

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 22, 2025**, 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 Items, 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; agreements, 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; also: (i) *public hearing on proposed ad valorem tax rate for TY 2025 (proposed total tax rate of \$0.215/\$100, including maintenance and operation rate at \$0.215/\$100 and debt service rate at \$-0-) and tax increase; (ii) adoption, setting, and levying, by order/resolution, such tax rates or other rate(s) for TY 2025 and adoption of information form amendment with form for notice to purchasers.* c. Hearings, decisions and other administrative remedies regarding subjects on this agenda, including appeals, interpretations, variances, amendment of regulations and other administrative remedies, and related matters.
- d. Utility/operational matters including reports, facilities, operations, management, contracts (including operator contract and amendments, rate increases, etc.), 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 (and proposed monument sign), residential property on Vintage Centre Dr, and vacant tracts on Cutten Road near Champions Centre Estate Dr.; also including litigation (Mousa v. Wilhite, H2O Innovation, et al.), mediation, settlement and related matters.
- e. Legal matters including insurance/renewal, District boundaries; Strategic Partnership Agreement (City of Houston), etc.

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; Breaktime Market project at 18550 Tomball Pkwy.; racquet facility on Cutten Rd. north of Cockrum; development of approx. 5.5-acre vacant tract (Mousa) on Cutten Road in or adjacent to Pinnacle at Champions Centre; Parker tracts on Cutten Rd. at Theall Rd (annexation, out-of-District service, etc.); 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, deliveries, rates, terms, conditions, contract and plans; (ii) surface water, groundwater, water quality, reports, notices, 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., projects (including WWTP improvements, generator improvements for lift stations, water plant electrical and motor controls, other 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 and settlement 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.), accounting, payment applications, reimbursements, financing and borrowing, etc.

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 (ix) related matters.

Important: (1) Each item listed above includes discussion, consideration, action, etc. (2) Items 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 items 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, but only regarding items listed above and limited to matters 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 and 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: October 16, 2025

Signed: Vaughan Miller

by: Vaughan Miller, President