

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
October 27, 2021**

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 **October 27, 2021**, at the Cy-Champ PUD facility at **13455 Cutten Road, Suite 1A, Houston, Texas 77069**. The roll was called of the duly constituted officers and members of the Board, to-wit:

Robert Price	President
Ronald Morrison	Director
Rob Harris	Secretary
Vaughan G. Miller	Treasurer
Ronald Young	Assistant Secretary and Director

and all were present, thus constituting a quorum. Also present were Ms. Patty Rodriguez of Bob Leared Interests, Mr. Rich Rankin of H2O Innovation Maintenance and Operation LLC, Mr. Timothy Hardin of Langford Engineering, Inc., Ms. Claudia Redden of Claudia Redden & Associates, and Mr. James Dougherty, attorney for the District. Deputy Jose Rivera of the Harris County Precinct 4 Constable's Office attended the first few minutes of the meeting. The President called the meeting to order, and the following business was transacted:

1. Constable/Patrol/County Matters. Deputy Rivera gave a brief Constable report. Near the end of the meeting, Mr. Dougherty reported on a proposal to form a management district to include commercial properties along FM 1960. If approved, the management district would be authorized to provide additional law enforcement services and impose a tax (which would overlap taxes on properties that were within water districts). He also mentioned an "interim" proposal to assess water districts along FM 1960 for costs of providing additional security services along FM 1960 until the management district could be formed. He showed a copy of slides presented by Mr. Andy Johnson at a meeting held for attorneys of potentially-affected water districts. Mr. Miller mentioned the possibility of adding a "100%" deputy to the existing Constable contract (to get better coverage) and splitting the cost with Cy-Champ PUD. There was a general discussion, including a discussion of problems the management district and assessments would cause for the District, including acute problems posed by the pending TxDOT project on FM 1960.

2. Regular Subjects, Minutes and Consent Agenda

a. Bookkeeping and financial matters. The Board received the bookkeeper's report and investment report from Ms. Redden. The President mentioned the list of developer accounts, including cost deposits. After discussion, it was moved and seconded to authorize the President to have the auditor do a survey-type review of those accounts for an additional cost in the range of \$500 to \$1,500. The motion was adopted. The President also recommended a review of development approval procedures. He described the Mirage 38 project and said he would be delivering a check to Mr. Mousa for a partial refund of a cost deposit.

Director Miller moved to receive and approve the investment report submitted by the Investment Officer and to order that a written instrument be adopted and shown on the report to state 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. The motion was seconded, and all voted in favor. Director Miller also moved to accept the bookkeeper's report and approve and authorize the checks listed in the report. The motion was

seconded, and all voted in favor.

b. Tax Assessor-Collector. Earlier in the meeting, the Board received the Tax Assessor-Collector's report from Ms. Rodriguez. She said there were still large delinquencies for a hotel on SH 249, and litigation to collect them was proceeding. With penalties, interest and costs, she said the total amount owed to the District was about \$95,000.

The President opened a public hearing on the proposed tax rate for TY 2021. Mr. Dougherty explained the procedures and the proposal that had been made and advertised. The President called for any other persons who wished to be heard, but there was none. The President closed the public hearing. Director Miller moved to adopt a written order entitled "ORDER LEVYING TAXES," to levy the proposed total tax rate of \$0.245 per \$100. Director Harris seconded, and, when the question was called, the motion and the order were adopted by the following vote:

Ayes:	Robert Price, Ronald Morrison, Robert Harris, Vaughn Miller, Ronald Young
Nays:	(none)
Absent/not voting:	(none)

It was moved and seconded to accept the Tax Assessor-Collector's report and approve and authorize the checks as listed in the report. All voted in favor.

c. Legal matters. There was no action taken.

d. Utility operations. Earlier in the meeting, Mr. Rankin presented and reviewed the operator report. He mentioned commercial accounts owing and water pumpage. He said he had the accident report on the damaged fire hydrant new Villas at Willowbrook and would follow up. He described a roof leak in the electronics room at the WWTP, and there was a discussion about repairs. Director Harris moved to authorize removal and replacement of the roof for the estimated cost of \$9,450. The motion was seconded and carried unanimously. There was also a motion to accept the operator's report. It was seconded and carried unanimously.

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. The motion carried by unanimous vote.

e. Minutes. Draft minutes for the meeting held on September 22, 2021 were reviewed. It was duly moved and seconded to approve them as presented. All voted in favor.

3. Water and Sewer Matters. There was no action taken, except as mentioned in the operator and engineer sections.

4. Engineering & Projects. Earlier in the meeting, Mr. Hardin presented the engineer's report. He described pending work and mentioned an inquiry about getting out-of-District service for a tract on Cockrum Blvd (south side). There was a motion and a second to accept the report, and all voted in favor. Later in the meeting, there was a motion to authorize a work order under the engineering services

agreement to cover ongoing and routine tasks the ensuing fiscal year, including meetings, at a total cost not to exceed \$40,000. The motion was seconded and adopted.

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

6. FM 1960 Project. Mr. Price gave an update on the agreements previously approved. He said the consultant contracts needed to be updated and sent to TxDOT. There was a general discussion, after which Director Harris moved to authorize: (i) all the consultant contracts and updates (mentioned in the cost estimates); (ii) commencement of the work; (iii) additional surveying as a subcontract item under the engineering services agreement; and (iv) a work order for design-phase services under the engineering services agreement, not to exceed the amounts shown in the cost estimates for the project. Director Miller seconded, and all voted in favor.

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

(Adjournment) The meeting adjourned at approximately 7:55 PM.

(SEAL)


Secretary, Board of Directors