

## 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 **October 30, 2024**, beginning at **6:30 PM** at the **Champions MPC Clubhouse, 13719 Champions Centre Drive, Houston, Texas 77069**, a public place. The public is invited to attend any meeting of the Board. The subject of the meeting includes these items:

1. **Constables, etc.** including report, County contract (and rates), arrangements with HOA's for Nat'l Night Out, etc.
2. **Regular Subjects, Minutes and Consent Agenda**, including:
  - a. Bookkeeping and financial matters including reports, investments, investment policy, bills, expenditures, fund transfers, audits (and letters and other audit matters), 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, *including: (i) public hearing on proposed 2024 ad valorem tax rates for maintenance and operation (proposed \$0.207/\$100) and debt service (proposed \$0.00) and tax increase; (ii) adoption, setting, and levying, by Order/Resolution, such tax rate(s) or other rate(s) for 2024; adoption of information form amendment with form for notice to purchasers; etc.*
  - c. Legal matters including insurance/renewal, District boundaries; Strategic Partnership Agreement (City of Houston), etc.
  - d. Utility/operational matters including reports, facilities, operations, management, contracts, subcontracts (including mowing), 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, 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 regarding 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, also including pending litigation (Mousa v. H2O Innovation, et al.), mediation, and related matters.
  - 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, Chayn Mousa, 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; Harris County's Wastewater Surveillance Program (sampling and disease monitoring); 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; Chick-Fil-A project on FM 1960 at Cutten; Whataburger Inc. project (new restaurant) on FM 1960 (south side); Breaktime Market project at 18550 Tomball; racquet facility on Cutten Road north of Cockrum; 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, water quality, reports, class actions, etc.; (iii) interconnections; (iv) water contracts, other arrangements and payments; (v) system capacities; (vi) meters, controls, fire lines, etc.; (vii) equipment problems, line breaks, leaks, valves, pressure, repairs, maps, etc.; (viii) drought plans, conservation, losses; (ix) emergency operations; and (x) related matters.
  - e. Other water-sewer matters, including state and federal grants, rate/cost 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 engineering, bids, awards, contracts, insurance, takings/eminent domain, inverse condemnation, appraisals, utility relocations, easements, storm sewer and drainage properties, possession and use agreement for same, etc.; District facilities and property; purchase, exchange, lease, or value of real property; pending or threatened litigation; claims, settlements; permits; legal representation; and related matters; *also*: relocation assistance from TxDOT, agreements (and amendments) with TxDOT and others (including BNSF Railway Co.), 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) Cy-Champ PUD facilities and projects, including meeting place, parkway (greenspace) along Cutten Rd., parks, permits, meters, irrigation, agreements, etc.; (v) standard operating procedures; (vi) election matters; (vii) extreme weather, , preparation, recovery; (viii) detention facilities, including damage and inquiry from Champions Arbor HOA; and (viii) 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: 10/27/2024

Signed: \_\_\_\_\_

\_\_\_\_\_, Robert Price, President