

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

November 20, 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 20th day of November 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: Butch and Theresa Scherer, members of the public; Ryan Fortner of Revenue Management Services ("RMS"); 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

Director Goff introduced Mr. and Mrs. Scherer and stated they were interested in attending a Board meeting.

MINUTES

The Board considered approving the minutes of the October 23, 2025, regular meeting. After discussion, Director Olsen moved to approve the minutes of the October 23, 2025, regular 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 October 2025. A copy of the tax assessor report is attached. Ms. Mata stated the report reflects that the District's 2024 taxes were 97.89% collected and the District's 2025 taxes were 0%

collected as of the end of October. Ms. Mata also requested approval of check no. 5772, which was not included in the report.

Ms. Mata 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, including check no. 5772. Director Olsen seconded the motion, which passed by a unanimous vote.

REPORT FROM REVENUE MANAGEMENT SERVICES ON BUSINESSES PAYING SALES TAX

Mr. Fortner updated the Board on the status of the annual business report and stated the report will likely be presented at the January Board meeting, pending receipt of required information from the City of Houston.

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 one additional check, check no. 4207 in the amount of \$132.98, payable to Doris Vogt, for substitute hours worked at the District administrative building.

Ms. Butler distributed and reviewed the draft budget for fiscal year end December 31, 2026, a copy of which is attached to the bookkeeper's report. She noted that all consultants have reviewed the draft budget.

After review and discussion, Director Olsen moved to: (1) approve the bookkeeper's report and the checks presented for payment, including the additional check, as presented; and (2) approve the budget for fiscal year end December 31, 2026, 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 117.4%. He stated that

MDS is investigating the higher accountability, including water well meters and interconnects.

Mr. Chapline requested authorization to forward seven delinquent accounts to collections, totaling \$818.18.

Mr. Chapline stated that MDS has begun the sampling required by the Texas Commission on Environmental Quality for lead and copper testing.

LIFT STATION GENERATOR UPDATE

There was no discussion on this matter.

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 agreement with Cornerstones, noting the District's operator is attempting to confirm information provided by Cornerstones which may impact certain provisions of the draft agreement.

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 Chapline stated the odor monitoring is complete and MDS has reviewed the data from the sensors and stated the odor sensor indicated minimal odor.

Mr. Chapline discussed the fence around the lift station and stated the fence replacement is complete and the total cost was \$24,000.00. He noted the cost of the fence was under the quote limit.

After discussion, and as recommended by the operator, Director Olsen moved to: (1) approve the operator's report; and (2) authorize MDS to write off the seven delinquent accounts totaling \$818.18 and forward the accounts to collections. Director Brown seconded the motion, which passed by unanimous 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 plans to file 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 the design package was advertised on November 7, 2025 and bids will be opened on December 9, 2025.

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 reviewed all of the required tapes of pre-construction and post-construction televising but has requested

additional information from the contractor pertaining to the next 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 have been submitted to all 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 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 the contractor has mobilized and work has begun.

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.

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 and stated BGE provided a revised draft of the bond application to ABHR for review.

Following review and discussion, and based on the engineer's recommendation, Director Olsen moved to approve the engineer's report. Director Cox seconded the motion, which passed by unanimous vote.

HARRIS COUNTY PRECINCT 4 SIDEWALK PROJECTS

Ms. Hallaway stated Harris County requested utility information for a sidewalk improvement project along West Green Boulevard and have mobilized to begin the project. She noted the District may need to relocate or adjust facilities within the Harris County right of way to accommodate the improvements at the District's expense because the District's facilities are within the public right of way and noted that MDS

will relocate the facilities this week if needed. Ms. Hallaway noted there is no update on the status of Harris County's sidewalk improvement project along Mason Road.

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.

Director Cox noted West Memorial STP participants, like the District, may be receiving 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 reviewed reservation activity at the administration building.

Ms. Lightsey stated the stove in the kitchen at the District administration building needs to be replaced. She presented and reviewed a proposal from Home Depot in the amount of \$598.00, a copy of which is attached. The Board discussed the refrigerator as well and noted the ice machine is broken and not repairable. Director Olsen offered his assistance to look for a replacement stove and refrigerator at the Lowes Outlet store. After discussion, the Board concurred to authorize Director Olsen to assist Ms. Lightsey with locating a replacement stove and refrigerator, as discussed, and authorize purchase of same if economically feasible.

PRINTER REPLACEMENT PROPOSALS

Ms. Lightsey stated she is still working on soliciting proposals for a printer for the office. Director Olsen stated he can also assist Ms. Lightsey to locate and purchase a printer along with the stove and refrigerator replacement, and the Board concurred.

AUTHORIZE PREPARATION OF QUARTERLY DISTRICT NEWSLETTER

The Board discussed the first quarter 2026 newsletter and articles to include.

Following review and discussion, Director Goff moved to: (1) authorize Director Olsen to approve the purchase of a replacement stove and refrigerator for the administration building, as discussed; and (2) authorize preparation of the quarterly newsletter, as discussed. Director Olsen seconded the motion, which passed by unanimous vote.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY(" AUTHORITY")

Ms. Judkins distributed and reviewed a notice from the Authority stating there will not be an increase in the Authority's Groundwater Reduction Plan Fee and Surface Water Fee on January 1, 2026 and noting that the Authority has not increased its fees since January 1, 2023. A copy of the letter is attached.

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

Director Cox noted a resident of the Cimarron subdivision complimented the District and its Board for undertaking drainage improvement projects that the resident believed has improved drainage in the area.

The Board reviewed a communication from Best Trash regarding the changes in scheduled pickups due to the upcoming Christmas and New Year's Day holidays. Following discussion, the Board requested that this information be included on the District's website and in a bill message.

Ms. Judkins reported on a Texas Public Information Act request that was received and responded to by the District.

HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Ms. Judkins presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database. She stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline.

DISCUSS JANUARY MEETING SCHEDULE

The Board discussed the dates for the January regular Board meeting and concurred to schedule the January regular Board meeting on January 15, 2026 at 6:15 p.m.

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 of the Texas Government Code.

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

The Board convened in executive session at 7:09 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

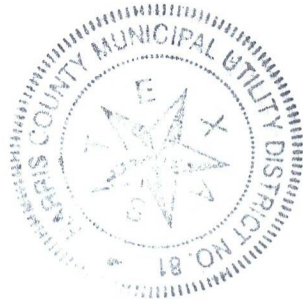
The Board reconvened in open session at 7:19 p.m. No action was taken by the Board.

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



Secretary, Board of Directors

(SEAL)



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