidewalk improvement projects along Westgreen Boulevard. Ms. Judkins discussed a proposed interlocal agreement between the District and Harris County for the Mason Road sidewalk improvements that was requested by Harris County. After discussion, Director Olsen moved to approve the interlocal agreement for the Mason Road sidewalk improvements, subject to final review. Director Brown seconded the motion, which carried by unanimous vote.

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

Director Cox distributed and reviewed the West Memorial STP report on the West Memorial Sewage Treatment Plant meeting, a copy of which 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 an amended and restated agreement that is a complete redrafting of the current agreement, and stated the District's consultants are working on comments on and suggested revisions to the amended and restated agreement.

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

Ms. Vogt discussed routine maintenance and reservation activity at the administration building. Ms. Vogt updated the Board on the work completed by TeamWired as well as a repairs related to a gate. She also stated that TrueFix cleaned the leaf debris from the outside air conditioner units and provided a detailed list of the District's air conditioner and heating equipment at no charge to the District. She then reviewed a proposal in the amount of \$2,300.00 for four visits a year to inspect the air conditioning and heating equipment, a copy of the proposal is attached.

Ms. Vogt reviewed a proposal from Spic and Span to clean twelve trash and recycling cans in the total amount of \$155.88, a copy of the proposal is attached.

After discussion, Director Olsen moved to: (1) approve the proposal from True fix for quarterly inspections of the air conditioning and heating system, totaling \$2,300.00 per year; and (2) approve the proposal from Spic and Span in the amount of \$155.88 to clean twelve trash cans. Director Brown seconded the motion, which carried by unanimous vote.

APPROVE PREPARATION OF QUARTERLY DISTRICT NEWSLETTER

The Board reviewed a draft quarterly District newsletter for the second quarter of the year and requested a revision to same. After discussion, Director Olsen moved to approved the second quarter District newsletter, as revised, and distribution of same to residents. Director Brown seconded the motion, which passed unanimously.

OPERATOR'S REPORT (CONT'D)

REVIEW PROPOSALS FOR MAINTENANCE OF DISTRICT FACILITIES AND AUTHORIZE APPROPRIATE ACTION

Mr. Chapline distributed a proposal for mowing maintenance of the District's facilities, a copy of which is attached to the operator's report. The Board then reviewed two other proposals, one from Texas Ground Management, Inc. ("TGM") and another from NJ Services ("NJ"). Ms. Judkins stated that each proposal includes 40 visits a year. Copies of the TGM and NJ proposals are attached. Discussion ensued.

Ms. Redden distributed the Custom Cutters maintenance cost summary from the previous year for comparison, as requested, a copy of which is attached.

After discussion, Director Olsen moved to approve a Service Agreement with TGM in a form acceptable to the District as well as the maintenance proposal from TGM for the District's facilities for 40 visits per year in the amount of \$33,356.80 per year. Director Cox seconded the motion, which passed by unanimous vote.

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

The Board received an unsolicited proposal for garbage services from Texas Pride Disposal, a copy of which is attached, and noted proposed for garbage services are not being considered at this time.

CONVENE IN EXECUTIVE SESSION

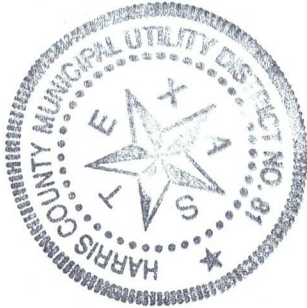
The Board did not convene in executive session.

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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