

**MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191  
February 23, 2022**

**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 23, 2022**, 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 and Mr. Howard Wilhite of H2O Innovation Maintenance and Operation LLC; Mr. Timothy Hardin of Langford Engineering, Inc.; Ms. Sarah Redden of Claudia Redden & Associates; and Mr. James Dougherty, attorney for the District. Also present were Bill Goudeker of the Lanier Foundation and Deputy Jose Rivera of the Harris County Precinct 4 Constable's Office. 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. He mentioned some minor incidents, including a "theft, other" which appeared to be theft of a catalytic converter.

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

*a. Bookkeeping and financial matters.* Ms. Sarah Redden presented the bookkeeper's report. She described the "sweep" accounts and mentioned that most of the District's funds were being held out of the depository in TexPool. There was a discussion about the absence of documents for the depository signed by Central Bank. The attorney recommended that the amount of money held at the depository be minimized (as the bookkeeper was reportedly doing) and that the District look for a different depository. The President asked that the bookkeeper, tax-assessor collector and attorney form a small committee to investigate other possible depositories. After further discussion, there was a motion to: (1) accept the bookkeeper's report and approve and authorize the checks presented, and (2) receive and approve the investment report submitted by the Investment Officer and 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, The motion was seconded, and all voted in favor.

*b. Tax Assessor-Collector.* Ms. Rodriguez presented the Tax Assessor-Collector's report. She said the uncertified values were about \$16 million, which would make the total values about \$400 million. She gave an update on the payout agreement for the large delinquencies on the accounts for the hotel on SH 249.

*c. Legal matters.* The attorney reported that the Secretary had certified that the election set for May 7, 2022 was unopposed and had delivered the certificate at the meeting. The attorney said that the law had been amended to require that the Board cancel the election. There was a motion to adopt a written measure to cancel the election based on the Secretary of State's form order (entitled "SAMPLE ORDER OF CANCELLATION"). The motion was seconded, and all voted in favor.

*d. Utility operations.* Mr. Rankin presented the written operator's report. There was a question about delinquency and credit for an apartment project. Mr. Harris mentioned the apparent waste of water for the irrigation system along Cutten Road (water running onto the road, in the winter). He asked Mr.

Rankin to check on it.

The President briefed the Board on the latest developments at the shopping center located at 13455 Cutten Road, including meter readings and surcharges. There was a discussion about digital and online meters. Mr. Rankin said it would cost about \$25,000 to replace all commercial meters, and there would be a monthly cost for online monitoring and reporting. The President gave an update on the surcharge program and possible changes to the program, also possible changes in grease trap inspections, water metering and reporting. There were questions and a general discussion.

*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.*

There was a motion to accept the operator's report. It was seconded, and all voted in favor.

*e. Minutes.* Draft minutes for the meeting held January 26, 2022 were reviewed. It was duly moved and seconded to approve them as presented. All voted in favor.

**3. Water and Sewer Matters.** Earlier in the meeting, Mr. Goudeker appeared and offered to answer any questions. He asked that the Lanier Foundation's request be considered at the next meeting.

**4. Engineering & Projects.** Early in the meeting, Mr. Hardin presented the engineer's report. He discussed the proposed manhole repairs and rehabilitation. The President asked that the overall capital improvement program be restarted as soon as the impact of the TxDOT project becomes known. Mr. Hardin said he would bring the CIP to the next meeting. There was a suggestion that some of the CIP items be done in conjunction with the manhole work, at an early stage. Mr. Hardin mentioned an application for a permit for a remodeling project at the James Coney Island site (Cabo Bob's project). The President asked about how grease trap inspections are handled when businesses are being remodeled (or are closed). Mr. Hardin also mentioned an application for the shopping center on Cutten Road at Cockrum (pizza restaurant build-out). There was a question about the timing of inspections relative to the time when a tap is set. Mr. Wilhite said the requirement was to get the CIS before continuous water service begins. It was moved and seconded to: (i) authorize issuance of permits for the two applications (Cabo Bob's and the shopping center). All voted in favor.

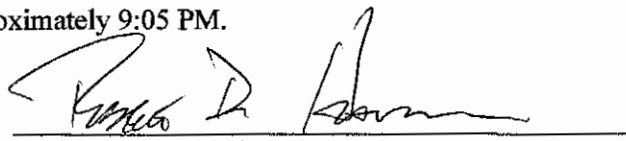
**5. Energy, Streetlights, Etc.** There was no action taken.

**6. FM 1960 Project.** Mr. Price reported that TxDOT had sent the DocuSign versions of the two contracts, and they were being checked before signing.

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

*(Adjournment)* The meeting adjourned at approximately 9:05 PM.

(SEAL)

  
Secretary, Board of Directors