

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
November 17, 2020**

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 **regular session**, open to the public, beginning at **6:30 PM** on **November 17, 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, Mr. Harris and Mr. Miller were present at the meeting place, and Mr. Young was present via conference call, thus constituting a quorum. Mr. Gigliotti was absent at the beginning of the meeting but joined shortly thereafter. 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; and Mr. James Dougherty, attorney for the District. Deputy Jose Rivera and Lt. Mike Cohen from the Harris County Precinct 4 Constable's office arrived shortly after the meeting was called to order. Ms. Claudia Redden of Claudia Redden & Associates joined the conference call in progress. The President called the meeting to order, and the following business was transacted:

1. Constable/Patrol/County Matters. Deputy Rivera gave the monthly report. He discussed an incident involving a shooting and two black bags with mysterious contents. He said it was the third incident at the same location, apparently involving the same person (a business owner).

2. Regular Subjects, Minutes and Consent Agenda

a. Bookkeeping and financial matters. The Board received the bookkeeper's report. Ms. Redden made herself available for questions. It was moved to accept the report and to approve and authorize the checks as presented. All voted in favor.

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 said the new tax levy had been posted, and it showed taxes receivable for 2020 at \$906,678.63. She said the Holiday Inn owner had not yet made a payment on the proposed payout agreement for its account. Later in the meeting, it was moved to accept the report and to approve and authorize the checks as presented. All voted in favor.

c. Legal matters. There was no action taken.

d. Utility operations. Mr. Rankin presented and reviewed the operations report. There was a question about delinquencies that appeared to exceed deposits. He said he expected many of them to be paid. The President opened a public hearing for any persons present to be heard to show cause why their water or sewer service should not be terminated for non-payment of utility bills. The Board discussed the situation, and it was duly moved and seconded to request the operator to continue to give notices of delinquency and to continue adding late fees in accordance with the rate order, but to postpone actual disconnections until after the January meeting. The motion carried unanimously. Later in the meeting, it was moved and seconded to accept the operator's report. All voted in favor.

e. Minutes. Consideration of minutes was postponed until the December meeting.

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 recommended approving the proposed permit for the Braband Trust-Cyclone Trading tract, including the condition that the owner must provide indicated easements. Director Harris moved to approve the permit. Director Miller seconded, and all voted in favor.

Mr. Hardin presented a draft Capital Asset Management Plan and mentioned some of the higher-priority items. There was a question about air diffusers and some prior digester work at the WWTP. Later in the meeting, he said he could arrange an inspection of the coating inside the ground storage tank, under the engineer's general authorization. He recommended taking the tank offline to do the inspection.

Mr. Hardin discussed the 2018 pilot study of manholes and sewer lines. He did not recommend re-inspecting them but did recommend that the others be inspected, because some had deteriorated. Several Directors commented that manholes (and perhaps other facilities) should be inspected routinely, on scheduled basis. Mr. Rankin said that inspecting 350 manholes would cost about \$350,000, but it could be done in phases or on a rotating basis. Mr. Harris asked if the manhole data could be loaded into the GIS system, and Mr. Rankin said it could, with pictures. There was further discussion. The President suggested an initial scope for the inspection that would include the commercial area as well as the main trunk sewer line (the oldest line in the District). There were questions about minor repairs that might be discovered, like the need to raise a manhole lid. After further discussion, Director Harris moved to authorize \$10,000 to cover the cost to inspect manholes in the commercial area and along the main trunk sewer line (the oldest line in the District), with the remainder being authorized for minor repairs that might be discovered and for installation of inflow preventers. Director Miller seconded, and all voted in favor.

Mr. Hardin discussed the manhole repairs mentioned at the prior meeting (Lift Station 3 Force Main discharge manhole and receiving manhole). He said the revised proposal was for about \$20,000. It was duly moved and seconded to approve the revised proposal.

Later in the meeting, it was moved and seconded to accept the engineering report. All voted in favor.

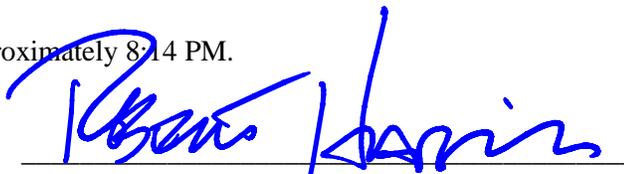
5. Energy, Streetlights, Etc. There was no action taken.

6. FM 1960 Project. Mr. Price and Mr. Dougherty updated the Board on the latest negotiations and revisions to the water and sewer facility agreements. There was an extended discussion. After the discussion, there was a motion to approve and authorize both the water and sewer agreement (current drafts) and authorize the President to transmit them with an offer to sign them, contingent upon approval of the SP2125 application and the agreements by TxDOT, all with the understanding that both must be approved and signed together so that the work can be coordinated. The motion was seconded, and all voted in favor.

7. Records, Communications, Meetings, etc. The Board rescheduled the December regular meeting to December 14, 2020.

(Adjournment) The meeting adjourned at approximately 8:14 PM.

(SEAL)


Secretary, Board of Directors