

NOTICE OF MEETING

Notice is hereby given that the Board of Directors of Harris County Municipal Utility District No. 191 (District) will hold a meeting on **May 27, 2020** beginning at **6:30 PM** at the Champions MPC Clubhouse, 13719 Champions Centre Drive, Houston, Texas 77069 where one or more persons will be present. Pursuant to the disaster declaration and suspension of certain laws by the Governor of Texas, **any Director or other person may participate in the meeting by telephone (with two-way audio)** by calling a public, toll-free number (800-719-8139; enter conference code 447079 when prompted), and an online notice along with an electronic copy of any agenda packet will be available on the internet at <https://hcmud191.org/meetings/>. Alternative means of communicating with District Directors include: (i) message to Directors using web form on this internet webpage: <https://hcmud191.org/contact-board-of-directors/>; (ii) email to Directors (c/o attorney) to mud191@ildjr.com; (iii) mail, phone or fax to Directors c/o James Dougherty, 12 Greenway Plz., Ste. 1100, Houston, TX 77046, phone 713-880-8808, fax 281-220-8984. The subject(s) of the meeting are:

1. **Constable/Patrol/County Matters** including report, contract, costs, homeowners' associations, Nat'l Night Out, etc.
2. **Regular Subjects, Minutes and Consent Agenda**, including:
 - a. Bookkeeping and financial matters including report, investments, investment policy, bills, expenditures, fund transfers, audits, financial reports, arbitrage, depositories, budget, related engagements and agreements and other related matters.
 - b. Tax matters including report, assessor-collector, collections, payouts, delinquencies, exemptions, appraisal rolls and tax rolls, tax rates, resolutions, notices, hearings, expenditures, penalties and other matters relating to property or sales taxes.
 - c. Legal matters including report, *also*: Strategic Partnership Agreement, insurance, District boundaries, election, legislation, etc.
 - d. Utility/operational matters including report, contracts (also operator contract), purchases, expenses, damage, claims, repairs, improvements, delinquencies and service terminations (including high-usage, leaks, waivers, mistakes, complaints, late fees, other fees, etc.), safety, security, facility location and marking, waste load control, TCEQ and regulatory matters, plant operations, energy conservation, **consumer confidence reports and water quality**, other reports and related matters.
 - e. Notices of this meeting and minutes of prior meetings.
3. **Water and Sewer Matters (also, permits, agreements, annexations, etc.)**
 - a. Sewage treatment plant and sanitary sewer collection system; costs and accounting; loading; permits; etc.
 - b. Commitments, permits, new service requests, plats, developments, private water and sewer facilities, line extensions, reimbursement/utility agreements, other agreements, construction contracts, payments to and from developers or owners, out-of-district service, annexations, easements, encroachments, etc. and related matters, including: proposed Popeye's restaurant at 7105 FM 1960 W, Houston, TX 77069; proposed hotel at 13010 Willow Centre Dr., Houston TX 77069; Mousa tract on west side of Cutten Road near Champions Centre Drive (and proposed utility lines), Harris County ESD#29 4.59-ac. tract on east side of Cutten Rd at Cockrum (including water-sewer lines; fire station and other uses; amendment of water-sewer utility agreement with extension of lines, new development, reimbursements, lot or acreage fees for nearby properties, sales and use taxes, etc.); **Cutten Road Shopping Plaza (Cutten at Cockrum, NW corner)**; Dogan medical office project (1.77 ac. on Hargrave at Dotson); other projects; and related matters.
 - c. Wastewater treatment plant including monitoring, operation, regulation, repairs, improvements and related matters.
 - d. Water system issues including: (i) North Harris County Regional Water Authority system, deliveries, rates, terms, conditions, contract and plans, (ii) surface water, groundwater, emergency operations and water quality; (iii) disinfection, chlorine and chloramines, (iv) interconnections between systems, including Prestonwood Forest UD, Cy-Champ PUD, City of Houston, etc., (v) water supply contracts, water swaps, other arrangements and payments, (vi) system capacities, including production, storage, booster pumps and peak supplies, (vii) meters and controls, fire lines, etc., (viii) contracts, bonds, costs and capital contribution; (ix) main breaks, valves, interconnections, pressure maintenance, etc., (x) drought contingencies, conservation, losses, unmetered fire lines, etc. and (xi) related matters.
 - e. Other water-sewer matters, including amendment of **rate order and regulations, rate/charge increases**, and related matters.
4. **Engineering & Projects** including report, water/wastewater systems, drainage and detention, costs, plans, specifications, advertisements, bids, awards/revocations, insurance, contracts, change orders, estimates/payments, delays/damages, inspections, acceptances, etc., current work (including **manhole collapse, force main, easements, etc.**), defects/repairs/rehabilitation, etc., asset management planning (and financing), system loading/capacities and related matters, and related matters.
5. **Energy, Streetlights, Etc.**, including proposals, agreements, rates, bills, repairs, Public Power Pool, renewal, etc.
6. **Proposed FM 1960 Project (TxDOT)** including design, construction, takings, utility relocations, drainage, etc.; District facilities and property; purchase, exchange, lease, or value of real property; litigation; agreements; legal representation; and related matters.
7. **Records, Communications, Meetings, Etc.** including: (i) records management, "cloud" storage, engineering records, email, etc.; (ii) newsletter, website, inquiries, meetings, etc.; (iii) **meeting places, CyChamp PUD facility, etc.** and (iv) related matters.
8. **Election.** Directors Election including appointments, arrangements, cancelation if applicable and related actions.

Important: (1) Each subject listed above includes discussion, consideration, action, etc. (2) Subjects may be taken up in the order listed or otherwise and may be taken up more than once during the meeting. (3) If a quorum is not present, directors present may form an ad hoc committee to discuss, consider and act upon the subjects listed. (4) If the Board determines that any closed or executive session is required or should be held, such session(s) will be held by the Board at the date, hour, and place given in this Notice, if permitted under Sections 551.071-551.084, Texas Gov't Code (including, but not limited to, Sec. 551.071 for private consultation with the Board's attorney or Sec. 551.072 for purchase, exchange, lease or value of real property). (5) IF YOU HAVE A DISABILITY REQUIRING SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE DISTRICT'S ATTORNEY AT 713-880-8808 BEFORE THE MEETING. REASONABLE ACCOMMODATIONS WILL BE MADE FOR YOUR PARTICIPATION IN THE MEETING.

Date: 5/21/2020

Signed: 

_____, Robert Price, President