

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
November 20, 2019**

STATE OF TEXAS §
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COUNTY OF HARRIS §

The Board of Directors of Harris County Municipal Utility District No. 191 of Harris County, Texas, met in **special session (rescheduled regular meeting)**, open to the public, beginning at **6:30 PM** at the Champions MPC Clubhouse, 13719 Champions Centre Drive, Houston, Texas 77069, on **November 20, 2019**, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Robert Price	President
Ernest F. Gigliotti	Vice President
Rob Harris	Secretary
Vaughan G. Miller	Treasurer
Ronald Young	Assistant Secretary and Director

and all were present, except Mr. Gigliotti, thus constituting a quorum. Also present were: Rich Rankin of Hays Utility South Corporation; Tim Hardin and Omar Rodriguez of Langford Engineering, Inc.; James Dougherty, attorney for the District; Patty Rodriguez of Bob Leared Interests; and Ms. Kelly Vergon of Claudia Redden & Associates. Also present was Mr. Dan Dompier, representing the Le-Vu Family Partnership. Deputy Jose Rivera (joined by Deputies J. Valdez and A. Manz) of Harris County Precinct 4 Constable's Office, arrived after 7:00 PM. The President called the meeting to order, and the following business was transacted:

1. Constables, Etc. Later during the meeting, Deputy Rivera presented a written Constables report. He mentioned a runaway incident and some minor calls and reports.

2. Regular Subjects, Minutes and Consent Agenda

a. Bookkeeping and financial matters. Ms. Vergon presented the bookkeeper's report with checks that had been prepared to pay bills. There were questions about the \$16,692 check to the Le-Vu Family Partnership, which was discussed at a different point in the meeting (see below). It was duly moved and seconded to accept the report and authorize the prepared checks to be paid, except the Le-Vu check, and all voted in favor. The authorized checks were signed during the meeting.

Later in the meeting, Mr. Dougherty explained the need to review the investment policy and change it, if desired. Mr. Harris moved to adopt a resolution reviewing the policy and determining that no change should be made. The motion was seconded and adopted unanimously. The resolution was signed during the meeting.

c. Legal matters. No action was taken.

d. Utility operations. Mr. Rankin presented and reviewed the operations report. He commented on some old accounts, and he reported on the resolution of the B. Jones account.

The President opened a public hearing for any persons present to be heard to show cause why their water service should not be terminated for non-payment of utility bills. The operator reported that the hearing notice was given for each account on the list of proposed terminations. It was noted that no persons were present to be heard, and the public hearing was closed. The operator recommended service terminations for the accounts on the list in accordance with the District's standard operating procedures. It was then duly moved and seconded that: (i) the amount shown for each account on the list of proposed service terminations be found to be correct, (ii) although notice of that night's hearing was given to each person on the list, no one

appeared, and (iii) water service be authorized to be terminated to the accounts listed, in accordance with the District's standard operating procedures, except the B. Jones account and any health care facilities. The motion carried by unanimous vote.

e. *Minutes.* Mr. Dougherty submitted draft minutes for the meetings held October 23, 2019 and November 6, 2019. It was duly moved and seconded to approve them as submitted. The motion passed unanimously.

3. Water and Sewer Matters. Mr. Dompier addressed the Board and requested refund of a \$16,692 special deposit under a 2015 memorandum of understanding between the District and the Le-Vu Family Partnership, Ltd. There were questions about related sums owed to the District by the Le-Vu partnership and the Leader Trading company (owner of the adjacent site), and there was an extended discussion. After the discussion, Director Miller moved to authorize: (i) issuance of a check to the Le-Vu partnership to pay \$10,000 toward the special deposit refund, and (ii) reconciliation of the other amounts owed, with the reconciled amount owed by the Le-Vu partnership to be "trued-up" against the remaining \$6,692 of the special deposit, and (iii) either: (x) issuance of a check to the Le-Vu partnership for the amount, if any, that \$6,692 exceeds the trued-up amount owed, or (y) submission of a bill for the amount, if any, that \$6,692 is less than the trued-up amount owed. Director Harris seconded, and all voted in favor. The check for \$10,000 was signed during the meeting and given to Mr. Dompier.

4. Engineering & Projects. Mr. Hardin presented the engineer's report. There was a discussion of development plans and specifications, review procedures (and approvals) and contract approaches. He discussed the first draft of an asset management report, and there was a discussion of basic approach as well as items that may need to be added, like generators.

5. Energy, Streetlights, Etc. There was no action taken.


6. FM 1960 Project. The President briefed the Board on most recent meeting with TxDOT staff. He reported that TxDOT's "letting" date had been moved into 2021, also that TxDOT staff had indicated that the next steps for the District to do were to prepare a relocation plan for the District's facilities, get appraisals for any easements that would have to be acquired and submit affidavits to prove-up the District's existing property rights. Apparently, the District's expenses would be covered or reimbursed by TxDOT when an agreement is reached. After discussion, Director Harris moved to authorize a work order to Langford Engineering, Inc. for the preparation of the relocation plan (including necessary studies, work with TxDOT, etc.) with a maximum amount payable of \$25,000. Director Miller seconded, and all voted in favor.

7. Records, Communications, Meetings, etc.

The President updated the Board on effort to retrieve the District's records from the former engineer. After discussion, it was duly moved and seconded to authorize the President to continue to negotiate and approve a reasonable settlement (including appropriate fees, releases, etc.) and proceed to a request for mediation, if the effort fails. All voted in favor.

(Adjournment) The meeting adjourned at approximately 8:50 PM.

(SEAL)


Secretary, Board of Directors