

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

June 26, 2025

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 June 2025, 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: Taylor Lobb, Lining Operations Manager of Champion Cleaning Specialists, Inc. ("CCS"); Mary Dubois of EnergyBy5; Ryan Fortner of Revenue Management Services ("RMS"); Renee Butler of McLennan & Associates, LP; Kate Hallaway of BGE, Inc. ("BGE"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Richard Roberts and Neptali Sepulveda of Municipal District Services, LLC ("MDS"); Stacy Lightsey, District employee; and Teshia Judkins and Hope Palmer of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Cathcart opened the meeting for public comments.

Ms. Dubois discussed the electricity brokering services provided by Energyby5. She offered a complimentary evaluation of the District's electricity usage. She also provided a flyer from EnergyBy5, a copy of which is attached.

There being no additional person wishing to make public comments, Director Cathcart closed the public comments portion of the meeting.

MINUTES

The Board considered approving the minutes of the May 22, 2025, regular meeting. After discussion, Director Brown moved to approve the minutes of the May 22, 2025, regular meeting. Director Cox 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 2025. A copy of the tax assessor report is attached. Ms. Mata stated the report reflects that the District's 2024 taxes were 95.85% collected as of the end of May.

Ms. Mata also reviewed a list of two hundred and twenty-one delinquent tax accounts deemed uncollectible and requested authorization to move these accounts totaling \$10,863.45 to the uncollectable tax roll, as recommended by Wheeler and the District's delinquent tax attorney.

After discussion, Director Olsen moved to approve the tax assessor/collector's report, pay the bills from the tax account, and authorize moving the recommended two hundred and twenty-one delinquent tax accounts totaling \$10,863.45 to the uncollectable tax roll. Director Brown seconded the motion, which passed by a unanimous vote.

## AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing its delinquent tax attorney to proceed with the collection of delinquent taxes owed to the District as of July 1, 2025, including assessment of the 20% penalty for the collection of delinquent taxes as authorized by the Property Tax Code. After discussion, Director Olsen moved to authorize the delinquent tax attorney to proceed with collection of the 2024 delinquent taxes as of July 1, 2025. Director Brown seconded the motion, which carried by unanimous vote.

## ADOPT RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION FOR HARRIS CENTRAL APPRAISAL DISTRICT ("HCAD")

Ms. Judkins discussed the HCAD Board of Director Election process, voting eligibility, and the option to nominate a candidate. After discussion, the Board concurred to not take action.

## REPORT FROM REVENUE MANAGEMENT SERVICES ON BUSINESSES PAYING SALES TAX

Mr. Fortner distributed and reviewed a Sales and Use Tax Report from RMS for the second quarter of 2025, a copy of which is attached.

## 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.

Ms. Hallaway discussed the worksheet in the bookkeeper's report for the costs of the sanitary sewer rehabilitation for Memorial Parkway, Sections 3-5 project and requested the worksheet be revised to include construction costs in addition to engineering costs for tracking purposes.

Ms. Butler also confirmed that the last page of the Annual Energy Billings worksheet in the bookkeeper's report should refer to fiscal year 2025, instead of fiscal year 2023, which will be corrected in future reports.

After review and discussion, Director Olsen moved to approve the bookkeeper's report, as presented. 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. Roberts distributed and reviewed the operator's report, a copy of which is attached. He stated the water accountability for the month is 87.6%.

Mr. Roberts requested authorization to forward four delinquent accounts to collections, totaling \$306.09.

Mr. Roberts also reviewed items completed by MDS in preparation for hurricane season.

#### LIFT STATION GENERATOR UPDATE

There was no discussion on this matter.

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

Ms. Judkins updated the Board on the status of the draft cost sharing agreement between the District and Cornerstones regarding the sanitary sewer line on Kenlake Drive, stating additional information has been received from Cornerstones regarding certain houses in Cornerstones that may not be connected to the Kenlake sanitary sewer line and this information is being reviewed by the District's operator and engineer.

## EVALUATION OF DISTRICT'S INTERCONNECTS AND RELATED RECOMMENDATIONS

Mr. Roberts stated this matter is not yet ready for discussion.

After discussion, and as recommended by the operator, Director Olsen moved to: (1) approve the operator's report; and (2) authorize MDS to forward the four delinquent accounts totaling \$306.09 to collections. 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. Roberts 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 for 2025, including the estimated total cost and the estimated cost to be paid during the current year for each project.

## GIS UPDATES

Ms. Hallaway updated the Board on the GIS system platform upgrades.

### PARK YORK FORCE MAIN REPLACEMENT, INCLUDING ON EASEMENT ACQUISITION

Ms. Hallaway stated that the design plans for the Park York Force Main Replacement project have been submitted to Harry County for review and BGE is in the process of addressing the comments received from Harris County.

Ms. Judkins stated all initial offer letters have been sent to the applicable property owners for the fourteen additional easements required for the project. Ms. Judkins stated, of the fourteen initial offer letters sent, five offers have been accepted to date. She noted that additional matters concerning the acquisition of the remaining easements will be discussed during an executive session later in the meeting.

### WATER PLANT NO. 3 ELEVATED STORAGE TANK REHABILITATION

Ms. Hallaway discussed the Water Plant No. 3 elevated storage tank rehabilitation project and stated the plans will be ready for internal and operator review by the end of July.

### HARRIS COUNTY STORM SEWER AND DRAINAGE FACILITY IMPROVEMENTS, INCLUDING ADDITIONAL DETENTION/MITIGATION

Ms. Hallaway stated that BGE currently is under contract with Harris County for the design of the drainage improvements for Memorial Parkway. She stated that Harris County is coordinating with the US Army Corps of Engineers for their acceptance of the proposed design.

