

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

June 24, 2021

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 24th day of June, 2021, and the roll was called of the members of the Board:

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

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

Also attending were Mary Lutz of McLennan & Associates, L.P. ("McLennan"); Doug Baker of BGE, Inc. ("BGE"); Isabel Mata of Wheeler & Associates, Inc.; Charlie Chapline of Municipal District Services, L.L.C. ("MDS"); Derek Michael of SRI, Inc.; Starr Johnson and Doris Vogt, District employees; and Katie Carner and Tracie Brownlee of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes of the May 27, 2021, regular meeting. After discussion, Director Olsen moved to approve the minutes of the May 27, 2021 meeting. Director Brown 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 May 2021, a copy of which is attached. She stated the report reflects that the District's 2020 taxes were 96.87% collected as of the end of May. After discussion, Director Brown moved to approve the tax assessor/collector's report and pay the bills from the tax account. Director Cox seconded the motion, which passed by unanimous vote.

Mr. Michael distributed the Business Sales Tax Report, a copy of which is attached. Discussion ensued.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

After discussion, Director Brown moved to authorize the delinquent tax attorney to proceed with collection of the 2020 delinquent taxes as of July 1, 2021. Director Cox seconded the motion, which carried by unanimous vote.

ADOPT RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION FOR HARRIS COUNTY APPRAISAL DISTRICT

Ms. Carner discussed the Harris County Board of Director Election to fill the remainder of Glenn Peters' unexpired term. After discussion, the Board concurred to take no action.

DISCUSS RENEWAL OF RESIDENTIAL SOLID WASTE COLLECTION CONTRACT WITH BEST TRASH

Ms. Carner stated that the District's garbage and recycling contract with Best Trash contains an automatic renewal provision. The Board did not take action.

BOOKKEEPER'S REPORT

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

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

AUTHORIZE ATTENDANCE AT WINTER ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") CONFERENCE

Ms. Carner stated the AWBD winter conference will be held January 28-29, 2022, in Galveston. After discussion, Director Olsen moved to authorize attendance to the AWBD winter conference. Director Cathcart seconded the motion, which carried by unanimous vote.

OPERATOR'S REPORT

Mr. Chapline distributed and reviewed the operator's report, a copy of which is attached.

Mr. Chapline updated the Board on the status of the fence replacement at water plant no. 2 and stated it is in process.

Mr. Chapline distributed and reviewed the fire hydrant inspection report, a copy of which is attached to the operator's report. He requested authorization to complete repairs in the estimated amount of \$22,000.00. Discussion ensued regarding fire hydrant painting.

Mr. Chapline discussed a late Winter Storm Uri leak adjustment request from a resident located at 21603 Park Downe Lane. Discussion ensued regarding the late application and supporting documents submitted. Mr. Chapline stated that other than being submitted untimely, the application otherwise was complete and would qualify for a credit under the District's policy.

After discussion, Director Cox moved to (1) approve the operator's report; (2) waive the May 1st deadline and approve a Winter Storm Uri leak adjustment request for the resident located at 21603 Park Downe Lane; and (3) approve the fire hydrant repairs, as discussed, and painting of all fire hydrants that were not painted last year. Director Olsen seconded the motion, which passed by unanimous vote.

#### TERMINATION OF SERVICE

The Board conducted a hearing regarding termination of water and sewer services. Mr. Chapline presented to the Board a list of delinquent customers. Ms. Johnson 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 Cathcart 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 on June 30, 2021, 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 Cox seconded the motion, which passed by unanimous vote.

Ms. Johnson noted that the meter was removed from 21203 Park Valley because the resident did not satisfy the payment arrangement as previously authorized by the Board.

#### ENGINEER'S REPORT

Mr. Baker presented the engineer's report, a copy of which is attached.

MEMORIAL PARKWAY, SECTIONS 1 AND 2, SANITARY SEWER LINE REHABILITATION

Mr. Baker stated that Texas Pride Utilities is the contractor for this project. He stated the total amount of the project is \$705,664.10.

REPORT ON HARRIS COUNTY STORM SEWER AND DRAINAGE FACILITY IMPROVEMENTS

Mr. Baker stated that BGE currently is under contract with Harris County for the design of the drainage improvements for Memorial Parkway and Cimarron Sections 2, 3, 4 and 5. He stated design of both projects are underway.

Mr. Baker stated that Harris County has redefined the Memorial Parkway project. He stated the project will include additional detention/mitigation volume. Mr. Baker noted that Cimarron Municipal Utility District has elected not to participate in the project and the scope will be redefined to exclude their proposed portion with no impact to the District's drainage system.

WATER PLANT NO. 2 GENERATOR REPLACEMENT

Mr. Baker stated BGE is currently preparing the plans and specifications for the water plant no. 2 generator replacement project.

