

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

October 28, 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 28th day of October, 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 the meeting were Mary Carlin, a resident of the District; Christie Leighton and Mary Esther of Best Trash, LLC; Renee Butler of McLennan & Associates, L.P. ("McLennan"); Kate Hallaway of BGE, Inc. ("BGE"); Isabelle Mata of Wheeler & Associates, Inc. ("Wheeler"); Charlie Chapline of Municipal District Services, L.L.C. ("MDS"); Starr Johnson and Doris Vogt, District employees; and Katie Carner and Kim Cannon of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Ms. Carlin stated she is attending the meeting to observe because she may want to get involved with the District.

MINUTES

The Board considered approving the minutes of the September 23, 2021, regular meeting. After discussion, Director Olsen moved to approve the minutes of the September 23, 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 September 2021, a copy of which is attached. She stated the report reflects that the District's 2020 taxes were 97.7% collected as of the end of September. 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.

REPORT FROM REVENUE MANAGEMENT SERVICES ON BUSINESSES PAYING SALES TAX

Ms. Carner reported on the transition of the sales tax monitoring services for the District.

ADOPT RESOLUTION CASTING BALLOT FOR BOARD OF DIRECTORS ELECTION FOR HARRIS COUNTY APPRAISAL DISTRICT ("HCAD")

The Board discussed the HCAD director's election. After review and discussion, Director Cathcart moved to Adopt a Resolution Voting for Director in the Harris County Appraisal District Board of Director Election and casting vote for Jonathan Cowen, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Cox seconded the motion, which carried by unanimous vote.

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. Butler requested approval of one additional check, check no. 1078 payable to Network Cabling Services, in the amount of \$919.00 for repairs at the District administration building.

Director Brown discussed the cleaning fee in the amount of \$70.00 paid for by the District for the District administration building after meetings are held by other entities. After discussion, the Board concurred to notify the entities renting the District administration building, of the cleaning fee of \$70.00 after each meeting at the District administration building.

Director Goff noted the invoice from Chem-Tech included sales tax and the District is tax exempt. Ms. Butler stated that check no. 1006, payable to Chem-Tech will voided and a check will be reissued in the correct amount.

After review and discussion, Director Brown moved to approve the bookkeeper's report and the checks presented for payment, including the additional check, as discussed. Director Cathcart seconded the motion, which passed by unanimous vote.

GARBAGE AND RECYCLING MATTERS, INCLUDING REPORT FROM COMMUNITY SHRED EVENT, ANNUAL REVIEW OF CPI ADJUSTMENT, AND ADOPT AMENDMDED RATE ORDER, IF APPROPRIATE

Ms. Leighton distributed and reviewed a shred event report, a copy of which is attached. She stated that 1.15 tons of paper was shredded. The Board discussed holding regular a shred event in the spring, after April 15, 2022 and requested Beset Trash to provide proposals for review at the next regular Board meeting.

Ms. Leighton presented and reviewed a letter from Best Trash, LLC, regarding the District's annual CPI increase for 2022 of 4.7%, which results in an increased rate for garbage and recycling collection of \$0.86 per month per residence. A copy of the letter is attached. She added that the current garbage and recycling collection rate will increase from \$18.31 to \$19.17, during the billing cycle in October 2021 and the new rate will continue through September 2022.

The Board discussed amending the Rate Order to incorporate the \$0.86 increase in the sewer portion of the bills for single-family residential users. After discussion, Director Olsen moved to approve the garbage and recycling increase of \$0.86 per month per residence, effective October 2021 and approve the Amended Rate Order to reflect same, and direct that the Amended Rate Order be filed appropriately and retained in the District's official records. 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. He stated the water accountability for the month is 94.3%.

VALVE INSPECTION SURVEY AND RECOMMENDATIONS FOR REPAIR AND REPLACEMENT

Mr. Chapline distributed and reviewed the valve survey report for all isolation valves and secondary valves in the District, a copy of which is attached. Discussion ensued regarding the recommended repairs and replacements. Mr. Chapline stated the repair costs total \$232,409.00. Discussion ensued regarding a potential phased approach for the repairs.

