

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

December 11, 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 11th day of December 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: Morgan Stagg and Tony Garza of Cornerstones Municipal Utility District; Jennifer Hanna of Forvis Mazars, LLP ("Forvis"); Ryan Fortner of Revenue Management Services ("RMS"); Renee Butler of McLennan & Associates, LP; Kate Hallaway of BGE, Inc. ("BGE"); Johnnie Thompson of Wheeler & Associates, Inc. ("Wheeler"); Charlie Chapline of Municipal District Services, LLC ("MDS"); Stacy Lightsey and Doris Vogt, District employees; and Teshia Judkins 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 November 20, 2025, regular meeting. After discussion, Director Brown moved to approve the minutes of the November 20, 2025, regular meeting. Director Cox seconded the motion, which passed by unanimous vote with Director Olsen being absent for the vote.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END DECEMBER 31, 2025

Ms. Hanna presented and reviewed an engagement letter from Forvis for preparation of the audit report for the fiscal year ending December 31, 2025, at an estimated cost of \$24,300.00, plus expenses, which is in addition to the engagement

letter from Forvis for preparation of the audit report for the fiscal year ending December 31, 2025, for the Cinco Regional Plant. After discussion, Director Brown moved to engage Forvis to prepare the audit reports. Director Cox seconded the motion, which carried by unanimous vote with Director Olsen being absent for the vote.

#### TAX ASSESSOR/COLLECTOR REPORT

Ms. Thompson reviewed the tax assessor/collector's report for the month of November 2025. A copy of the tax assessor report is attached. She stated the report reflects that the District's 2025 taxes were 6.67% collected as of the end of November.

Ms. Thompson 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 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 a unanimous vote with Director Olsen being absent for the vote.

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

Mr. Fortner stated RMS has not yet received the business list report from the City of Houston.

#### TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS WINTER CONFERENCE

Ms. Judkins discussed the District's Travel Reimbursement Guidelines for the upcoming Association of Water Board Directors winter conference in Houston on January 23-24, 2026.

#### 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 Cox moved to approve the bookkeeper's report and the checks presented for payment. Director Brown seconded the motion, which passed by unanimous vote with Director Olsen being absent for the 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 142.7%. He reviewed efforts by MDS thus far to investigate the higher accountability and stated MDS will be meeting with representatives of the districts that have interconnects with the District.

Mr. Chapline requested authorization to forward three delinquent accounts to collections, totaling \$263.30.

Mr. Chapline discussed the circumstances of a delinquent commercial account, explaining the business was purchased out of bankruptcy and the new owner has requested a payment plan with a longer payment period to bring the balance due on the account current. Following discussion, the Board concurred the District's operator can authorize a payment plan for the delinquent commercial account that includes a longer payment period on terms acceptable to the District's operator.

## LIFT STATION GENERATOR UPDATE

Mr. Chapline stated the lift station generator replacement is complete.

## 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.

## ODOR CONTROL OPTIONS FOR LIFT STATION(S), INCLUDING RELATED AGREEMENT(S) OR PROPOSAL(S) AND LIFT STATION FENCE PROPOSAL

There was no discussion on this matter.

After discussion, and as recommended by the operator, Director Cox moved to: (1) approve the operator's report; and (2) authorize MDS to write off the three delinquent accounts totaling \$263.30 and forward the accounts to collections. Director Goff seconded the motion, which passed by unanimous vote with Director Olsen being absent for the vote.

## TERMINATION OF SERVICE

The Board concurred not to terminate delinquent accounts this month.

## 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, including the estimated timing of the rehabilitation projects.

### PARK YORK FORCE MAIN REPLACEMENT, INCLUDING EASEMENT ACQUISITIONS AND RELATED APPROVALS

Ms. Hallaway stated that the plans for final approval of the design plans for the Park York Force Main Replacement project have been approved by Harris County and Harris County Flood Control District. She noted BGE is finalizing the plans and will advertise once the required easements have been obtained.

Ms. Judkins updated the Board on the status of the easement acquisitions for the Park York Force Main Replacement project and stated that nine easements have been recorded to date, the District's right of way acquisition team continues efforts to obtain four easements from property owners, and the District's outside counsel for easement acquisition has filed a petition to obtain one easement through condemnation. Discussion ensued.

