

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

**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 **March 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. Claudia Redden of Claudia Redden & Associates; and Mr. James Dougherty, attorney for the District. Also present were Bill Goudeker of the Lanier Foundation, Deputy Jose Rivera of the Harris County Precinct 4 Constable's Office and three residents of the Prestonwood Forest neighborhood (Claudette McCamley, Cindy Ems, and Diana Magro).

1. Constable/Patrol/County Matters. Deputy Rivera gave a brief Constable report. There was an update about thefts of catalytic converters.

2. Regular Subjects, Minutes and Consent Agenda

a. Bookkeeping and financial matters. Ms. Redden presented the bookkeeper's report. There were questions about an old check payable to ESD#29 and the balances in the "sweep" accounts at Central Bank. There was a discussion about paying for recurring expenses for hosting the District's website (GoDaddy) and software used on the website (Microsoft). The consensus was to bring wire transfer authorizations to the next meeting so that they could be reviewed and signed by three Directors. The amounts would be sufficient to cover fees for approximately one year.

There were questions about charges on the operator invoice for cleaning debris at the WWTP, including the item called "furnish operator to assist." Mr. Wilhite explained that the wording needed to be improved, but most of the charge was for a subcontractor. There was a discussion about the sources of debris. Mr. Wilhite said the pandemic had caused an increase in debris, including "flushable" wipes (which, he said, were not really flushable). There were also questions about charges for replacing an air valve, doing grease trap inspections and sampling for surcharges. There was a discussion about grease traps, including which ones should be inspected, when charges should apply, how the inspections should be done and what the operator charges to the District for inspections and re-inspections should be. Mr. Wilhite indicated that there would be some credits on the next monthly bill.

There was a motion to accept the bookkeeper's report and approve and authorize the checks presented. The motion was seconded, and all voted in favor.

Earlier, there was a motion to 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 total certified values were about \$400 million. She answered questions about the Seawall

Investors account and the depository bank situation.

There were motions to adopt three annual tax resolutions (exemptions, delinquent tax attorney and additional penalty). Each motion was seconded, and there was a unanimous vote in favor of each motion.

Regarding the Tax Assessor-Collector, Ms. Rodriguez explained that in 2013 (approximately) the law changed to allow taxing units to contract with firms, as opposed to individuals, and she would work on a new contract with the BLICO, Inc. firm. Mr. Dougherty said it would be necessary to terminate the existing agreement. She gave an update on the payout agreement for the large delinquencies on the accounts for the hotel on SH 249.

c. Legal matters. There was no action taken.

d. Utility operations. Mr. Rankin presented a written operator's report. Mr. Price reported on a briefing and demonstration of inspections provided by Mr. Jerry Homan and the FWSD#61 staff. There was a discussion about inspections and sampling, including ideas for improving the program and lowering the costs. The President proposed a review of wasteload surcharges for all customers in the program, and there was a discussion about how to do it and how many years would be reviewed.

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.

The President briefed the Board on his meeting with Mr. Mousa after the last special meeting. He mentioned spreadsheets and data, also the effect of water usage on surcharges and changes in the inspection and surcharge programs. There was a general discussion. Mr. Dougherty reported on Mr. Mousa's request for a special advance notice of meetings and a requirement that Mr. Mousa be present whenever he, his properties or his issues were discussed. There was a motion to decline to make such an agreement, generally, but to provide a specific notice and opportunity to be heard before the Board makes a decision on the four pending appeals. The motion was seconded, and all voted in favor.

e. Minutes. Draft minutes for the meeting held February 23, 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, three residents from the Prestonwood Forest area asked that the District enter into a coalition with area entities (including possibly the school district and the County) to consider buying and developing a piece of property on Schroeder Road. They said there were flooding and water issues, and a proposed detention pond would back-up to an area within the District. They said the best use might be recreational, perhaps with a u-shaped driveway. They reported traffic problems on Schroeder Road. The President said he would refer the inquiry for review, internally, and recommendation.

Mr. Goudeker appeared and asked about the proposed extension of service to the Lanier Foundation property. The President explained that District policy was to not expand its service area. Mr. Goudeker said he understood and asked about a special water connection to refill a fire tank.

4. Engineering & Projects. Earlier in the meeting, Mr. Hardin presented the engineer's report. He mentioned the permit and plans for the Cabo Bob's restaurant (conversion of the JCI facility) on FM 1960. He said the permit for the WWTP would expire at the end of the year, and it would be necessary to prepare a renewal application. There was a motion to approve a work order for engineering services to prepare the renewal application. The motion was seconded, and all voted in favor.

Mr. Hardin presented an updated Capital Improvement Plan (three spreadsheet pages). He said he had added some back-up generation. There were questions about manhole rehabilitation, coatings at the WWTP, and discharge piping at the WWTP. He mentioned, as early action items, motor control centers at both plants and back-up generators. He said he favored diesel-fueled generation equipment. It was moved and seconded to accept the engineer's report. All voted in favor.

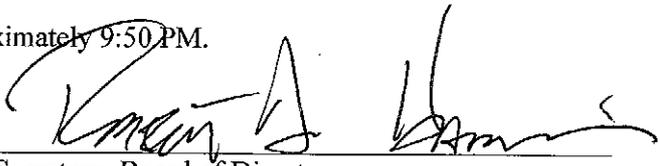
5. Energy, Streetlights, Etc. There was no action taken.

6. FM 1960 Project. Mr. Price reported confusion on the DocuSign versions of the two contracts and the procedure followed by TxDOT. He said a letter was being prepared to clarify what was signed. There was a brief discussion.

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

(Adjournment) The meeting adjourned at approximately 9:50 PM.

(SEAL)



Secretary, Board of Directors