

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
August 24, 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 **August 24, 2022**, at the **Cy-Champ PUD facility at 13455 Cutten Road, Suite 1A, Houston, Texas 77069**. Of the duly constituted officers and members of the Board:

Robert Price	President
Rob Harris	Secretary
Vaughan G. Miller	Treasurer
Ronald Young	Assistant Secretary and Director
Deborah Umphry	Director

all were present, except Ms. Umphry, thus constituting a quorum. Also present were Mr. Rich Rankin of H2O Innovation Maintenance and Operation LLC; Mr. Timothy Hardin of Langford Engineering; and Mr. James Dougherty, attorney for the District. Ms. Patty Rodriguez of BLICO, Inc. joined the meeting shortly after it began. Ms. Claudia Redden of Claudia Redden & Associates arrived during discussion of the operator's report.

1. Constable/Patrol/County Matters. There was no Constable report.

2. Regular Subjects, Minutes, and Consent Agenda

a. Bookkeeping and financial matters. Later in the meeting, Ms. Redden presented the bookkeeper's written report. She mentioned fund balances, major expenditures, the TexPool interest rate, and sales tax receipts. There was a question about reimbursements from developers and developer deposits. She said there was a report she could run and distribute. She presented a draft budget, and there were questions about some of the line items, including capital expenditures and reserves.

Ms. Redden also presented a signed investment report. There was a motion to receive and approve the report 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. There was also a motion to accept the bookkeeper's report and to approve and authorize the checks that had been prepared. The motion was seconded, and all voted in favor.

b. Tax Assessor-Collector. Ms. Rodriguez presented the Tax Assessor-Collector's report. She noted percentages of collection by year, and she reported that the HCAD had not yet provided certified tax values. The President presented a chart showing historic tax rates and tax data, and he asked the engineer about the District's status as a "developing" district.

Ms. Rodriguez presented some account information forms, an account agreement, and signature pages prepared by Allegiance Bank, also documents for treasury management services. The attorney presented the proposed depository order, depository agreement, and collateral pledge agreement and reported that he had submitted them to Allegiance Bank for approval. There was a discussion about problems in the bank's agreements, including provisions allowing the Bank to take money (or shift risk of loss) and "pre-population" of the signature requirements to say only one signature was required for withdrawals--even though state law generally required three. He said he had added footnotes to the signature requirements to indicate the state-law requirements for signatures. There was a general discussion, after which Director Miller moved to approve and authorize the order, the agreements, and the documents prepared by Allegiance Bank (with the footnotes). The motion was seconded, and all voted in favor.

c. *Legal matters.* The attorney mentioned that state law required cybersecurity training to be repeated each year. There was a motion to determine that the President and the Secretary were the only two officers or employees who were potentially within the scope of the law requiring cybersecurity training. The motion was seconded, and three voted in favor.

d. *Utility operations.* Mr. Rankin presented a written operator's report. He mentioned some current projects and responded to questions about sanitary sewer surcharges and grease traps. The President presented a chart showing surcharges for July 2022, also an inquiry from a representative of the Pappadeaux's restaurant, and there was a general discussion.

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.

e. *Minutes.* There was a motion to approve draft minutes from the meeting held in July 2022. 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 gave an update on the WWTP permit application, and he discussed design work on the WWTP headworks and lift station, also the possibility of adding a generator. He said that adding a generator would take about a year, and it could be a good idea to hold off on motor controls and other electrical improvements until the generator could be done at the same time (to avoid doubling up on some costs). There was a general discussion about the conference call with TxDOT staff, including the finalization of appraisals and preparation of initial offer letters (with attachments). The President asked Mr. Hardin to circulate details about structures in the proposed easement areas that could cause problems for the District if they were to remain in the easement areas (not be relocated). The President asked about the timeline for completing engineering and property acquisition so that work could start on the sites. Mr. Hardin indicated that he would make a subcontract for the necessary geotechnical services. There was a motion to accept the engineer's report. The motion was seconded, and all voted in favor.

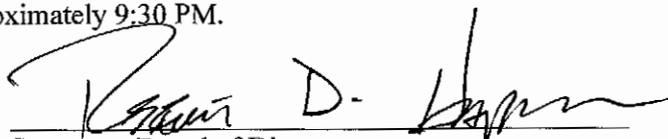
5. Energy, Streetlights, Etc. There was no action taken.

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