

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
July 27, 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 **July 27, 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
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 Goins of Bob Leared Interests; Mr. Rich Rankin of H2O Innovation Maintenance and Operation LLC; Mr. Timothy Hardin of Langford Engineering; Mr. James Dougherty, attorney for the District; Deputy Jose Rivera of the Harris County Precinct 4 Constable's Office; Ms. Kelly Vergon of Claudia Redden & Associates; and Ms. Deborah Umphry, a resident of the District.

1. Constable/Patrol/County Matters. Deputy Rivera gave a Constable report. There was a question and a short discussion about a theft from a garage. There was a motion to request the Constable's office to prepare the renewal contract with the same level of service as the existing contract. All voted in favor (adopted 4-0).

1A. Officer Qualifications, etc. The attorney reported that Ms. Deborah Umphry, who had been interviewed by the Board at the previous meeting, had signed a DIRECTOR AFFIDAVIT indicating that she had the legal qualifications to hold office and did have any of the statutory disqualifications.

Director Miller moved to appoint Ms. Umphry to fill the position vacated by Mr. Morrison (for the unexpired portion of his term ending in May 2026). Director Harris seconded, and all voted in favor. The motion was adopted 4-0. Ms. Umphry signed the constitutional STATEMENT OF OFFICER, and it was immediately filed. She then signed the constitutional OATH OF OFFICE and an OFFICIAL BOND, both of which were filed.

There was a motion accept and approve the affidavit, statement, oath, and bond and to find and determine that Ms. Umphry had been duly appointed to the position of Director (for the unexpired portion of Mr. Morrison's term ending in May 2026) and had qualified for office. The motion was seconded and adopted by a vote of 4-0. At that point, Ms. Umphry assumed the duties of her office.

2. Regular Subjects, Minutes and Consent Agenda

a. Bookkeeping and financial matters. Ms. Vergon presented the bookkeeper's written report. There was a brief discussion about the possibility of moving the bank accounts for the General Fund to Allegiance Bank after the Tax Account is successfully moved. Mr. Harris moved to accept the bookkeeper's report and to approve and authorize the checks presented, plus one more for the per diem fee for the newly appointed Director. The motion was seconded, and all voted in favor (adopted 5-0).

b. Tax Assessor-Collector. Ms. Goins presented the Tax Assessor-Collector's report. She noted the successful collection of large delinquencies on accounts for the hotel property on SH 249. She and Mr. Dougherty reported on the preparation of depository documents for moving the Tax Account to Allegiance Bank. There was a motion to indicate the District's intent to move the account to Allegiance Bank and to ask that the Bank prepare the signature cards and supporting documents so that they could be

brought to the Board for approval (and for signatures) with all the other documents. The motion was seconded, and all voted in favor (adopted 5-0).

c. Legal matters. There was no action taken.

d. Utility operations. Mr. Rankin presented a written operator's report. He discussed current work items, and he gave a report on the results of the valve survey, with a quote for various repairs and locating 31 boxes (totaling \$27,050). There was a motion to authorize the repairs and location work. The motion was seconded, and all voted in favor.

The President presented a chart showing three years of operator billings, which indicated some peaks and seasonal changes. He also presented charts showing irrigation usage for the Cutten Road greenspace (which is not billed) by month, year to date and full year, with comparisons. He also presented a draft tabulation of sewer surcharges, which showed concentrations (but not usage or total charges).

The President also presented a horizontal bar chart comparing billing cycles, including the number of days from: (i) meter read to bill mailing, (ii) mailing date to due date, (iii) due date to mailing of cutoff notice, (iv) cutoff notice to meeting date, and (v) meeting date to cutoff date.

The President and the attorney reported on the inquiries received from Mr. Chayn Mousa for a new house on Vintage Parkway. They reported on the decisions made and the need for the applications to be filed. There was a discussion, after which the President indicated that existing policies regarding "line locates" would be observed.

The Board 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 Board considered a question submitted by Mr. Chayn Mousa about whether the District was interested in having the parcels on Cutten Road developed as a park. After discussion, there was a motion to authorize a reply that the District was not interested in acquiring the property. The motion was seconded and adopted.

There was a motion to authorize the President to sign a TCEQ document authorizing an employee of the operator to sign DMR's. The motion was seconded and adopted.

The attorney briefed the Board on the status of the pending lawsuit, *Mousa v. H2O Innovation, et al.*, including claims and coverage matters.

e. Minutes. There was a motion to approve both sets of draft minutes (for May and June meetings), correcting a reference from "Mirage" to "Pinnacle." The motion was seconded, and all voted in favor.

3. Water and Sewer Matters. Water and sewer matters were discussed during the Utility Operations section of the meeting.

4. Engineering & Projects. Mr. Hardin presented his written engineer's report. He also presented and reviewed an inspection report on the lift station and headworks at the WWTP, including the mechanical screen replacement. There was a general discussion. Mr. Hardin explained the advantages of the recommended screen equipment. The estimate, for all the work, was \$1,136,602.50. He said the electrical upgrade with motor controls for the whole plant could be done later (as a separate project). After discussion, there was a motion to authorize a work order for design phase engineering (\$103,775). The motion was seconded

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

6. *FM 1960 Project.* There was no action taken.

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

(*Adjournment*) The meeting adjourned at approximately 9:30 PM.

(SEAL)


Secretary, Board of Directors