

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

August 28, 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 28th day of August 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 except Director Goff, thus constituting a quorum.

Also attending the meeting were: Joshua Green, Rex Bloxom, and Jamie Bloxom, residents of the District; Renee Butler of McLennan & Associates, LP; Kate Hallaway of BGE, Inc. ("BGE"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Rich Roberts 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.

Mr. and Mrs. Bloxom addressed the Board. Mr. Bloxom stated their property neighbors a lift station, noting they have made several calls over the last ten years about odor from that lift station. Ms. Bloxom stated the steps the District has taken to resolve the issue have not been permanent. Ms. Bloxom requested the District continue to pursue a permanent solution to address the odor issues, including options like constructing a building or higher fences around the lift station.

Mr. Green then addressed the Board. He wanted to bring to the Board's attention that he believes it is a conflict of interest for Director Olsen to serve on the Board for the District and a homeowners association ("HOA") simultaneously. He inquired about the requirements for Director Olsen to recuse himself when there is a conflict of interest and what are the consequences for failure to do so. Mr. Green also referred to several actions of the Board reflected in the minutes of the May 22, 2025 Board meeting that did not expressly reference the HOA, and he inquired generally whether those actions could be conflicts of interest. Following the completion of Mr.

Green's public comments, Ms. Judkins stated serving on an HOA board does not disqualify a person from serving on the District's Board and serving on both boards simultaneously is not a legal conflict of interest.

#### OPERATION OF DISTRICT FACILITIES

Mr. Roberts and Ms. Hallaway reviewed previous steps taken by the District to address odors at the lift station neighboring the Bloxom property. Following discussion, the Board requested the District's operator and engineer investigate additional options to address the odor concerns raised by the Bloxoms, including the options mentioned by the Bloxoms.

#### MINUTES

The Board considered approving the minutes of the July 24, 2025, regular meeting. After discussion, Director Brown moved to approve the minutes of the July 24, 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 July 2025. A copy of the tax assessor report is attached. Ms. Mata stated the report reflects that the District's 2024 taxes were 96.93% collected as of the end of July.

Ms. Mata presented one additional check, check no. 5752 in the amount of \$4,225.00, payable to Harris Central Appraisal District for the Fourth Quarter Assessment fee.

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 Olsen moved to approve the tax assessor/collector's report and pay the bills from the tax account, including the additional check presented. Director Brown seconded the motion, which passed by a unanimous vote.

#### DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

There was no discussion on this matter.

#### 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.

After review and discussion, Director Brown moved to approve the bookkeeper's report and the checks presented for payment. Director Olsen 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 90.84%.

Mr. Roberts stated there have been issues at water plant no. 3's elevated storage tank noting the altitude valve is not functioning properly. He stated MDS has installed a secondary alarm as an indicator when the flap doesn't close properly.

Mr. Roberts requested authorization to forward four delinquent accounts to collections, totaling \$481.88.

### 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

There was no discussion on this matter.

### ANNUAL CPI ADJUSTMENT TO OPERATOR'S SCHEDULE OF RATES AND AMENDMENT TO DISTRICT'S RATE ORDER

Mr. Roberts discussed a proposed fifth amendment to the Service Agreement between the District and MDS to implement a CPI increase to certain fees charged by MDS (the "Amendment"). He also distributed and reviewed a

summary of the proposed fee increases included in the Amendment and an estimate of the annual impact of approving the proposed fee increases, a copy of which is attached. Ms. Judkins also stated that MDS has recommended changes to the District's Rate Order to reflect the increased expense to the District, and she reviewed the recommended changes provided by MDS. After discussion, the Board concurred to discuss the proposed Rate Order changes at the next Board meeting.

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 four delinquent accounts totaling \$481.88 and forward the accounts to collections; and (3) approve the Amendment, as presented. Director Cox 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 Cox 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 and stated it should be completed by October.

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

Ms. Hallaway stated that the plans for final approval of the design plans for the Park York Force Main Replacement project have been approved.

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 plans will be ready by the end of October.

#### 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. 7 in the amount of \$34,801.02.

#### 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 submitted to required agencies this week.

#### 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 noted work has begun but no pay estimates have been presented.

### 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.

### 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; and (2) approve Pay Estimate No. 7 in the amount of \$34,801.02, payable to CCS. 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 the minor bathroom maintenance repairs are complete, including the replacement of the faucets and soap dispensers in the men's restroom.

Ms. Lightsey stated that Team Wired has completed the replacement of the power supply for the door sensors.

Ms. Lightsey reported the irrigation sprinklers recently came on and stayed on and she is having someone come out to evaluate.

Ms. Lightsey reviewed an email request from Karina Hernandez, the Assistant Principal of Memorial Parkway Elementary. She stated they are requesting a contribution toward a shade canopy or playground equipment. After discussion, the

Board requested additional information on exactly what type of canopy and playground equipment they would like funded. A copy of email attached.

#### PRINTER REPLACEMENT PROPOSALS

Ms. Lightsey updated the Board on efforts to obtain proposals to replace the printer in the District office and noted she is still obtaining proposals.

#### AUTHORIZE PREPARATION OF QUARTERLY DISTRICT NEWSLETTER

The Board discussed potential topics to include in the fourth quarter District newsletter. After review, Director Olsen moved to authorize preparation of the fourth quarter newsletter. Director Brown 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

Ms. Judkins updated the Board on a Texas Public Information Act request that was received and responded to by the District.

#### VACANCY ON THE BOARD OF DIRECTORS FOR HARRIS CENTRAL APPRAISAL DISTRICT, INCLUDING ADOPT RESOLUTION NOMINATING CANDIDATE FOR SAME

Ms. Judkins reviewed a notice the District received about a vacancy on the Board for Harris Central Appraisal District and the District's ability to nominate a candidate as part of the process to fill the vacancy. She noted that Jonathan Cowen, who is a director on the board of Harris County Municipal Utility District No. 501, has been nominated by several other districts. After discussion, the Board concurred not to take action to nominate a candidate.

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

The Board convened in executive session at 7:01 p.m. pursuant to Section 551.071 of the Texas Government Code to consult with its attorney. Present at the closed meeting were Directors Cathcart, Cox, Olsen, and Brown, Ms. Judkins, and Ms. Palmer.

RECONVENE IN OPEN SESSION

The Board reconvened in open session at 7:13 p.m. The Board did not take action related to the executive session in open session.

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

(SEAL)

  
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Secretary, Board of Directors





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