

**MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191  
October 28, 2020**

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

The Board of Directors of Harris County Municipal Utility District No. 191 of Harris County, Texas, met in **regular session**, open to the public, beginning at **6:30 PM** on **October 28, 2020**, at the Cy-Champ PUD facility at **13455 Cutten Road, Suite 1A, Houston, Texas 77069** (including a telephone conference call audible at that location, as authorized by the Governor of the Texas under an emergency declaration). 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 Mr. Price and Mr. Miller were present at the meeting place, and Mr. Young and Mr. Harris were present via conference call (Mr. Gigliotti was absent), thus constituting a quorum. Also present on the conference call were Mr. Rich Rankin of Hays Utility South Corporation; Mr. Timothy Hardin of Langford Engineering, Inc.; Ms. Patty Rodriguez of Bob Leared Interests; Ms. Claudia Redden of Claudia Redden & Associates; and Mr. James Dougherty, attorney for the District. The President called the meeting to order, and the following business was transacted:

**1. Constable/Patrol/County Matters.** There was no Constable report.

**2. Regular Subjects, Minutes and Consent Agenda**

*a. Bookkeeping and financial matters.* Ms. Redden presented her report, including an investment report and checks that had been prepared to pay bills. She commented on the TexPool investment rate. Mr. Price noted that the sales tax receipts were depressed, about 20% down for the year. There was a brief report on pending budget amendments, also an update on a proposal to inventory and organize the District's records. There were questions about the legal requirements applicable to the District's records.

*b. Tax Assessor-Collector.* The Board received the Tax Assessor-Collector's report from Ms. Rodriguez with the checks that had been prepared to pay tax-account bills. She reported that the certified values were approaching the \$395,000,000 to \$396,000,000 range previously estimated. She reviewed the delinquent tax attorney's report. She said the owner of the Holiday Inn property had offered to pay \$3,000 per month under a payout agreement, and the County and school district had started the litigation process. She explained that the District would intervene in the suit, and the payout agreement should not preclude the District from protecting its lien in the suit. Mr. Miller moved to accept the Tax Assessor-Collector's report, authorize the prepared checks to be paid, accept the delinquent tax attorney's report, and approve the proposed payout agreement. The motion was seconded by Mr. Harris, and all voted in favor.

Early in the meeting, the President opened a public hearing on the proposed tax rate. Mr. Dougherty gave a brief background report on the proposed rate. The President asked if there was any other person who might want to address the Board or make a presentation, but none appeared. After discussion Director Miller moved to approve and adopt a written measure entitled "ORDER LEVYING TAXES," which would levy the following taxes at the following rates (per \$100 of taxable value) for TY 2020:

\$0.25 for purposes of maintenance and operation  
\$0.00 for purposes of debt service  
\$0.25 total tax rate.

Director Harris seconded the motion, and when the question was called, the vote was as follows:

Mr. Price: Aye  
Mr. Gigliotti: (absent)  
Mr. Harris: Aye  
Mr. Miller: Aye  
Mr. Young: Aye

The President announced that the “ayes” had it, and the “ORDER LEVYING TAXES” was adopted.

*c. Legal matters.* There was no action taken.

*d. Utility operations.* Mr. Rankin presented and reviewed the operations report. He explained that three of the accounts on the delinquent list had been paid. He explained an anomaly on a commercial account and said they would be scanning to see if there were any others.

*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. 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) no one had appeared to be heard, and (iii) subject to confirmation that the notice of the hearing had been duly given, water service be authorized to be terminated to the accounts listed, in accordance with the District’s standard operating procedures. The motion carried by unanimous vote.*

It was moved and seconded to accept the operations report, and all voted in favor.

*e. Minutes.* The Board considered draft minutes for the September 2020 meeting. It was duly moved and seconded to approve them as submitted. The motion passed unanimously.

**3. Water and Sewer Matters.** There was no action taken, except as described below for engineering and projects.

**4. Engineering & Projects.** Mr. Hardin presented the engineer’s report. He mentioned the pending application for a permit submitted by the Braband Trust and Cyclone Trading firm. There was a discussion about the existing easements and the extension of water and sewer lines. After the discussion, the President asked that the matter be brought back to the Board with additional information.

Mr. Hardin also mentioned the pending application by Chayn Mousa for a permit for the bar-and-restaurant buildout at 13455 Cutten Road, Suite 2A. The President asked about the inspection and connection of the new plumbing. Mr. Rankin indicated that the inspection was set for the following morning, and connection should not be made until after the inspection. Later in the meeting, Director Miller moved to authorize the requested permit. Director Harris seconded, and all voted in favor.

Mr. Hardin reported on the discharge manhole and receiving manhole for the Lift Station #3 Force Main. He said they appeared to be severely deteriorated. He recommended rehabilitating them with in-situ polymer concrete linings, a temporary measure. He recommended that they be considered for replacement on a three to five-year timeline, following the repair. He said he had obtained a proposal to have the work done at an estimated cost of \$13,390.00 under a subcontract with the operator. There was a discussion about a temporary lift station and bypass across Hargrave Road and the need to avoid a collapse. There were questions about prior inspections of the manholes and the possible need to inspect others. There was a concern about spending money on manholes that might be replaced. After further discussion, the President moved to authorize the operator to obtain the necessary work by subcontract. Director Miller seconded, and all voted in favor.

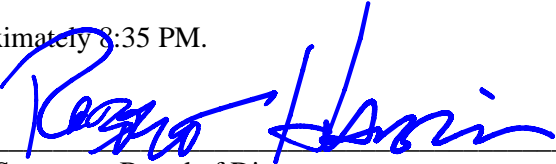
Mr. Hardin requested two work orders under the existing engineering contract. One was for \$25,000 for routine work, including meetings and miscellaneous items, during FY 2021. The other was for \$4,000 for additional work on the FM 1960 utility relocations. Director Miller moved to authorize both. Mr. Price seconded, and all voted in favor.

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

**6. FM 1960 Project.** Mr. Price and Mr. Dougherty updated the Board on the application for State participation in the costs of relocating water facilities for the FM 1960 project. The President indicated that he would communicate the District's readiness to move forward with approval of the agreements right away and his willingness to call a special meeting if that would help.

**7. Records, Communications, Meetings, etc.** Board rescheduled the November and December regular meetings to November 17 and December 16, respectively, at the regular place and time.

**(Adjournment)** The meeting adjourned at approximately 8:35 PM.

  
Secretary, Board of Directors

(SEAL)