

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 **December 20, 2022** beginning at **6:30 PM** at the **Champions MPC Clubhouse, 13719 Champions Centre Drive, Houston, Texas 77069.9**. The subject(s) of the meeting are:

1. **Constable/Patrol/County Matters** including report, County contract, arrangements with HOA's for Nat'l Night Out, inquiry or complaint about a Deputy Constable (from a Prestonwood Park resident), and related matters.
2. **Regular Subjects, Minutes and Consent Agenda**, including:
 - a. Bookkeeping and financial matters including reports, investments, investment policy, bills, expenditures, fund transfers, audits, financial reports, arbitrage, depositories (including Allegiance Bank, Central Bank, authorized signers and representatives, BLICO, Inc., treasury management services, etc.), budget (and amendments), agreements, and related matters.
 - b. Tax matters including report, assessor-collector, appraisals, assessments, rolls, collections, delinquencies, penalties, payouts, exemptions, tax rates, resolutions, notices, hearings, expenditures, penalties, delinquent attorney and other tax matters.
 - c. Legal matters including report, *also*: Strategic Partnership Agreement; insurance/renewal, District boundaries; election matters, etc.
 - d. Utility/operational matters including reports, facilities, operations, management, contracts, purchases, expenses, damage, claims, repairs, improvements, delinquencies and disconnections, water usage, customer/applicant requests (including request relating to water bill and surcharge for Pappadeaux restaurant), complaints, auto-debit and other payments; fees, safety/security, facility locating, waste load control and surcharges, inspections, TCEQ and regulatory matters, energy conservation, water quality, and related matters; *also* new connections, fees, deposits, water and sewer billing, grease traps, inspections, waste load sampling and surcharges, claims, appeals and other administrative proceedings (including Special Master proceeding) and related matters for Chayn Mousa (or Dimensional Investments) properties, including shopping center at 13455 Cutten Road, Houston 77069, residential property on Vintage Centre Dr, and vacant tracts on Cutten Road, including (i) development of park on Cutten Road; (ii) pending litigation (Mousa v. H2O Innovation, et al.), and (iii) executive session under Sec. 551.071, Tex. Gov't Code.
 - e. Notices of this meeting and minutes of prior meetings.
 - f. Hearings, decisions and other administrative remedies regarding subjects on this agenda, (including appeals, interpretations, variances, amendment of regulations and other administrative remedies).
3. **Water and Sewer Matters (also, permits, agreements, annexations, etc.)**
 - a. Sanitary sewer system; costs and accounting; televising; repairs; rehabilitation; generators; loadings; 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 pizza restaurant in retail center on Cutten at Cockrum; Cyclone-Braband retail project on Schroeder Rd and SH 249 (3.766 ac. and adjoining "hard corner"); Cy-Champ PUD park projects on Cutten Road; Cabo Bobs LLC restaurant conversion at 7103 FM 1960 West; Chayn Mousa (or Dimensional Investments) properties described above; other projects; related matters.
 - c. Wastewater treatment plant including operation, regulation, repairs, improvements, generators, permits 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 (former HCMUD#254), 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.; (xi) development of a tract on Schroder Road for public facility or low-income housing; and (xii) related matters.
 - e. Other water-sewer matters, including state and federal grants, rate studies, amendment of rate order and regulations, rate/charge increases, weather and power protection and resilience, emergency operations and planning, 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 manholes, generators, easements, etc.), defects/repairs/rehabilitation, etc., asset management planning (and financing), system loading/capacities, and related matters.
5. **Energy, Streetlights, Etc.**, including proposals, procurement, agreements, rates, bills, disputes, repairs, Public Power Pool, renewal, etc.
6. **FM 1960 Project (TxDOT)** including design, construction, takings/eminent domain, utility relocations, easements, drainage, etc.; District facilities and property; purchase, exchange, lease, or value of real property; litigation; permits; contracts, legal representation; and related matters; *also*: relocation assistance from TxDOT, agreements with TxDOT and others, financing and borrowing, including revenue bonds and notes.
7. **Records, Communications, Meetings, Regional Issues, Etc.** including: (i) records management; (ii) website; (iii) inquiries, meetings, meeting places, etc.; (iv) proposed management district and interlocal agreement on security, and (v) Cy-Champ PUD facilities, properties and projects, including meeting place (and museum), parkway (greenspace) along Cutten Road, parks, plans, irrigation, etc. (including agreements); and (vi) related matters.

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 AN ACCOMMODATION TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE DISTRICT'S ATTORNEY AT 713-880-8808 (phone/text) TO ARRANGE ACCOMMODATION(S).

Date: 12.15.22

Signed:  _____, Robert Price, President