

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
December 14, 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 **December 14, 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. Robin Goin of Bob Leared Interests, Mr. Rich Rankin and Mr. Howard Wilhite of H2O Innovation Maintenance and Operation LLC, Mr. Timothy Hardin of Langford Engineering, Inc., and Ms. Claudia Redden of Claudia Redden & Associates. Mr. James Dougherty, attorney for the District, arrived a few minutes later. Deputy Jose Rivera and Lt. Mike Cohen of the Harris County Precinct 4 Constable's Office attended the first part 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.

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. She described the new arrangements being made with Central Bank, including the "sweep" arrangements. She gave an update on investment training. The President reported an inquiry he had received about maintenance of the Cutten Road greenspaces.

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;(ii) reviewed the District's investment policy and investment strategies and decided to make no changes to them; and (iii) 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. Goin. 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. The attorney described steps necessary to prepare for the election. After a brief discussion, Director Miller moved that:

- (1) the District declare its intention to hold the May 2022 director election without providing a voting station that meets the requirements for accessibility under 42 U.S.C. Section 15481(a)(3) on election day and during the period for early voting by personal appearance, and the District authorize the attorney to publish notice in a newspaper of general circulation in an area that includes the District regarding such intent, in accordance with Section 49.111 of the Texas Water Code;
- (2) the Board approve the appointment by the Secretary of an agent and election office, as follows:

Name of agent:	James Dougherty
Address of office:	12 Greenway Plaza, Suite 1100, Houston, Texas 77046
Office hours:	From <u>1:00 PM to 4:00 PM</u> (minimum 3 hours) on regular business days during the period from <u>January 19, 2022</u> or sooner to <u>June 16,</u>

- 2022 or later; and
- (3) the Board authorize the posting of notice of such appointment and the beginning and ending dates for filing applications for places on the ballot, as required by state law;
 - (4) the Board authorize the President, the Secretary and attorney (each) to take such other actions as may be necessary or convenient for election preparation.

The motion was seconded, and all voted in favor.

d. Utility operations. Mr. Rankin was present to answer questions, but it was too early in the month to have the data for the written operator's report.

e. Minutes. Draft minutes for the meetings held on October 27, 2021 and November 11, 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. Early in the meeting, Mr. Hardin presented the engineer's report. He described two applications for permits, one by a group looking to convert the extended-stay hotel on FM 1960 to apartments and the other for a Lanier Foundation housing project on Hargrave Road. After discussion, there was a motion to authorize the operator to issue a permit for the hotel conversion, subject to payment of the application fee and verification of the applicants (who must be the actual owner and end-user). The motion was seconded and adopted unanimously. The President suggested that the Lanier Foundation representatives should attend the next Board meeting to discuss the project and answer questions. There was a motion and a second to accept the engineer's report, and all voted in favor.

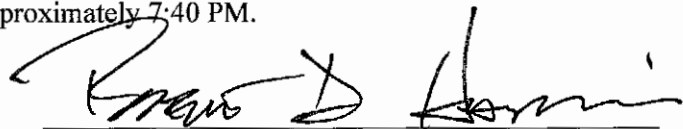
5. Energy, Streetlights, Etc. There was no action taken.

6. FM 1960 Project. Mr. Price gave an update on the most recent correspondence and discussions with TxDOT representatives. There was a discussion about the steps needed to sign the agreements previously authorized, including: (i) making advance arrangements for stand-by financing, (ii) updating the cost estimates and (iii) finding out about reimbursement for services of the financial advisor and securities counsel.

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

(Adjournment) The meeting adjourned at approximately 7:40 PM.

(SEAL)


Secretary, Board of Directors