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

Mr. Lobb updated the Board on the status of the sanitary sewer rehabilitation for Memorial Parkway, Sections 3-5 project and the resolution of claims by District residents of damages caused by CCS. He stated that CCS will not be bursting any lines over the holidays in order to minimize the impact on residents. He further discussed recent incidents where a CCS subcontractor did not provide adequate notice to a resident about upcoming work and also hit a gas line in a resident's yard. He confirmed that he has spoken with the subcontractor to ensure adequate notice is provided in the future and that the gas line incident has been resolved to the satisfaction of the resident. Mr. Lobb further noted that CCS has sent an offer to the attorney for the resident at 21339 Park Brooke Drive to resolve her claims but no response has been received. Discussion ensued.

Ms. Hallaway also updated the Board on the work being performed by CCS for the sanitary sewer rehabilitation for Memorial Parkway, Sections 3-5. She presented and recommended approval of Pay Estimate No. 5 in the amount of \$186,698.64.

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 updated and will be submitted to required agencies.

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 status of the contract with 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.

SANITARY SEWER REHABILITATION ALONG KENLAKE DRIVE

Ms. Hallaway discussed the Kenlake sanitary sewer rehabilitation project to reline the pipe. She stated design plans have been approved by Harris County and Harris County Flood Control District. She discussed the estimated cost of the project and requested authorization to solicit bids or, in the alternative, to advertise for bids if it appears the estimated cost may exceed \$150,000.

UPDATE ON BOND APPLICATION NO. 9

Ms. Hallaway updated the Board on the status of bond application no. 9 and stated BGE is revising the draft bond application based upon comments provided by District consultants.

ADDITIONAL ENGINEERING MATTERS

Ms. Hallaway stated that Harris County Precinct 4 contacted BGE regarding a sidewalk project and a request to encroach within a 10-foot waterline easement to avoid removing existing trees located on Mason Road and Cimarron Drive and reviewed additional information gathered since the last Board meeting. Discussion ensued, including discussion regarding requirements to minimize any impact on the District's access to its water line and related maintenance costs and to ensure Harris County is responsible for sidewalk ownership, repair, replacement, and maintenance. Following discussion, the

Board concurred to consider a consent to encroachment for the Harris County sidewalk project as discussed.

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. 5 in the amount of \$186,698.64, payable to CCS; (3) authorize BGE to solicit bids or, in the alternative, to advertise for bids if it appears the estimated cost may exceed \$150,000 for the Kenlake sanitary sewer rehabilitation project; and (4) authorize BGE and ABHR to coordinate with Harris County Precinct 4 on preparation of a draft consent to encroachment for the Harris County Precinct 4 sidewalk project, as discussed. Director Brown seconded the motion, which passed by unanimous vote.

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

The Board reviewed the West Memorial STP meeting report, a copy of which is attached.

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

Ms. Lightsey discussed the recent building renovations. She also recommended not allowing reservations of the building's party room for July 4<sup>th</sup> weekend to avoid potential firework issues, and the Board concurred.

Discussion ensued regarding matters concerning the computers in the administration building office. The Board considered whether to replace one of the computers that will no longer be supported by Microsoft due to the version of operating system currently on the computer and concurred not to replace the computer. The Board also considered renewal of the Office 365 subscription for the computer currently used by Ms. Lightsey and concurred Ms. Lightsey can renew the subscription for that computer using the District's credit card.

Ms. Lightsey stated two of the boardroom chairs need to be replaced. After discussion, the Board concurred to authorize the purchase of two boardroom chairs.

Ms. Judkins noted that Best Trash has confirmed the fall shred event will be held on October 25, 2025, from 9:00 a.m. to 11:45 a.m.

#### APPROVE QUARTERLY DISTRICT NEWSLETTER

The Board reviewed a draft of the quarterly District newsletter. Director Goff requested a revision to the draft. After discussion, Director Olsen moved to approve and authorize distribution of the third quarter District newsletter, as revised. Director Cox seconded the motion, which carried by unanimous vote.

### PRINTER REPLACEMENT PROPOSALS

Ms. Lightsey updated the Board on efforts to obtain proposals to replace the printer in the District office.

### EMPLOYEE ANNUAL CYBERSECURITY TRAINING REQUIREMENTS

Ms. Judkins discussed the annual cybersecurity training requirements for District employees. She requested that the training be completed by those employees and noted information regarding available training courses will be forwarded.

### INTERLOCAL AGREEMENT WITH HARRIS-GALVESTON SUBSIDENCE DISTRICT FOR WATER CONSERVATION EDUCATION PROGRAM

Ms. Judkins presented a draft Interlocal Agreement for the 2025-26 Water Wise Program. After review and discussion, Director Olsen moved to approve the Interlocal Agreement for the Water Wise Program and direct that the Agreement be filed appropriately and retained in the District's official records. Director Goff seconded the motion, which passed by unanimous vote.

### WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no discussion on this matter.

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

There was no discussion on this matter.

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

The Board convened in executive session at 6:49 p.m. pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property required for the Park York Force Main Replacement project. Present at the closed meeting were Directors Cathcart, Cox, Olsen, Goff, and Brown, Ms. Judkins, and Ms. Palmer.

### RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in open session at 6:57 p.m. After discussion, Director Olson moved to accept the counteroffers received for the easements across Parcels 10 and 11 for the Park York Force Main Replacement project as discussed and to authorize Property Acquisition Services, LLC to negotiate on behalf of the District for the



acquisition of the remaining easements up to the specified dollar limit as discussed. Director Cox seconded the motion, which carried by unanimous vote.

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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