

**MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191  
February 24, 2021**

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 **February 24, 2021**, 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

Mr. Price, Mr. Harris and Mr. Miller were present at the meeting place, and Mr. Young and Mr. Gigliotti were absent, thus constituting a quorum. Also present, by conference call, were Mr. Rich Rankin and Mr. Howard Wilhite of H2O Innovation Maintenance and Operation LLC f/k/a Hays Utility South Corporation; Mr. Timothy Hardin of Langford Engineering, Inc.; Ms. Claudia Redden of Claudia Redden & Associates; Ms. Patty Rodriguez of Bob Leared Interests; and Mr. James Dougherty, attorney for the District. Also present at the meeting place were Deputy Jose Rivera, Lt. Mike Cohen and a Sergeant of the Precinct 4 Harris County Constable's office. The President called the meeting to order, and the following business was transacted:

**1. Constable/Patrol/County Matters.** Deputy Rivera presented the constable report for January. He mentioned several minor incidents. There were questions about the theft of a catalytic converter.

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

*a. Bookkeeping and financial matters.* The Board received the bookkeeper's report and investment report. Ms. Redden explained the revised form of the investment report, which included a new statement regarding review of the report and the investment policy. Director Miller moved to receive and approve the quarterly investment report submitted by the Investment Officer and to order that a written instrument be adopted and shown on the report stating that the Board had: (i) received and approved the report and (ii) reviewed the District's investment policy and investment strategies and decided to make no changes to them. Director Harris seconded, and all voted in favor, thus adopting the motion. It was then moved to accept the bookkeeper's report and to approve and authorize the checks as presented, also: (i) four per diem checks (for the emergency special meeting) and (ii) the Cavallo energy check, subject to confirmation of the amount billed. The motion was seconded, and all voted in favor.

*b. Tax Assessor-Collector.* The Board received the Tax Assessor-Collector's report from Ms. Rodriguez. She mentioned a large delinquent account for a hotel property. There were questions about a wire transfer from the tax account to the main account, also a check made payable to another utility district. Ms. Rodriguez explained both. It was then 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 operator report. There was a discussion about the impact of the severe winter storm (during the prior week) on customers, usage and billing. The operator mentioned a PUC order on that subject, but it was not clear it would apply to the District. There was a question about an account that was terminated before the storm. Director Harris moved to suspend service terminations and late fees until further notice.

Mr. Rankin said he had the results of the manhole survey, with pictures, and he would be providing copies to the engineer and Board members. Later, Mr. Wilhite explained that there would also be estimates of costs of repairs to the manholes. He described emergency operations during the severe winter storm, including rental of a back-up generator, which was used to pump-down the sanitary sewer system. He said there was a bypass that would be reported to the TCEQ. Mr. Rankin confirmed that the NHCRWA's "boil water" notice had been lifted, and the District had resumed receiving NHCRWA water. Mr. Wilhite explained that NHCRWA representatives had held a meeting the previous Friday, during which they acknowledged that some Authority users, like the District, were valved-off, so the "boil water" notice did not apply to them.

Director Harris moved to accept the operator's report. Director Miller seconded, and all voted in favor.

*e. Minutes.* It was moved and seconded to approve minutes for the January 27, 2021 meeting as presented. All voted in favor.

**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 updated the Board on the proposed commercial development at the intersection of SH 249 and Schroeder Road. He said he had not received payment of the additional application fee (\$750), but upon payment the permit term should be extended. He gave an update on the Mirage build-out project (in the Mousa center) and indicated that no action was needed. There was a discussion about an emergency generator for the WWTP, based on experience with power outages during the severe winter storm which hit the previous week. The President asked Mr. Hardin to review options for providing emergency power, including a minimum approach and an all-encompassing approach.

It was duly moved and seconded to accept the engineer's report and authorize the permit for the proposed commercial development at the intersection of SH 249 and Schroeder Road, subject to receipt of the application fee (\$750).


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

**6. FM 1960 Project.** Mr. Price gave a brief update on the most recent communications with TxDOT and minor revisions to the form of the water and sewer agreements requested by TxDOT.

**7. Records, Communications, Meetings, etc.** Mr. Harris explained a concern about posting notices on the website to tell people they do not have to do something. There was a general discussion. The President suggested that the District consider some wording (on the website) about policies and procedures that would not require constant updating.

*(Adjournment)* The meeting adjourned at approximately 8:00 PM.

(SEAL)



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Secretary, Board of Directors