

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

December 12, 2024

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 12th day of December, 2024, 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: John Cameron of Mason Creek Utility District; Jennifer Hanna of Forvis Mazars, LLP (“Forvis”); Ryan Fortner of Revenue Management Services (“RMS”); Renee Butler of McLennan & Associates, LP; Katherine 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 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 21, 2024, regular meeting. After discussion, Director Olsen moved to approve the minutes of the November 21, 2024, regular meeting. Director Brown seconded the motion, which passed by unanimous vote.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END DECEMBER 31, 2024

Ms. Hanna presented and reviewed an engagement letter from Forvis for preparation of the audit report for the fiscal year ending December 31, 2024, at an estimated cost of \$23,000.00, 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, 2024 for the Cinco Regional Plant. After discussion, Director Brown moved to engage Forvis to prepare the audit reports. Director Olsen seconded the motion, which carried by unanimous vote.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Mata reviewed the tax assessor/collector's report for the month of November 2024. A copy of the tax assessor report is attached. Ms. Mata stated the report reflects that the District's 2024 taxes were 4.53% collected as of the end of November.

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.

Ms. Mata presented one additional check for approval, check no. 5612 in the amount of \$4,491.00 payable to the Appraisal District.

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

REPORT FROM REVENUE MANAGEMENT SERVICES ON BUSINESSES PAYING SALES TAX

There was no discussion on this matter.

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 Austin on January 24-26, 2025.

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 presented an additional check, check no. 3465, payable to PAS Proposition Acquisition Services related to the Park York Force Main Replacement project in the amount of \$300.00.

After review and discussion, Director Olsen moved to approve the bookkeeper's report, and the check presented for payment, including the 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 95.5%.

Mr. Chapline requested authorization to forward ten delinquent accounts to collections, totaling \$1,887.46.

LIFT STATION GENERATOR PROPOSALS

There was no discussion on this matter.

WATER PLANT NO. 4 AIR LINE REPLACEMENT FOR HYDROTANK

Mr. Chapline stated the air line replacement is complete.

SANITARY SEWER LINE(S) NEAR KENLAKE DRIVE, INCLUDING RELATED REPAIRS, IDENTIFICATION OF SERVED PROPERTIES, AND DRAFT AGREEMENT WITH CORNERSTONES MUNICIPAL UTILITY DISTRICT ("CORNERSTONES") REGARDING SAME

Mr. Chapline stated the point repairs to the sanitary sewer line near Kenlake Drive are complete.

Ms. Judkins updated the Board on the preparation of the draft agreement between the District and Cornerstones regarding the sanitary sewer line on Kenlake Drive, noting a draft of the agreement has been provided to the District's operator and engineer for review and comment.

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 ten delinquent accounts totaling \$1,887.46 to collections. Director Brown seconded the motion, which passed by unanimous vote.

TERMINATION OF SERVICE

The Board concurred not to terminate delinquent accounts for the month of December.

ENGINEER'S REPORT

Ms. Hallaway presented the engineer's report, a copy of which is attached.

CAPITAL IMPROVEMENT PLAN ("CIP")

Ms. Hallaway discussed the CIP projects for 2025 and stated a revised draft will be presented at the January Board meeting.

PARK YORK FORCE MAIN REPLACEMENT, INCLUDING ON EASEMENT ACQUISITION

Ms. Hallaway stated that the design plans for the Park York Force Main Replacement project will be submitted to Harry County for review by December 13, 2024.

WATER PLANT NO. 3 ELEVATED STORAGE TANK REHABILITATION

Ms. Hallaway discussed the Water Plant No. 3 elevated storage tank rehabilitation project and stated BGE has completed the survey for the project and plan production is at about 50% complete.

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 stated the contractor, Champion Cleaning Specialists ("CCS"), for the sanitary sewer rehabilitation for Memorial Parkway, Sections 3-5 has mobilized to the site and work is ongoing.

SANITARY SEWER REHABILITATION FOR CIMARRON SUBDIVISION, SECTIONS 1, 2, AND 3 AND MEMORIAL PARKWAY, SECTIONS 6, 7, AND 8

Ms. Hallaway stated design for the sanitary sewer line rehabilitation project for Cimarron subdivision, Sections 1-3 and Memorial Parkway, Sections 6-8 will begin before the District's next Board meeting in January.

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 stated that the cleaning and televising of the sanitary sewer lines will begin before the District's next Board meeting in January.

SANITARY SEWER REHABILITATION ALONG KENLAKE DRIVE

Ms. Hallaway discussed the Kenlake sanitary sewer rehabilitation project to reline the pipe and stated the estimated cost of the relining is \$120,000.00. She stated design for the project will begin in January.

UPDATE ON BOND APPLICATION NO. 9

Ms. Hallaway updated the Board on the status of bond application no. 9 and stated BGE's first draft of the application is complete and is being reviewed by District consultants.

The Board considered adopting an updated Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds.

Following review and discussion, and based on the engineer's recommendation, Director Olsen moved to: (1) approve the engineer's report; and (2) adopt the updated Resolution Authorizing Application to the Texas Commission on Environmental Quality for Project and Bonds and direct that the Resolution be filed and retained in the District's official records. Director Cox 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

UPDATE ON ADMINISTRATION BUILDING UPGRADES AND REPAIRS, INCLUDING GREAT ROOM REPAIRS

Ms. Lightsey updated the Board on the schedule for the great room repairs and stated the repairs will begin after the holidays.

FENCE REPAIRS, INCLUDING ANY RELATED AGREEMENTS OR PROPOSALS

Director Cathcart updated the Board on correspondence with the resident regarding the proposed cost sharing for the replacement of the fence adjacent to the administration building and stated the resident agreed to share the cost equally. Director Cathcart explained that additional sections of the fence required repair and reviewed a revised proposal from MDS for the replacement of the fence in the amount of \$2,900.00. Director Cathcart stated the resident has offered to pay their 50% share of the fence cost through the water bill by paying \$100.00 per month, until their portion is paid. Following discussion, Director Olsen moved to approve the revised proposal from MDS for the replacement of the fence adjacent to the administration building, the cost of which will be shared equally with the neighboring resident, and to approve the requested payment plan of \$100.00 per month, until the resident's portion is paid. Director Cox seconded the motion, which carried by unanimous vote. Ms. Lightsey agreed to notify the resident of the Board's approval.

APPROVE QUARTERLY DISTRICT NEWSLETTER

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

REVIEW AND UPDATE EMINENT DOMAIN REPORT TO THE TEXAS COMPTROLLER

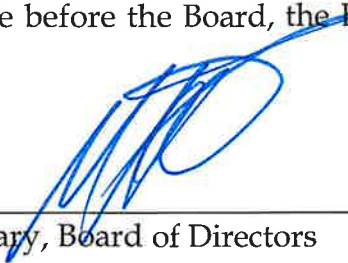
Ms. Judkins reported ABHR will file the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas pursuant to Senate Bill 1812.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no discussion on this matter.

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




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

Minutes
Page

Tax assessor/collector's report	2
Bookkeeper's report.....	2
Operator's report.....	3
Engineer's report.....	4
West Memorial STP meeting report.....	5