PROPOSAL FOR REPLACEMENT OR REPAIR OF ADMINISTRATION BUILDING SIDEWALKS AND LANDSCAPING IMPROVEMENTS

Mr. Chapline presented and reviewed a proposal from Tilted Concrete Solutions, LLC in the amount of \$6,994.57, for the repair of the sidewalks near Cimarron Parkway and the District administration building. Discussion ensued.

PROPOSAL FOR WATER PLANT NO. 4 LANDSCAPING IMPROVEMENTS

There was no discussion on this matter.

Mr. Chapline reported there are seven accounts totaling \$1,736.06, deemed to be uncollectible and requested authorization to write off said accounts and turn them over to a collection agency.

After discussion, Director Cathcart moved to (1) approve the operator's report; (2) approve all valve repairs as identified in the valve survey report, in the amount of \$232,409.00; (3) approve the proposal from Tilted Concrete Solutions, LLC. in the amount of \$6,994.57 for the repair of the sidewalks, as discussed; and (4) write off seven delinquent accounts totaling \$1,736.06, which are deemed not to be collectible, submit same to a collection agency, and direct that the uncollectible accounts list be filed appropriately and retained in the District's official records. Director Cox 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. Ms. Johnson stated that customers Langeveldt and Lewis requested an extension for payment of their delinquent accounts.

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 on November 2, 2021, if their utility bills are not paid in accordance with the District's Rate Order, except for customers Langeveldt and Lewis 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.

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

Ms. Hallaway stated that Texas Pride Utilities is the contractor for this project. Se stated the total amount of the project is \$705,664.10. She then requested approval of Pay Estimate No. 1 in the amount of \$101,265.25. Discussion ensued regarding notification to residents in advance of work occurring on their property in the District's easement.

PARK YORK FORCE MAIN REPLACEMENT

Ms. Hallaway stated BGE is currently developing plans and specifications for the relocation of the force main to the east side of T-103. Discussion ensued regarding the advantages and disadvantages of the relocation of the force main. After discussion, the Board concurred to relocate the force main, as recommended by the engineer. Ms. Hallaway stated she would follow up with the contractor regarding same.

HARRIS COUNTY STORM SEWER AND DRAINAGE FACILITY IMPROVEMENTS, INCLUDING ADDITIONAL DETENTION/MITIGATION, AND JOINT PARTICIPATION INTERLOCAL AGREEMENT

Ms. Hallaway 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. She stated designs for both projects are underway.

Ms. Hallaway stated that Harris County has redefined the Memorial Parkway project. She stated preparation of the project will include additional detention/mitigation volume. She stated the project plans is ongoing. Ms. Hallaway sttd he expects Harris County to advertise for bids for the Cimarron Sections 2,3,4 and 5 improvements in November or December of 2021.

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

Ms. Hallaway stated the contractor for the water plant nos. 1, 2 and 4 ground storage tank fill line installation is Blastco Texas, Inc. She stated the pre-construction meeting was held earlier today.

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

Ms. Hallaway stated that W. W. Payton Inc. is the contractor for this project. She stated the pre-construction meeting will be scheduled.

WATER PLANT NO. 2 GENERATOR REPLACEMENT

Ms. Hallaway stated BGE has submitted plans and specifications for the water plant no. 2 generator replacement project to Harris County, and the plans have been approved. She stated advertisement for bids is scheduled for next month.

WATER PLANT NO. 1 WELL MOTOR REPAIRS

There was no discussion on this matter.

CAPITAL IMPROVEMENT PLAN

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

UPDATE ON BOND APPLICATION NO. 9

Ms. Hallaway stated BGE is currently preparing bond application no. 9.

UPDATE ON PREPARATION OF EMERGENCY RESPONSE PLAN

Ms. Hallaway stated BGE is currently preparing the Emergency Response Plan, and will submit the Plan to the Board next month.