WATER PLANT NOS. 1, 2 AND 4 GROUND STORAGE TANK ALTERNATE FILL LINE INSTALLATION

Mr. Baker stated the contractor for the water plant nos. 1, 2 and 4 ground storage tank fill line installation is Blastco Texas, Inc. He stated contracts are in process.

DISINFECTION SYSTEM UPGRADES AT WATER PLANT NOS. 1, 2, 3 AND 4

Mr. Baker stated that W. W. Payton Inc. is the contractor for this project.

CAPITAL IMPROVEMENT PLAN

Mr. Baker reviewed an updated capital improvement plan, a copy of which is attached to the engineer's report.

DISCUSS POTENTIAL POCKET PARK NEAR MASON CREEK HIKE AND BIKE TRAIL

There was no discussion on this matter.

## RISK AND RESILLIENCE ASSESSMENT

Mr. Baker stated that BGE has completed the draft of the Risk and Resilience Assessment (the "Assessment") and provided the Board with a copy for review. After review and discussion, Director Olsen moved to approve the Assessment, authorize the filing of certification of the Assessment with the Environmental Protection Agency, and direct that (1) the Assessment be filed as "confidential" in the District's official records; and (2) the confirmation of certification be filed in the District's official records. Director Cox seconded the motion, which passed by unanimous vote.

## POTENTIAL WINTERIZATION IMPROVEMENTS

Mr. Baker discussed potential improvements in response to Winter Storm Uri, including the development of a list of piping appurtenances and fittings to be stored at each plant for emergency use.

## UPDATE ON BOND APPLICATION NO. 9

Ms. Carner updated the Board on the status of the preparation of bond application no. 9, including discussions with Harris County regarding the Interlocal Agreements for the drainage improvements.

## ADDITIONAL ENGINEERING MATTERS

Mr. Baker stated BGE received an inquiry from Magna Green Group for 1431 South Mason Road regarding plans to install a food truck and entertainment court. Mr. Baker stated BGE has requested additional information for review of the plans.

Following review and discussion, and based on the engineer's recommendation, Director Olsen moved to approve the engineer's report. Director Cox seconded the motion, which passed by unanimous vote.

## WEST MEMORIAL MUNICIPAL UTILITY DISTRICT ("WEST MEMORIAL") SEWAGE TREATMENT PLANT MEETING AND PROPOSED PLANT IMPROVEMENTS

Director Cox updated the Board on the West Memorial Plant site and reported on the West Memorial Sewage Treatment Plant meeting.

## OPERATION, REPAIR, AND MAINTENANCE OF ADMINISTRATIVE OFFICE AND DISTRICT WEBSITE AND EMPLOYMENT MATTERS

There was no discussion on this matter.

## DISCUSS SECURITY CAMERAS, EQUIPMENT MAINTENANCE AND RELATED PROPOSALS

Ms. Johnson discussed a proposal from Fisk Electric in the amount of \$8,335.00 for security camera and equipment maintenance, a copy of which is attached. After discussion, the Board concurred not to approve the proposal, and instead to contact Fisk Electric as needed.

Ms. Johnson updated the Board on the status of the security camera wiring modifications. She then reviewed a proposal from Comcast for high speed Internet at the administration building in the amount of \$278.05 per month, a copy of which is attached. Discussion ensued regarding the current Internet service and cost of same. After discussion, Director Cox moved to approve the proposal from Comcast in the amount of \$278.05 per month for high speed Internet at the administration building. Director Olsen seconded the motion, which carried by unanimous vote.

## PROPOSALS FOR AIR CONDITIONER MAINTENANCE

Ms. Johnson stated that she is still waiting on the proposals.

## PROPOSALS FOR PEST CONTROL SERVICES

Ms. Johnson reviewed two proposals for termite treatment services, one from Chem Tech in the amount of \$1,304.00, with an annual service agreement for \$130.00 per year, and a proposal from SWAT Team Pest Control, Inc., in the amount of \$1,850.00, with an annual service agreement for \$300.00 per month, copies of which are attached. After discussion, Director Cox moved to approve the Chem Tech proposal, as presented, and to authorize execution of a service agreement with Chem Tech regarding same. Director Olsen seconded the motion, which carried by unanimous vote.

The Board discussed scheduling a shred event for the fall. Ms. Carner stated she would contact Best Trash regarding potential dates.

The Board discussed text and email alerts and concurred to add an opt-in registration link on the District website.

The Board reviewed a draft of the third quarter newsletter. Following review and discussion, the Board concurred to approve and authorize distribution of the newsletter, subject to final review.

## WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no discussion on this matter.

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



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Secretary, Board of Directors

(SEAL)



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