

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 61
Minutes of Meeting of Board of Directors
October 28, 2025

The Board of Directors of Harris County Municipal Utility District No. 61 met at 1825 N. Mason Road, Katy, Harris County, Texas 77449 on October 28, 2025, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

Wheeler BeMent, President
Billy Lowery, Vice-President
W.R. Lusby, Secretary
Floyd J. Ball, Assistant Secretary
Jerry Owen, Director

And all of said persons were present, except Directors Ball and Owen, thus constituting a quorum.

Also present were Jonathan Liu of A&S Engineers, Inc. ("A&S"); Claudia Garza of Municipal Operations & Consulting, Inc. ("MOC"); Vanessa Hernandez of Myrtle Cruz, Inc.; Ashlie Whittemore of Wheeler & Associates, Inc.; Angie Hartwell of First Environment Erosion Controls ("FEEC"); Christine Crotwell of Masterson Advisors, LLC ("Masterson"); and Kara Richardson of Marks Richardson PC ("MRPC").

The President called the meeting to order.

As the first order of business, the Board considered comments from members of the public. No one present signed up to address the Board.

The Board next considered approval of the minutes of the Board of Directors meeting held on September 23, 2025. After discussion, Director Lowery made a motion to approve the minutes of the meeting held on September 23, 2025, as presented. Director BeMent seconded the motion, which carried unanimously.

The Board next considered a report relative to security patrol services provided by the Harris County Sheriff's Office ("HCSO"). Director Lowery reported on activity in the District for the month of September. He presented the Contract Analysis and reviewed same with the Board. Director Lowery stated that there was a murder committed in the strip center located on Mason Road north of Starbucks over the past month. He stated that the new lidar units are working well. He noted that the night shift deputy is obtaining his lidar certification this month. Director Lowery then stated that a car hit a fire hydrant in the District, but it was not reported so there is no identifying information for the driver.

Ms. Richardson next discussed certain statutory requirements which set limitations on the amount by which certain municipal utility districts can increase their property taxes without triggering mandatory elections to approve such increases. In connection therewith, Ms. Richardson presented the attached Resolution designating the District as a "Developing District" pursuant to Section 49.23602 of the Water Code and noted that the District's engineer had certified such designation. After discussion, Director Lowery made a motion to approve the Resolution

and authorize the President and Secretary to execute same on behalf of the Board and the District. Director BeMent seconded the motion, which unanimously carried.

The Board next conducted a public hearing relative to the District's proposed 2025 debt service tax rate and maintenance tax rate. Ms. Whittemore reported that Wheeler had published the tax rate publication in accordance with state law requirements and provided the publication affidavit to the Board. The President announced the hearing open and invited members of the public to address the Board on the proposed 2025 debt service tax rate and maintenance tax rate. Seeing no persons interested in addressing the Board, the President then announced the hearing closed.

The Board next considered the adoption and levy of the District's 2025 proposed debt service and maintenance tax rate. Ms. Crotwell reviewed the attached revised 2025 Debt Service Tax Rate Recommendation, which included the financial advisor's recommendation that the District levy a 2025 total combined tax rate of \$0.43, consisting of \$0.28 debt service tax and \$0.15 maintenance tax. After discussion, Director Lowery made a motion to levy a 2025 debt service tax rate of \$0.28 per \$100 of valuation and a 2025 maintenance tax rate of \$0.15 per \$100 of valuation for a total tax rate of \$0.43 per \$100 valuation, and to adopt the attached Order Levying Taxes. Director BeMent seconded the motion, which unanimously carried.

Ms. Richardson next reviewed with the Board an Amendment to the Sixth Amended and Restated District Information Form (the "Form") in connection with the levy of the 2025 tax rate. After discussion, Director BeMent made a motion to approve the Form and to authorize the Board members present to execute same. Director Lowery seconded the motion, which unanimously carried.

The Board next considered a report from FEEC relative to mowing and detention pond maintenance within the District. Ms. Hartwell presented the attached report and reviewed same with the Board. She then presented the attached Mowing and Maintenance Budget reflecting a 5.00% increase or \$7,157.80 difference from last year for a total budget of \$150,247.95. After discussion, Director Lusby made a motion to approve the mowing and maintenance budget of \$150,247.95 which includes a 5.00% increase or \$7,157.80 difference. Director BeMent seconded the motion, which unanimously carried.

The Board next discussed the District's parks. No one present had anything new to report.

The Board next considered the status of surface water issues and the West Harris County Regional Water Authority ("WHCRWA"). Director Lowery gave an update on the status of projects for the WHCRWA. He then presented various handouts from the most recent meeting of the WHCRWA including the Notice of Meeting, Operations Report, Construction Status Report and Conversion Schedule, and reviewed same with the Board. Director Lowery stated that, at the meeting, there were booths with different vendors and he obtained business cards from various water pipe vendors in preparation for the future surface water conversion. He also stated that the WHCRWA Conversion Schedule reflects the District converting in the fourth quarter of 2027.