REQUEST FROM WILLOW FORK DRAINAGE DISTRICT RELATED TO PROJECT BARKER

Ms. Carner discussed the meeting held by Willow Fork Drainage District to discuss the Barker Reservoir Mitigation Project. Discussion ensued regarding the project and the request for the District's participation in funding for the project.

ADDITIONAL ENGINEERING ITEMS

Ms. Hallaway discussed the value survey conducted by MDS. She stated that BGE will review the data and provide a proposal for transferring the information to GIS for future tracking and maintenance.

Ms. Hallway presented and reviewed a proposal from BGE to perform a feasibility study for a potential rerouting of the sanitary sewer flows in the amount of \$8,600.00.

Following review and discussion, and based on the engineer's recommendation, Director Cox moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 1 in the amount of \$101,265.25; and (3) approve the proposals from BGE for a feasibility

study in the amount of \$8,600.00. Director Olsen 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, COMMUNICATION, AND EMPLOYMENT MATTERS,
INCLUDING SERVICE AGREEMENT WITH NERDSTOGO FOR EQUIPMENT
REPAIRS

Ms. Johnson stated that computer repairs were completed at the District administration building in the amount of \$345.95 by NerdsToGo. Ms. Carner presented and reviewed a service agreement with NerdsToGo for computer repair services.

Ms. Vogt discussed the Crepe Myrtle trees by the parking lot of the District administration building. She stated one tree has been removed but has not been replaced. After discussion the Board concurred to defer consideration of the replacement of the tree until the spring.

Ms. Johnson requested approval to purchase Holiday table decorations for an amount between \$150.00 and \$175.00. Discussion ensued.

Ms. Johnson stated the carpet cleaner machine at the District administration building is not functional. Discussion ensued regarding carpet cleaning services and options.

The Board discussed the cleaning fee for rental of the District administration building for meetings and events, and potential revision to the supplemental rental guidelines regarding same.

The Board discussed the \$15.00 daily cleaning fee for the office lobby area.

After discussion, Director Cox moved to (1) approve the invoice from NerdsToGo in the amount of \$345.95 for the computer repairs and associated service agreement with NerdsToGo; (2) authorize Ms. Johnson to purchase Holiday table decorations, as discussed; (3) authorize Ms. Johnson to purchase a carpet cleaning machine, as discussed; (4) approve the revision to the supplemental rental guidelines for the District administration building to have a base rental fee of \$330.00, which includes the cleaning fee; and (5) cease the daily cleaning of the front office lobby, and return to the normal cleaning schedule. Director Olsen seconded the motion, which carried by unanimous vote.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA")

There was no discussion on this matter.

DISCUSS NOVEMBER AND DECEMBER MEETING DATES

The Board discussed the upcoming November and December regular meeting dates for the District. The Board agreed to meet on November 18, 2021, at 6:30 p.m. The Board then discussed times for the December regular District meeting, the Cinco Regional Sewage Treatment Plant ("STP") meeting, and the Holiday party. After discussion, the Board concurred to schedule the regular December District meeting at 5:30 pm, the STP meeting at 6:30p.m. and the Holiday party at 7:00 p.m. on December 16, 2021.

CONVENE EXECUTIVE SESSION PURSUANT TO CHAPTER 551.074, TEXAS GOVERNMENT CODE, TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE

The Board convened in Executive Session at 7:23 p.m. Ms. Carner and Ms. Cannon were also present.

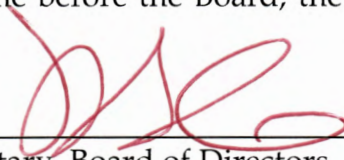
RECONVENE EXECUTIVE SESSION PURSUANT TO CHAPTER 551.074, TEXAS GOVERNMENT CODE, TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE

The Board reconvened in Open Session at 7:26 p.m. After discussion, Director Cathcart moved to approve an additional payment to Starr Johnson's for work associated with the Shred Event on October 16, 2021, as discussed. Director Olsen 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.

(SEAL)





Secretary, Board of Directors

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