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

Ms. Hallaway discussed the Water Plant No. 3 elevated storage tank rehabilitation project and stated that two bids were received for elevated storage tank rehabilitation project. Ms. Hallaway recommended that the Board award the contract to MK Painting, Inc. ("MK") in the amount of \$871,750.00. The Board concurred that, in its judgment, MK 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.

### HARRIS COUNTY MEMORIAL PARKWAY STORM SEWER AND DRAINAGE FACILITY IMPROVEMENTS

Ms. Hallaway stated the Harris County Memorial Parkway storm sewer and drainage facility improvements project is moving forward and that BGE currently is under contract with Harris County for the design of the project. She stated that the design plans are 90% complete.

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

Ms. Hallaway updated the Board on the work being performed by Champion Cleaning Specialists, Inc. for the sanitary sewer rehabilitation for Memorial Parkway, Sections 3-5 and stated BGE has requested additional information from the contractor pertaining to the final pay estimate that has not yet been received.

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 were submitted to all agencies and BGE is addressing comments on the plans that were received from Harris County engineering.

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 stated work has begun and BGE has received and reviewed televising tapes of the work done by AIMS on approximately 51% of the project.

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. She stated the contractor has not yet mobilized. She explained that BGE has requested an updated schedule and date of mobilization from AIMS.

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

Ms. Hallaway updated the Board on the status of bond application no. 9, including the revised cost summary for same. Ms. Judkins presented and reviewed a revised Resolution Authorizing Application to the TCEQ for Approval of Project and Bonds. Discussion ensued.

Following review and discussion, and based on the engineer's recommendation, Director Cox moved to: (1) approve the engineer's report; (2) award the contract for the elevated storage tank rehabilitation project to MK in the amount of \$871,750.00, subject to approval of the payment and performance bonds and verification of the certificates of insurance; and (3) adopt the Resolution Authorizing Application to the TCEQ for Approval of Project and Bonds and direct that the Resolution be filed appropriately in the District's official records. Director Brown seconded the motion, which passed by unanimous vote with Director Olsen being absent for the vote.

#### HARRIS COUNTY PRECINCT 4 SIDEWALK PROJECTS

Ms. Hallaway updated the Board on the Harris County sidewalk improvement project along West Green Boulevard and stated it is under construction. She noted the MDS relocated facilities within the Harris County right of way to accommodate the improvements at the District's expense. Ms. Hallaway stated the Harris County sidewalk improvement project along Mason Road has been delayed.

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

The Board discussed the West Memorial STP and related matters. Ms. Judkins noted that today ABHR received a proposed amendment to the West Memorial STP agreement from the attorney for West Memorial Municipal Utility District.

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

Ms. Lightsey discussed reservation activity at the administration building.

The Board discussed an inquiry regarding the installation of railings outside of the administration building and asked Ms. Hallaway to determine if BGE has a resource that could advise on the related requirements concerning the addition of railings.

#### UPDATE ON PURCHASE OF PRINTER, STOVE AND REFRIGERATOR

There was no update on this matter.

#### APPROVE QUARTERLY DISTRICT NEWSLETTER

The Board reviewed the quarterly draft District newsletter. After discussion, Director Brown moved to approve the quarterly District newsletter, as discussed. Director Cox seconded the motion, which carried by unanimous vote with Director Olsen being absent for the vote.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY(" 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 reminded the Board about the communication received from Best Trash regarding the changes in scheduled pickups due to the upcoming Christmas and New Year's Day holidays.

Director Olsen arrived at the meeting.

REVIEW AND UPDATE EMINENT DOMAIN REPORT TO THE TEXAS  
COMPTROLLER

Ms. Judkins reported ABHR will file the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas pursuant to Senate Bill 1812.

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

The Board did not convene in executive session pursuant to Section 551.072.

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

The Board convened in executive session at 6:09 p.m. pursuant to Section 551.071 of the Texas Government Code to consult with its attorney. In addition to the Board, only Ms. Judkins and Ms. Cannon were present.

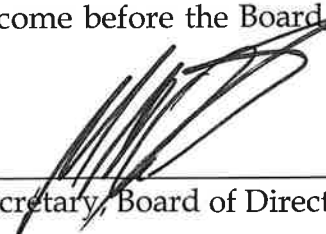
RECONVENE IN OPEN SESSION

The Board reconvened in open session at 6:13 p.m. No action was taken by the Board.

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

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Tax assessor/ collector's report .....	2
Bookkeeper's report.....	2
Operator's report.....	3
Engineer's report.....	4