

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

May 22, 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 22nd day of May 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: Taylor Lobb, Lining Operations Manager of Champion Cleaning Specialists, Inc. ("CCS"); Renee Butler 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 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 April 24, 2025, regular meeting and May 1, 2025, special meeting. After discussion, Director Brown moved to approve the minutes of the April 24, 2025, regular meeting and May 1, 2025, special meeting. Director Olsen seconded the motion, which passed by unanimous vote.

RENEWAL OF DISTRICT INSURANCE POLICIES

The Board reviewed a proposal from McDonald & Wessendorff Insurance ("McDonald") for renewal of the District's insurance policies. Following review and discussion, Director Olsen moved to accept the proposal from McDonald for renewal of the District's insurance policies and direct that the proposal be filed appropriately and

retained in the District's official records. Director Goff seconded the motion, and the motion passed unanimously.

#### TAX ASSESSOR/COLLECTOR REPORT

Ms. Mata reviewed the tax assessor/collector's report for the month of April 2025. A copy of the tax assessor report is attached. Ms. Mata stated the report reflects that the District's 2024 taxes were 95.38% collected as of the end of April.

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.

#### 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 Olsen moved to approve the bookkeeper's report, 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.

#### TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE

The Board discussed the AWBD summer conference and noted no Directors plan to attend the conference.

#### 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%.

Mr. Chapline requested authorization to forward three delinquent accounts to collections, totaling \$265.71.

Mr. Chapline distributed and reviewed the annual fire hydrant report and discussed the recommended repairs, including painting, in the total amount of \$29,287.41. A copy of the report is attached.

#### LIFT STATION GENERATOR PROPOSALS

Ms. Chapline stated that MDS solicited three proposals and received two proposals for the lift station generator replacement project. Copies of the proposals are attached to the operator's report. Mr. Chapline discussed the proposal from NTS Pumps Motors and Controls ("NTS") in the amount of \$68,000.00 and the proposal from GSI in the amount of \$68,490.23, and recommended the Board approve the proposal from NTS.

#### SANITARY SEWER LINE(S) NEAR KENLAKE DRIVE AND DRAFT AGREEMENT WITH CORNERSTONES MUNICIPAL UTILITY DISTRICT ("CORNERSTONES") REGARDING SAME

Ms. Judkins updated the Board on the status of the draft cost sharing agreement between the District and Cornerstones regarding the sanitary sewer line on Kenlake Drive and stated minor comments were received from Cornerstones and are currently being reviewed. Discussion ensued regarding the terms of the cost sharing agreement.

#### 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; (2) authorize MDS to forward the three delinquent accounts totaling \$265.71 to collections; (3) approve the fire hydrant repairs and painting in the amount of \$29,287.41; and (4) approve the generator replacement proposal from NTS as a subcontractor to MDS in the amount of \$68,000.00. 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 the design plans for the Park York Force Main Replacement project have been submitted to Harry County for review and BGE is in the process of addressing the comments received from Harris County.

Ms. Judkins stated all initial offer letters have been sent to the applicable property owners for the fourteen additional easements required for the project. Ms. Judkins stated, of the fourteen initial offer letters sent, one offer has been accepted to date. Following review and discussion, Director Olsen moved to authorize payment for each easement accepted in accordance with the applicable offer letter, subject to receipt of a signed easement from the applicable property owner(s) in a form acceptable to the District's President as the District's chief administrative official pursuant to the Resolution authorizing the acquisition of such easements approved on November 21, 2024. Director Brown seconded the motion, which passed by unanimous vote.

### 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. She stated BGE is incorporating requests from the District's operator into the existing plans.

### 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

Mr. Lobb updated the Board on the status of the sanitary sewer rehabilitation for Memorial Parkway, Sections 3-5 project and the resolution of claims by District residents of damages caused by CCS. He distributed and reviewed an updated written statement from CCS concerning the claims from District residents. A copy of the CCS written statement is attached. Mr. Lobb discussed each resident claim and the updated status of each. He stated that, with the exception of the resident at 21339 Park Brooke Drive, all resident claims known to date have been resolved to the residents' satisfaction. He also noted that CCS has agreed to pay all damages related to 21339 Park Brooke Drive. Discussion ensued.

Ms. Hallaway also 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. 4 in the amount of \$177,493.79.

### 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 is near completion 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 stated BGE received five bids 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. Ms. Hallaway discussed the two lowest bids and recommended the Board approve the second lowest bid from AIMS Companies ("AIMS"), in the amount of \$97,977.35, due to factors include the low bidder's absence of experience with municipal utility districts. 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.

