

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

September 24, 2026

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 24th day of September, 2026, 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 Directors Olsen and Goff, thus constituting a quorum.

Also attending the meeting were: Christie Leighton of Best Trash, LLC ("BT"); Mitch Neupert of Cedar Creek Municipal Advisors ("CC"); Pam Redden of McLennan & Associates, LP; Kate Hallaway of BGE, Inc. ("BGE"); Johnnie Brown of Wheeler & Associates, Inc.; Rich Roberts of Municipal District Services, LLC ("MDS"); D'Juanna Jackson, employee of the District; 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 August 27, 2026, regular meeting. After discussion, Director Brown moved to approve the minutes of the August 27, 2026, regular meeting. Director Cox seconded the motion, which passed by unanimous vote.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Brown reviewed the tax assessor/collector's report for the month of August 2026. A copy of the tax assessor report is attached. She stated the report reflects that the District's 2025 taxes were 97.03% collected as of the end of August.

Ms. Brown distributed and reviewed the delinquent tax report, 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.

REPORT FROM REVENUE MANAGEMENT SERVICES ON BUSINESSES PAYING SALES TAX

There was no discussion on this matter.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

Mr. Neupert presented and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of \$0.155 per \$100 of assessed valuation. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Neupert discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Brown moved to: (1) set the public hearing date for October 22, 2026, at 6:00 p.m.; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 22, 2026, to set the proposed 2026 total tax rate of \$0.25 per \$100 of assessed valuation, with \$0.155 allocated for debt service on water, sewer, and drainage bonds and \$0.095 allocated for operations and maintenance. Director Cox seconded the motion, which passed unanimously.

GARBAGE AND RECYCLING MATTERS, INCLUDING ANNUAL REVIEW OF CPI ADJUSTMENT AND REQUESTED PRICE INCREASE AND ADOPT AMENDED RATE ORDER, IF APPROPRIATE

Ms. Leighton presented and reviewed a letter from BT regarding the District's annual CPI increase for 2027 of 4.31% which results in an increased rate for garbage and recycling collection of \$1.10 per month per residence to a total of \$26.55 per connection. A copy of the letter is attached. After discussion, Director Brown moved to approve the CPI increase, as presented. Director Cox seconded the motion, which carried by unanimous vote.

Discussion ensued regarding the District's Rate Order and possible update to the monthly sanitary sewer flat rate to reflect the increased expense for garbage services. After discussion, the Board concurred not to amend the District's Rate Order.

Ms. Leighton discussed a recent event involving yard waste that was improperly left curbside for several weeks by a resident in a manner that prevented pick up through

regular collection and would have required special collection of the waste for an additional fee. She further explained that residents are encouraged to contact BT to coordinate any special collection of waste for a fee to be paid by that resident. She noted this resident did not contact BT but did eventually remove the yard waste themselves. Discussion ensued, including discussion of options for the District to recover its costs if the District determines to authorize BT to remove any resident waste requiring special collection, which options would include MDS adding the special collection fee to the resident's utility bill.

BOOKKEEPING REPORT

The Board reviewed the bookkeeper's report, a copy of which is attached. Ms. Redden reviewed each District account and the bills to be paid, as well as a budget to actual comparison.

Ms. Redden presented and reviewed one additional check, check no. 4910 in the amount of \$8,431.00 payable to True Fix for the final payment of the air conditioner installation.

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

REVIEW, REVISE, AND ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Judkins explained that the Texas Public Funds Investment Act requires the Board to annually review its list of authorized depository institutions and qualified broker/dealers and authorize any appropriate changes. Ms. Judkins noted that the District's bookkeeper submitted an updated list of same, and Ms. Redden confirmed such list includes all banks where the District maintains deposits or investments. Following review and discussion, Director Brown moved to adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, including the updated list of authorized depository institutions and qualified broker/dealers, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Cox seconded the motion, and the motion passed unanimously.

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 92%.

Mr. Roberts requested authorization to forward four delinquent accounts to collections, totaling \$663.26.

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

Mr. Roberts reported that the odor control system appears to be working effectively.

After discussion, and as recommended by the operator, Director Brown moved to: (1) approve the operator's report; and (2) authorize MDS to write off the four delinquent accounts totaling \$663.26 and forward the accounts to collections. 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 Brown 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, including the estimated timing of the rehabilitation projects and associated costs.

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

Ms. Hallaway stated that 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 has finalized the plans and will advertise once the final pending easement has been obtained.

WATER PLANT NO. 3 ELEVATED STORAGE TANK REHABILITATION

Ms. Hallaway updated the Board on the status of the Water Plant No. 3 elevated storage tank rehabilitation project and stated the contractor is MK Painting, Inc. ("MK"). She requested approval of Pay Estimate No. 2 in the amount of \$148,500.00. She also discussed the handling of resident complaints regarding noise and dust related to the project.

