

## 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 **July 26, 2023**, beginning at **6:30 PM** at the **Champions MPC Clubhouse, 13719 Champions Centre Drive, Houston, Texas 77069**. The subject of the meeting includes these items:

1. **Constable/Patrol/County Matters, SPA, etc.** including report, County contract, Strategic Partnership Agreement (City of Houston), arrangements with HOA's for Nat'l Night Out, 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; 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*: 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, 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) pending litigation (Mousa v. H2O Innovation, et al.), including motions, mediation, etc., and (ii) 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 of Cy-Champ PUD and others).
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: Cy-Champ PUD park projects on Cutten Road; Chayn Mousa (or Dimensional Investments) properties described above; Chick-Fil-A project on FM 1960 at Cutten; 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) interconnections (iv) water contracts, other arrangements and payments, (v) system capacities, including production, storage, booster pumps and peak supplies, (vi) meters and controls, fire lines, etc., (vii) main breaks, valves, pressure maintenance, etc., (viii) drought contingencies, conservation, losses, unmetered fire lines, etc.; and (ix) related matters.
  - e. Other water-sewer matters, including state and federal grants, rate studies, amendment of rate order and regulations, rate/charge increases and other changes, 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 WWTP improvements, lift stations, electrical and motor controls, generators, water-sewer relocations, 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 facilities and services, 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, *also*: resolution: (i) determining public use and necessity for acquiring easements and related rights in certain tracts related to such project along or near FM 1960 W between Cutten Road and BNSF Railroad, Houston, Harris County, Texas, from Halle Properties, LLC; Monash TTH Investments, LLC; National Retail Properties, LP; PHCG Investments; Sherwin Williams Realty Holdings, Inc; Whataburger Real Estate; and Vivo Living Willowbrook, LLC; and/or other owners of interests in such tracts; and (ii) authorizing eminent domain proceedings against such owner(s); (iii) containing findings and other provisions.
7. **Records, Communications, Meetings, Regional Issues, Etc.** including: (i) records management; (ii) website; (iii) inquiries, meetings, meeting places, etc.; (iv) Cy-Champ PUD facilities, properties and projects, including meeting place (and museum), parkway (greenspace) along Cutten Road, parks, plans, water supply and water meters, irrigation, etc. (including agreements); and (v) 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: 7/22/2023

Signed:  \_\_\_\_\_, Robert Price, President