

**MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191  
May 27, 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 **May 27, 2020**, at the Champions MPC Clubhouse, 13719 Champions Centre Drive, 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 all were present at the meeting place, except Mr. Gigliotti, who was present via conference call, thus constituting a quorum. Also present on the conference call were Ms. Claudia Redden of Claudia Redden & Associates; Ms. Patty Rodriguez of Bob Leared Interests; Mr. Howard Wilhite and Mr. Rich Rankin of Hays Utility South Corporation; Mr. Tim Hardin and Mr. Omar Rodriguez of Langford Engineering, Inc., engineers for the District. Mr. James Dougherty, attorney for the District was present at the meeting place. Ms. Earlene Lamnek, a resident at 13706 Hillingdale Lane was present at the meeting place. The meeting was recorded.

The President called the meeting to order, and the following business was transacted:

**1. Director Qualifications (Election).** Mr. Dougherty reported that the President had signed certificates of election for the two successful candidates at the May 2, 2020 election, which was uncontested and did not have to be conducted, as provided by law. He further explained that each candidate had signed the constitutional written statement before signing an oath of office and before signing an official bond. He said the statements, oaths and bonds were in the file. At that point, Mr. Miller moved to accept the statements, oaths and bonds and to find and determine that both candidates (Mr. Robert Price and Mr. Rob Harris) had duly qualified for office (Director of the District). The motion was seconded and adopted.

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

*a. Bookkeeping and financial matters.* The Board received the bookkeeper's report from Ms. Redden with the checks that had been prepared to pay bills. There was a question about the collateral pledge report, which Ms. Redden answered. She and Mr. Dougherty recommended that the District explore a new form of agreement with BBVA USA, to update the old depository-pledge agreement, including the possibility of using a letter of credit. The President asked that it be brought back to the Board at the next meeting. There were also questions about the phone lines for plants and lift stations. Mr. Wilhite explained cellular and landline options. There was a motion to accept the bookkeeper's report and authorize the prepared checks to be signed.

*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. There were questions about a hotel account. It was then duly moved and seconded to accept the Tax Assessor-Collector's report and authorize the prepared tax-account checks to be paid. All voted in favor.

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

*d. Utility operations.* At the beginning of the meeting, Ms. Lamnek appeared and asked about replacement of the fence along the property line between her house and the District's lift station on Hillingdale Lane. She said she had been in touch with an HOA representative (Ms. Swindle) about the subdivision layout and the plat. She presented copies of the subdivision plat. The President asked that the matter be investigated and brought back to the Board, and there were questions from the Board.

Later in the meeting, Mr. Dougherty reported on the work with Mr. Wilhite on the Consumer Confidence Report (water quality). He asked about the meeting place to put on the report. Mr. Harris made motions to authorize: (i) a change in the normal meeting place to the Cy-Champ PUD facility on Cutten Road, (ii) an agreement with Cy-Champ PUD to use that facility, and (iii) an agreement for continued use of the Clubhouse. Mr. Miller seconded the motions, and all voted in favor.

Mr. Harris moved to approve the Consumer Confidence Report substantially as revised by Mr. Dougherty and Mr. Wilhite and to authorize "hybrid" distribution (weblink on water bills, paper reports for apartments and multi-occupant commercial properties).

Mr. Rankin presented and reviewed the remainder of the operations report. The Board took no action to disconnect any customers in the current month. There was a discussion about service terminations and unusual waste-load surcharges caused by the CoVID-19 outbreak. There were questions about the circumstances at the Mousa shopping center, which appeared to be unusual and CoVID-related. There was a question about effect of the outbreak on restaurants, generally, and Mr. Wilhite explained that restaurant flows might have been reduced but otherwise looked normal. After further discussion it was moved and seconded to waive the surcharge on the Mousa account in question, but not the testing/sampling fee, because of CoVID-19 circumstances. All voted in favor. ...

It was duly moved and seconded to accept the Operator's report. All voted in favor.

*e. Minutes.* Mr. Dougherty submitted draft minutes for April 22 and May 18. 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 work on plan reviews that has been done for the Cutten Road Shopping Center and the proposed Popeye's restaurant. He said he did not have an objection to the permit application for the Cutten Road Shopping center, but there may have been other matters involved. He also reported on the FM 1960 project and the manhole-collapse project. The President asked about the costs and connection fees for the Cutten Road Shopping center project. Mr. Rankin indicated that the operator was following the checklist.

It was duly moved and seconded to authorize the President to work with the attorney and engineer on the manhole-collapse contract (Carrington site) and to grant variations from insurance requirements, if necessary.

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

**6. FM 1960 Project.** Mr. Dougherty updated the Board on the work that had been done on the proposed contract with TxDOT for relocations on FM 1960. There was a motion to authorize application for TxDOT funding to cover the remainder of the cost of the relocations (not otherwise covered by TxDOT), as allowed by 2019 legislation for public agencies in counties affected by disasters. The motion was seconded and carried.

**7. Records, Communications, Meetings, etc.** There was no report and no action taken.

**8. Elections, etc.** There was no report and no action taken.

*(Adjournment)* The meeting adjourned at approximately 7:47 PM.

  
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Secretary, Board of Directors

(SEAL)