HARRIS COUNTY MEMORIAL PARKWAY STORM SEWER AND DRAINAGE FACILITY IMPROVEMENTS

Ms. Hallaway updated the Board regarding the Harris County Memorial Parkway storm sewer and drainage facility improvements project, noting the design plans are 90% complete.

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

Ms. Hallaway updated the Board on the status of the project, stating that all work is complete and the District is holding \$110,000.00 in retainage until the legal matters between the resident and Champion Cleaning Specialist, Inc. ("CCSI") are resolved.

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

Ms. Hallaway stated CCSI is the contractor for the sanitary sewer line rehabilitation project for Cimarron subdivision, Sections 1-3 and Memorial Parkway, Sections 6-8. She stated the preconstruction meeting has been scheduled.

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 BGE has requested AIMS provide the final submittals and the final pay estimate for review.

SANITARY SEWER REHABILITATION ALONG KENLAKE DRIVE

Ms. Hallaway stated AIMS is the contractor for the sanitary sewer rehabilitation along Kenlake Drive project. She stated BGE has requested AIMS provide the final submittals and the final pay estimate for review.

WATER PLANT NO. 2 REHABILITATION

Ms. Hallaway stated BGE has begun design for the water plant no. 2 rehabilitation project.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("TCEQ") APPROVAL OF THE POLYPHOSPHATE SYSTEM

Ms. Hallaway updated the Board on an application to the TCEQ for approval of the polyphosphate system. She stated the application for water plant nos. 1, 2 and 4 are complete and will be submitted by the end of the month, noting the application for water plant no. 3 will be submitted after the rehabilitation project is complete.

EMERGENCY RESPONSE PLAN PURSUANT TO AMERICA'S WATER INFRASTRUCTURE ACT OF 2018

Ms. Hallaway reported that BGE is working on working on the update of the Emergency Response Plan required by the America's Water Infrastructure Act of 2018.

OTHER ENGINEERING MATTERS

Ms. Hallaway stated BGE received an inquiry regarding a potential commercial development within the District and is currently reviewing related plans.

Following review and discussion, and based on the engineer's recommendation, Director Brown moved to: (1) approve the engineer's report; and (2) approve Pay Estimate No. 2 in the amount of \$148,500.00. Director Cox seconded the motion, which passed by unanimous vote.

HARRIS COUNTY PRECINCT 4 SIDEWALK PROJECTS

There was no update on this matter.

REPORT ON WEST MEMORIAL MUNICIPAL UTILITY DISTRICT SEWAGE TREATMENT PLANT (THE "WEST MEMORIAL STP") MEETING, WEST MEMORIAL STP AGREEMENT, INCLUDING PROPOSED AMENDED AND RESTATED AGREEMENT

Director Cox updated the Board on the West Memorial STP project.

Ms. Judkins updated the Board on the proposed amended and restated West Memorial STP agreement, noting she has not received an update from the attorney for West Memorial Municipal Utility District on the status of requested revisions to the proposed agreement.

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

Ms. Jackson discussed routine maintenance and reservation activity at the administration building.

Ms. Jackson stated Johnson Control completed the sprinkler inspection and noted no issues.

Ms. Jackson stated City Maintenance has completed the painting of the parking lot striping.

Ms. Jackson stated the humidity in the office area of the administration building is extremely high and has been reported to True Fix. She stated that True Fix is investigating a solution.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA")

The Board reviewed a memorandum from the WHCRWA indicating there will be no change to the Groundwater Reduction Plan Fee and Surface Water Fee on January 1, 2027. A copy of the memorandum is attached.

Ms. Judkins reviewed an invitation to the WHCRWA's open house event being held on October 10, 2026.

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

There was no discussion on this matter.

APPROVE QUARTERLY DISTRICT NEWSLETTER

The Board reviewed the draft fourth quarter District newsletter. After review, Director Cox moved to approve the fourth quarter District newsletter and authorize distribution of same. Director Brown seconded the motion, which carried by unanimous vote.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

Ms. Judkins explained that the Texas Public Funds Investment Act requires the Board to annually review its Investment Policy and to authorize any appropriate amendments. After review and discussion, Director Cox moved to adopt a Resolution Regarding Annual Review of Investment Policy setting forth the Board's determination that no changes are necessary to the Investment Policy and direct that the Resolution be filed appropriately and retained in the District's official records. Director Brown the motion, and the motion passed unanimously.

CONVENE IN EXECUTIVE SESSION

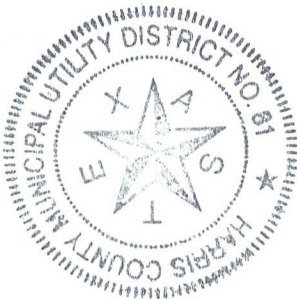
The Board did not convene in executive session.

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



Secretary, Board of Directors

(SEAL)



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