

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

July 24, 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 24th day of July 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: Collin Read, resident of the District; Marcus Campbell of Time & Season Property Management; Pam Redden 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"); Stacy Lightsey, District employee; and Hannah Brook 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 June 26, 2025, regular meeting. After discussion, Director Olsen moved to approve the minutes of the June 26, 2025, regular 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 June 2025. A copy of the tax assessor report is attached. Ms. Mata stated the report reflects that the District's 2024 taxes were 96.85% collected as of the end of June.

Ms. Mata next reviewed 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 Brown 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.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

Discussion ensued regarding the District's development status. Ms. Brook reminded the Board of the "truth-in-taxation" property tax calculations and tax levy process for water districts in Chapter 49 of the Texas Water Code, including the three main categories based on a district's development status and/or tax rate. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2025 tax year. Following review and discussion, Director Olsen moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developed District for the 2025 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Cox seconded the motion, which passed unanimously.

REPORT FROM REVENUE MANAGEMENT SERVICES ON BUSINESSES PAYING SALES TAX

There was no discussion on this matter.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference. The Board considered authorizing attendance for any interested Directors at the AWBD winter conference from January 24-25, 2026. Following review and discussion, Director Olsen moved to: (1) authorize reimbursement of eligible expenses for the Directors who attended the summer conference; and (2) authorize Board members to attend the winter AWBD conference, as discussed. Director Brown seconded the motion, which passed unanimously.

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.

Ms. Redden requested approval of one additional check, check no. 3936, in the amount of \$47,135.26 payable to Champion Cleaning Specialists, Inc. ("CCS") for the sanitary sewer rehabilitation for Memorial Parkway, Sections 3-5 project.

After review and discussion, Director Olsen moved to approve the bookkeeper's report, including the one additional check, 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. Chapline distributed and reviewed the operator's report, a copy of which is attached. He stated the water accountability for the month is 92.72%.

Mr. Chapline requested authorization to forward six delinquent accounts to collections, totaling \$1,494.41.

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

There was no discussion on this matter.

EVALUATION OF DISTRICT'S INTERCONNECTS AND RELATED RECOMMENDATIONS

Mr. Chapline 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 six delinquent accounts totaling \$1,494.41 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. 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 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 BGE has addressed Harris County's and Harris County Flood Control's comments and have submitted the plans for final approval of the design plans for the Park York Force Main Replacement project.

Ms. Hallaway presented and reviewed a proposal from Ninyo & Moore to perform a geotechnical evaluation in the amount of \$34,400.00 for this project in accordance with the existing agreement between the District and Ninyo & Moore.

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

Ms. Hallaway 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. 6 in the amount of \$47,135.26.

Ms. Hallway discussed utility easements on residents' property which will need to be accessed for this project. She stated one resident has a pool and another has a shed on the utility easements in their back yards. Discussion ensued regarding notifying the residents of the work being done in the utility easements on their property. After discussion, the Board concurred to authorize the contractor to notify the resident with the shed on the utility easement and for ABHR to notify the resident with the pool in the utility easement of the proposed work so they can make accommodations in advance of the District's plans.

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 and stated the contractor has mobilized and work has commenced.

SANITARY SEWER REHABILITATION ALONG KENLAKE DRIVE

Ms. Hallaway stated that bids were solicited and two bids were received for the sanitary sewer line rehabilitation project along Kenlake Drive. She

recommended that the Board award the contract to CSI Consolidated, LLC doing business as AIMS Companies (referred to herein as AIMS) in the amount of \$129,996.90. The Board concurred that, in its judgment, AIMS was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

UPDATE ON BOND APPLICATION NO. 9, INCLUDING ADOPT RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR APPROVAL OF PROJECT AND BONDS

Ms. Hallaway updated the Board on the status of bond application no. 9 and stated BGE is reviewing the costs provided by Harris County for the Cimarron drainage Improvement project and possible revisions of the summary of costs as needed.

Following review and discussion, and based on the engineer's recommendation, Director Olsen moved to: (1) approve the engineer's report; (2) approve the proposal from Ninyo & Moore to perform a geotechnical evaluation in the amount of \$34,400.00, which is subject to the terms and conditions of the existing agreement between the District and Ninyo & Moore; (3) approve Pay Estimate No.6 in the amount of \$47,135.26, payable to CCS; and (4) award the contract for the sanitary sewer line rehabilitation project along Kenlake Drive to AIMS in the amount of \$129,996.90, based upon the engineer's recommendation and subject to approval of the payment and performance bonds and verification of certificates of insurance. Director Cox seconded the motion, which passed by unanimous vote.

HARRIS COUNTY PRECINCT 4 SIDEWALK PROJECT

There was no discussion on this matter.

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 stated she has received complaints from residents regarding Best Trash garbage collectors throwing and breaking garbage can wheels. The Board discussed the process for residents to get their garbage cans replaced by Best Trash and to ensure residents know to contact Best Trash.

Ms. Lightsey stated a resident who lives near to the lift station is complaining about the odor. Mr. Chapline stated he will make sure the disinfectant system in place is functioning properly.

Ms. Lightsey stated the automatic sensor faucets and the soap dispenser in the men's bathroom need to be replaced. She reviewed a proposal from City Maintenance, a copy of which is attached. Discussion ensued regarding the replacement options and pricing up to \$3,000.00.

Ms. Lightsey stated the entry door sensors are not working. She reviewed a proposal from Team Wired for the repair of the building entry sensors in the amount of \$1,052.54. A copy of the proposal is attached.

Mr. Campbell distributed and reviewed the building maintenance report, a copy of which is attached.

PRINTER REPLACEMENT PROPOSALS

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

After discussion, Director Olsen moved to: (1) authorize Director Cathcart to approve a proposal for the replacement of the sensor faucets and soap dispenser upon receipt of a revised proposal; and (2) approve the proposal from Team Wired for the repair of the entry sensors in the amount of \$1,052.54. Director Cox seconded the motion, which carried by unanimous vote.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no discussion on this matter.

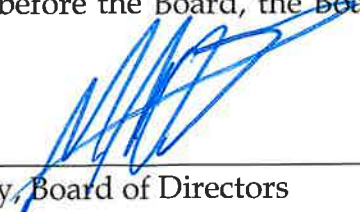
DISTRICT CORRESPONDENCE, INCLUDING DISTRICT WEBSITE, CORRESPONDENCE BY DISTRICT AND CORRESPONDENCE RECEIVED BY DISTRICT INCLUDING ITS DIRECTORS, EMPLOYEES, OR CONSULTANTS

There was no discussion on this matter.

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

The Board 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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