

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 **September 23, 2026** 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 (renewal, rates, etc.), arrangements with HOA's for Nat'l Night Out, etc.

2. Regular Items, Minutes, Etc., including:

- a. Bookkeeping and financial matters including reports, investments, investment policy, bills, expenditures, fund transfers, audits and related matters, including agreements, *also including budget for FY 2027* (proposed version available on the District's Internet website at <https://hcmud191.org>; see, also, attached TAXPAYER IMPACT STATEMENT).
- 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 tax-related calculations, tax rate analysis, District development status, proposals for 2026 tax rates, calendar, publication, notices, hearings, levy, rollback, etc.*
- c. 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, etc.
- d. Hearings, decisions and other administrative remedies regarding subjects on this agenda, including appeals, interpretations, variances, amendment of regulations, administrative remedies, delinquencies, service discontinuations, and related matters.
- e. Legal matters including minutes of meetings, insurance and renewals, 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, taps, 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.; Parker tracts on Cutten Rd. at Theall Rd.; Whataburger new site on FM 1960 (former tire store site); site at 12607 Vinvale Road (and addition of storage building); other projects; and related matters.
- c. Wastewater treatment plant including operation, regulation, repairs, improvements, generators, permits, buffer zone, 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 report, 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, 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 contracts, , utility relocations, easements, storm sewer and drainage properties; District facilities and property; purchase, exchange, lease, or value of real property; pending or threatened litigation; claims; settlements; permits; and related matters; *also*: relocation assistance from TxDOT, agreements (and amendments) with TxDOT and others (including BNSF Railway Co.), accounting, payment applications, reimbursements, quitclaims, 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; (ix) cyber security and AI training; and (x) 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: September 17, 2026 Signed: Vaughan Miller by: Vaughan Miller, President

TAXPAYER IMPACT STATEMENT

	Current Budget Fiscal Year Ending 09/30/2026**	Proposed Budget Fiscal Year Ending 09/30/2027**	No-New-Revenue Tax Rate Budget***
Estimated District O&M (Operations and Maintenance) Property Tax Bill for Average Residential Homestead*	\$730.16	\$760.54	\$745.15
Estimated District Total Property Tax Bill for Average Residential Homestead*	\$730.16	\$760.54	\$745.15

*The District levies taxes in accordance with the Texas Water Code. All estimates above were prepared using tax data shown in the voter-approval tax rate worksheet prepared by the District's tax assessor-collector for the current tax year (which shows data for both the current tax year and the prior tax year). *Note:* Tax years are calendar years (which end on December 31), but budgets are for different time periods (Fiscal Years ending on the dates shown above).

**These columns indicate estimated property tax bills to fund the indicated budgets. Estimates for the Current Budget reflect actual tax rate(s) set by the Board of the District during the prior tax year. Estimates for the Proposed Budget reflect tax rate(s) for the current tax year, which, if not yet set by the Board, are estimated and based on assumptions made to prepare the Proposed Budget and, in that case, they may not conform exactly to rates that are set by the Board. Calculations for estimated tax bill for Proposed Budget:

$\$1,022,693.74$ (2025 Adjusted Levy, per Tax A-C report, 8-2026) divided by $[\$471,970,193 (\$457,032,430 + \$14,937,763 \text{ est. taxable values, from HCAD cert.})]$ = $\$0.002166860863605$

$\$0.0021668608636054 \times \$350,987$ (2026 avg. homestead taxable value on Form 50-858 for 2026) = $\$760.54$ (rounded)

*** This column indicates estimated property tax bill(s) if a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26, Tax Code, is adopted; but see note, below, regarding reconciliation and harmonization of that section with applicable Water Code provisions and use of equivalent calculations. Calculations for estimated tax bill with No-New-Revenue Tax Rate Budget, using definitions from Chapter 26, Texas Tax Code, are as follows:

A. LAST YEAR'S LEVY minus LOST PROPERTY LEVY

= $\$1,022,693$ [which is the 2025 Adjusted Levy, per Tax A-C report, 8-2026)] minus $\$24,705$ [which is the sum of $\$8,200,264 + 1,615,609 + \$1,674,832$, from lines 3, 10, and 17 of HCAD Certified Roll Data Summary updated 8/21/2026, which total $\$11,490,705$ multiplied by last year's actual rate $\$0.215/\100]
= $\$997,988$

divided by

B. CURRENT TOTAL VALUE minus NEW PROPERTY VALUE

= $[\$457,032,430 + \$14,937,763 \text{ (per HCAD "2026 CERTIFICATION OF APPRAISAL ROLL AND LISTING OF PROPERTIES UNDER SECS. 26.01(c) AND (d)"})]$ minus $\$1,846,964$ (per line 1 of HCAD Certified Roll Data Summary updated 8/21/2026)
= $\$470,123,229$

--produces a No-New-Revenue Tax Rate of $\$0.2123/\100 (rounded)

--multiplying $\$0.2123/\100 by the average appraised homestead value for the current year ($\$350,987$, on Form 50-858) produces $\$745.15$ (rounded)

IMPORTANT: This statement is prepared pursuant to Texas Government Code, Section 551.043(c) as amended by House Bill 1522, 89th Leg., regular session. This District has used Texas Water Code equivalent calculations in place of the Tax Code, Chapter 26 "no-new-revenue tax rate" referenced in HB 1522 and has used average appraised homestead value as required by Texas Water Code Section 49.236 rather than the median homestead values specified in HB 1522. These modifications are necessary to reconcile and harmonize the referenced Tax Code and Water Code sections.