

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 61**  
**Minutes of Meeting of Board of Directors**  
**September 23, 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 September 23, 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, thus constituting a quorum.

Also present were Jonathan Liu of A&S Engineers, Inc. ("A&S"); Lonnie Wright and 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 Crotnell of Masterson Advisors, LLC ("Masterson"); and Jacquelyn Goodwin 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 August 26, 2025. After discussion, Director Ball made a motion to approve the minutes of the meeting held on August 26, 2025, as presented. Director Lowery 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 August. He presented the Contract Analysis and reviewed same with the Board. Director Lowery stated that the patrol deputy is patrolling in his vehicle and also on his bicycle. He stated that the deputy reported that he has made contact with many residents in the contract. Director Lowery stated that the patrol contracts with Harris County will be increasing substantially in the next year. He also noted that the lidar units have been ordered and that the safe has been installed.

Mr. Liu entered the meeting at this time.

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. Ms. Hartwell requested that the Board consider a proposal to increase rates at next month's meeting. The Board requested that the item be added to the agenda for next month's meeting to consider same.

The Board next discussed the District's parks. Director BeMent stated that he recently noticed that the lights at Colonial Park were off around 9:00 p.m. and asked when the lights are scheduled to turn off each night. Director Lusby stated that the light box is not locked. Director BeMent requested that FEEC research the light system and advise him of same.

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, and Bookkeeper's Report and reviewed same with the Board. Director Lowery stated that the WHCRWA will likely begin construction in approximately a year. Mr. Liu stated that the District's surface water conversion is still estimated to occur late 2027.

The Board next considered the engagement of an auditor to prepare the District's audit report for the fiscal year ending October 31, 2025 ("Current Year"). Ms. Goodwin presented the attached two-year engagement letter with Mark C. Eyring, CPA, PLLC ("Eyring") for the fiscal years ending October 31, 2025, and October 31, 2026. She advised that Mr. Eyring's fee for the preparation of the audit report is estimated at \$13,950 per year. After discussion, Director Lowery made a motion to approve the engagement of Eyring to prepare the District's audit report for the fiscal year ending October 31, 2025, as discussed above. Director Ball seconded the motion, which carried unanimously.

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

Ms. Crotwell entered the meeting at this time.

The Board next considered the annual review and approval of an Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Order"), including a revised form of Collateral Security Agreement ("CSA") attached thereto. Ms. Goodwin presented and discussed the attached Order and CSA form with the Board. After discussion, Director BeMent moved to approve the Order and CSA form and authorize the President to sign and the Secretary to attest on behalf of the Board and the District. Director Lowery seconded the motion, which passed unanimously.

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 August. She noted that 99.44% of the District's 2024 taxes had been collected through August 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 Owen 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 August 31, 2025. The Board

next reviewed the attached report dated September 23, 2025, which had been prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

The Board next received the Financial Advisor's recommendation concerning the establishment of the District's 2025 tax rate and the consideration of a proposal of the District's 2025 tax rate. Ms. Crotwell reviewed the attached 2025 Debt Service Tax Rate Recommendation, which included the financial advisor's recommendation that the District levy a 2025 total combined tax rate of \$0.44, consisting of \$0.29 debt service tax and \$0.15 maintenance tax. The Board discussed the recommendation and requested that Ms. Crotwell review the analysis further with consideration of the District's capital improvements plan. After discussion, Director Ball made a motion to authorize the District's Tax Assessor/Collector to publish notice of a public hearing on the adoption of a combined proposed 2025 tax rate of \$0.44 per \$100 of assessed valuation, consisting of \$0.29 debt service tax and \$0.15 maintenance tax to be held at the District's next regular meeting. Director Lowery seconded said motion, which unanimously carried.

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 received drawings from all subconsultants and are preparing to submit to agencies prior to the next meeting.

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 package for the Mason Ranch Detention Pond storm water quality permit was sent to Harris County for review and approval. He stated that the permit renewal was accepted for the Westside Office Park Detention Pond storm water quality permit and expires July 29, 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. Mr. Liu stated that he had nothing to report on the matter.

The Board next considered the status of the Colonial Park pond fountains. Mr. Liu stated that Lake Management Services ("LMS") completed scheduled maintenance on September 16, 2025, and inspected fountains, lights and timers. He stated that LMS treated the pond for alligator weed and algae and will monitor the issue. Director Ball stated that the fountain lights have been out. Mr. Liu stated that he would research the matter.

The Board next considered the issuance of utility commitments. Mr. Liu reported that he received a phone call from the engineer for Weston MUD regarding the Parkspring multifamily development. He reminded the Board that the developer first approached the District regarding annexation and the provision of services earlier this year. He stated that Weston MUD has agreed to serve the property and reached out regarding the construction of the facilities to serve the property. Mr. Liu noted that the construction of the facilities to serve the property will cross some of the District's lines, and Weston MUD inquired as to whether the Board would reconsider providing service to the Parkspring development. The Board stated that it is not interested in providing service to Parkspring development.

Mr. Liu reported that Burger Bodega provided agency approved plans and will commence construction soon.

The Board next considered a report on the District's water, sanitary sewer, and storm sewer systems for the month of August. Mr. Wright reported that the District accounted for 95% of the water pumped during the month of August and that MOC operated the District's facilities in compliance with their respective permits.

Mr. Wright next presented operation jobs completed over the past month and reviewed same with the Board.

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

Mr. Wright reported that MOC found water loss from a water meter installed to provide irrigation to the parks which resulted in the lower accountability. He stated that the issue has been resolved.

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. The Board requested that items be added to the agenda for next month's meeting to consider: 1) a rate increase from FEEC, 2) a rate increase from MOC, and 3) adoption of the proposed operating budget.

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



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Secretary, Board of Directors

ATTACHMENTS TO MINUTES OF BOARD OF DIRECTORS  
September 23, 2025

1. FEEC Report
2. WHCRWA handouts
3. Bookkeeper's Report
4. Resolution Regarding Review and Investment Policy
5. Tax Assessor-Collector's Report
6. Delinquent Tax Report
7. Tax Rate Recommendation
8. Engineer's Report with related correspondence
9. Operations Report and related correspondence