

**MINUTES OF SPECIAL MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191  
April 19, 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 special session, open to the public, beginning at 5:30 PM on April 19, 2022 at the Cy-Champ PUD facility at 13455 Cutton Road, Suite 1A, Houston, Texas 77069. The following 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 Mr. Rich Rankin of H2O Innovation Maintenance and Operation LLC; Mr. Chayn Mousa, Mr. Michael Neville, and Mr. James Dougherty. The President called the meeting to order, and the following business was transacted:

***1. Water and Sewer Matters.*** Mr. Dougherty explained the background on March 8 hearing including the four written decisions that had been appealed, also three issues raised by Mr. Mousa at the hearing. Mr. Dougherty described the proposed order of proceedings for the resumption of the hearing. The first item on the order of proceedings was a presentation by the applicant.

***Presentation by the Applicant.***

Mr. Mousa criticized “last minute spreadsheets” that had been provided and said they were to confuse the Board. He asked about the purpose of inspections and said he had not been informed about them. He said the inspector did not have a stick, until the last inspection.

Mr. Mousa said nobody had records to show which manhole was used for sampling. He said the correct manhole had been recently labeled. He said a lab rep had apologized for sending a trainee to do the sampling. He asked why should a water leak affect a surcharge.

Mr. Mousa said the rate order did not allow an “up charge” to be added to the lab invoice amount (for computation of a waste load surcharge).

Mr. Mousa said other operators did not have a problem providing a quote for a tap fee before charging a plan review fee. He said this District was the only district he knew of that charged for plan reviews. He said plan review fees are intended to be charged only for property added to a district, in his experience.

Mr. Wilhite said that it was not possible to calculate a price for a new tap (in advance) because materials can go up, after a quote is given.

Mr. Mousa said he had asked for a breakdown of the tap fee numerous times. He asked who should pay the landscaping bill (referring to a bill that apparently had not been included in the cost of the tap). He said he had other bids for \$769, \$633 and \$1026. He said Mr. Wilhite had come back months later and said he had found a \$4,000 mistake in the tap fee quote, but the revised amount was still above the bids he got. He asked who would pay rent while he was waiting for the breakdown of the tap fee quote.

***Presentation by the President***

Mr. Price presented a spreadsheet that showed the calculation of surcharges with a bar chart and line graph showing water usage and surcharge components over time. There were questions and discussions.

Mr. Price also presented a set of bar charts comparing the component concentrations of the samples from the Campioni restaurant to the concentrations of the samples from the applicant's center. It appeared that BOD concentrations were somewhat close (but not identical) in 14 months out of 51 months on the charts. Ammonia concentrations did not appear to be close in any of those months.

***Questions, Etc.***

Mr. Mousa said he knew of operators in other districts who would call him immediately when there was unusually high usage, but this District did not do that. He questioned the grease trap inspections and the waste load surcharges

***Responsive Presentation***

Mr. Mousa said he understood how hard it was to get good help, but he questioned how the grease traps were done.

***Discussion, Etc.***

There was an extended discussion of matters raised during the hearing. At one point Mr. Mousa suggested that Mr. Neville could leave the meeting, and he did.

As Mr. Mousa was leaving the meeting, he engaged in a discussion with the President. Later, the President indicated that Mr. Mousa had asked to be paid about \$69,000, including \$33,000 of rent for three months related to the fire tap installed in 2021 (or perhaps the quotation for the cost of the fire tap)

The Board discussed and deliberated the various questions and claims, at length, also possibly changes in policy. After the discussion and deliberation, Director Harris moved to affirm the four written decisions and to request that the attorney contact Mr. Neville to find out the theory (or theories) of liability for the additional claims. The motion was seconded, and all voted in favor.

***(Adjournment)*** The meeting adjourned at approximately 10:20 PM.

(SEAL)

  
Secretary, Board of Directors