The Board next considered the financial and investment reports and invoices presented for payment. Ms. Hernandez reviewed the attached bookkeeping reports, investment inventory reports and bills for payment with the Board. After review and discussion, Director BeMent made a

motion to approve the reports and authorize the disbursements identified therein. Director Lowery seconded the motion, which unanimously carried.

The Board next considered adoption of an operating budget for the fiscal year ending October 31, 2026. Ms. Hernandez reviewed the attached draft budget with the Board and noted that numbers were adjusted to account for the maintenance tax increase and mowing and maintenance increased rates. After discussion, Director BeMent made a motion to approve the operating budget for the fiscal year ending October 31, 2026, as presented. Director Lowery seconded the motion, which unanimously carried.

The Board next considered the status of collection of taxes. Ms. Whittemore reviewed the attached tax assessor's report and the delinquent tax roll for the month of September. She noted that 99.54% of the District's 2024 taxes had been collected through September 31, 2025. After review and discussion of the reports, Director BeMent made a motion to approve the reports and authorize the disbursements identified therein. Director Lowery seconded the motion, which unanimously carried.

There was next a discussion regarding the status of the District's delinquent tax accounts. The Board reviewed the attached Delinquent Collections Listing as of September 31, 2025. The Board next reviewed the attached report dated October 28, 2025, which had been prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

The Board next considered authorizing the design, advertisement for bids and/or award of construction contracts, status of construction contracts previously awarded and acceptance of sites and easements.

The Board next considered authorizing the preparation of plans for construction of Water Plant No. 2. Mr. Liu stated that A&S submitted the plans to the required agencies for review.

The Board next deferred the status of construction contracts as the District does not have any current construction projects.

The Board next considered the acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District. No one present had anything new to report.

The Board next considered the status of storm water quality permits. Mr. Liu stated that the renewal permit for the Mason Ranch Detention Pond storm water quality permit was accepted by Harris County and the new permit expires September 18, 2026. Mr. Liu stated that all of the other storm water quality permits are up to date.

The Board next deferred a discussion of the WHCRWA water line easement acquisition as same was previously discussed in the meeting.

The Board next considered the status of the Katy Grand Village development. Ms. Richardson stated that MRPC is reviewing an Interlocal Agreement between the District and Harris County Municipal Utility District No. 62 relative to the development and will have it for approval by the Board at next month's meeting.

The Board next considered the status of the Colonial Park pond fountains. Mr. Liu stated that Lake Management Services (“LMS”) completed scheduled maintenance on October 16, 2025, and inspected fountains, lights and timers.

The Board next considered the issuance of utility commitments. No one present had anything new to report.

The Board next considered a report on the District’s water, sanitary sewer, and storm sewer systems for the month of September. Ms. Garza reported that the District accounted for 91% of the water pumped during the month of September and that MOC operated the District’s facilities in compliance with their respective permits.

Ms. Garza next presented operation jobs completed over the past month and reviewed same with the Board.

Ms. Garza reported that a few customers lost water pressure for a few hours on October 23, 2025, due to the fire hydrant damage. She stated that the fire hydrant has been replaced.

The Board next considered the report on the regional sewage treatment plant, including compliance with the wastewater discharge permit. Ms. Garza stated that MOC operated the facilities in compliance with the plant permit, and the plant operated at 61% of capacity for the month of September.

The Board next considered review and approval of a rate increase from MOC. Ms. Garza presented the attached Amended Attachment “A” to the contracts between MOC and the District. She reviewed the proposed rates for labor, equipment, water taps, inspections and miscellaneous items and stated that it is a 7% increase. Ms. Garza then presented a Fifth Amendment to Professional Services Agreement and Fourth Amendment to Professional Services Agreement for the Joint Water Treatment Plant. After discussion, Director BeMent made a motion to approve the rate increases from MOC, and to authorize the President and Secretary to execute the Fifth Amendment and Fourth Amendment on behalf of the Board and the District, as discussed above. Director Lusby seconded the motion, which unanimously carried.

The Board next considered the status of the Williamsburg Regional Sewage Authority. No one present had anything new to report.

The Board next considered the review and collection of documentation requiring signature by the Board of Directors.

The Board next considered matters for possible placement on future agendas.

There being no further business to come before the Board, the meeting was adjourned.



Secretary, Board of Directors

ATTACHMENTS TO MINUTES OF BOARD OF DIRECTORS
October 28, 2025

1. Resolution Declaring Development Status of District
2. Debt Service Tax Rate Recommendation
3. Order Levying Taxes
4. FEEC Report
5. WHCRWA handouts
6. Bookkeeper's Report
7. Tax Assessor-Collector's Report
8. Delinquent Tax Report
9. Engineer's Report with related correspondence
10. Operations Report and related correspondence