SANITARY SEWER REHABILITATION ALONG KENLAKE DRIVE

Ms. Hallaway discussed the Kenlake sanitary sewer rehabilitation project to reline the pipe. She stated design plans have been submitted to Harris County and Harris County Flood Control District for review and Harris County has provided comments which are being reviewed and addressed.

UPDATE ON BOND APPLICATION NO. 9

Ms. Hallaway updated the Board on the status of bond application no. 9 and stated BGE is revising the draft bond application based upon comments provided by District consultants.

ADDITIONAL ENGINEERING MATTERS

Ms. Hallaway stated that Harris County Precinct 4 contacted BGE regarding a sidewalk project and a request to encroach within a 10-foot waterline easement to avoid removing existing trees located on Mason Road and Cimarron Drive. Discussion ensued, including discussion regarding the ownership and maintenance of the proposed sidewalk and the potential impact on the District's access to its water line and related maintenance costs. After discussion, the Board requested additional information on the sidewalk project.

Following review and discussion, and based on the engineer's recommendation, Director Olsen moved to: (1) approve the engineer's report; (2) approve Pay Estimate No. 4 in the amount of \$117,493.79, payable to CCS; and (3) award the contract 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 to AIMS in the amount of \$97,977.35, subject to approval of the payment and performance bonds and review of the certificate(s) of insurance. Director Brown seconded the motion, which passed by unanimous vote.

### BOOKKEEPER'S REPORT (CONTINUED)

Ms. Butler requested approval of check no. 3781 in the amount of \$117,493.79, payable to CCS for Pay Estimate No. 4 for the sanitary sewer rehabilitation for Memorial Parkway, Sections 3-5 project. After review and discussion, Director Olsen moved to check no. 3781, as requested. Director Brown 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

Ms. Lightsey stated the faucet in the District office is broken, and City Maintenance will provide a proposal for replacement at the next Board meeting.

The Board discussed potential dates for the fall shred event in October and requested that ABHR contact Best Trash to confirm available dates for same for review at the next Board meeting.

Ms. Lightsey reported that a check was received for the damages to the walls in the great room that were caused by the Garden Club at their recent meeting and the check has been provided to the District's bookkeeper.

Ms. Lightsey stated that Custom Cutters has submitted a letter requesting an increase to their contract for mowing services. The Board discussed the request and Director Brown stated she spoke with Custom Cutters in more detail and received clarification on the requested increase. Ms. Judkins stated that, if the Board is considering approval of the request, she would recommend an updated agreement between the District and Custom Cutters.

After discussion, Director Olsen moved to approve an agreement with Custom Cutters in a form acceptable to the District that includes the increased rates, as discussed. Director Cox seconded the motion, which carried by unanimous vote.

### AUTHORIZE PREPARATION OF QUARTERLY DISTRICT NEWSLETTER

The Board discussed articles to be included in the quarterly District newsletter. After discussion, Director Olsen moved to authorize preparation of the third quarter District newsletter. Director Cox seconded the motion, which carried by unanimous vote.

### PRINTER REPLACEMENT PROPOSALS

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

### INTERLOCAL AGREEMENT WITH HARRIS-GALVESTON SUBSIDENCE DISTRICT FOR WATER CONSERVATION EDUCATION PROGRAM

Discussion on this matter was deferred, pending receipt of the draft interlocal agreement from the Harris-Galveston Subsidence District.

### WEST HARRIS COUNTY REGIONAL WATER AUTHORITY

There was no discussion on this matter.

### APPROVE ANNUAL REPORT AND AUTHORIZE FILING OF SAME IN ACCORDANCE WITH THE DISTRICT'S CONTINUING DISCLOSURE OF INFORMATION AGREEMENT AND AS REQUIRED BY SEC RULE 15C2-12

The Board considered authorizing preparation and filing of the District's Annual Report in accordance with Securities and Exchange Commission Rule 15c2-12. Ms. Judkins explained that the District's bond resolutions require the District to update certain financial information about the District on an annual basis. After discussion, Director Olsen moved to approve and authorize filing of the Annual Report. Director Cox seconded the motion, which passed by unanimous vote.

### ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the Procedures for Continuing Disclosure Compliance and concurred that no changes are needed at this time.

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

There was no discussion on this matter.

### JUNE MEETING SCHEDULE

The Board noted that the Cinco Regional Plant Operating Committee meeting has been rescheduled to June 5, 2025 due to the AWBD summer conference.



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

  
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Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Tax assessor/collector's report .....	2
Bookkeeper's report.....	2
Operator's report.....	2
Annual Fire Hydrant Report .....	3
Engineer's report.....	4
CCS written statement.....	5
West Memorial STP meeting report .....	7