

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS
OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
November 21, 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 **November 21, 2022**, at the **Cy-Champ PUD facility at 13455 Cutten Road, Suite 1A, Houston, Texas 77069**. The duly constituted officers and members of the Board were:

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

All were present, thus constituting a quorum. Also present were Mr. Rich Rankin of H2O Innovation Maintenance and Operation LLC; Mr. Timothy Hardin of Langford Engineering; Ms. Claudia Redden of Claudia Redden & Associates; and Mr. James Dougherty, attorney for the District. Also present was Mr. Tim Rich, representing the owner of property on Cockrum Boulevard. Ms. Patty Rodriguez of BLICO, Inc. joined the meeting shortly after it began.

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

2. Regular Subjects, Minutes, and Consent Agenda

a. Bookkeeping and financial matters. Ms. Redden presented the bookkeeper’s written report. The President mentioned an increase in lab fees, and there was a brief discussion about alternatives. Ms. Redden reported that there were three additional checks, including one in the amount of \$1,000 payable to Champions MPC HOA for the National Night Out constable-related event. There was a motion to approve the amount of that check. The motion was seconded, and all voted in favor, except that Mr. Harris abstained.

Director Miller moved to accept the bookkeeper’s report and approve and authorize the checks listed in the report plus the three additional checks. The motion was seconded, and all voted in favor. Director Miller also moved to receive and approve the investment report submitted by the Investment Officer and to order that a written instrument be adopted and shown on the report to state that the Board had: (i) received and approved the report and (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. There were questions about the indicated adjustment to the District’s taxable value, followed by a brief discussion about HCAD procedures for certifying incomplete (or not-final) taxable values. There was a motion to accept the report and to approve and authorize the checks presented. The motion was seconded and adopted unanimously.

c. Legal matters. There was no action taken.

d. Utility operations. Mr. Rankin presented a written operator’s report. There were questions about the grease trap at the former Walmart facility (which had been converted to storage and office space) and also about service to a tire store that was shown to be out of business. The President asked for clarification about “door-hanger” notices and disconnections during the holiday season. The Board authorized the operator to skip door hangers (also disconnections) in both November and December, with the understanding that the standard delinquent notices would still go out.

Mr. Rankin reported that he would be retiring from H2O at the end of the year, but he would continue in a part-time role as a consultant. The President asked Mr. Rankin to lead a tour of District facilities for the Board and to invite the person at H2O who would be assigned to work with the District. The President said he would circulate a list of possible times for the tour, but January 14 should be considered tentatively.

Mr. Rankin said he would be contacting the District's insurance company about coverage for damage to a line connected to the District's lift station.

The attorney reported on the appointment of the special master for the pending Mousa appeal (relating to the amounts of bill credits) and said the special master should be setting a pre-hearing conference. The attorney also mentioned that a separate request for waiver of a small sanitary sewer charge had not been included in the assignment to the special master.

The attorney also reported on inquiries made by Mr. Chayn Mousa (also by counsel for Cy-Champ PUD) about making Mr. Mousa an "additional insured" on the District's insurance policy. The attorney explained he had been in contact with the District's insurance agent about what might be involved, and she had said that the District would have to make a special agreement to require "additional insured" status (perhaps with Mr. Mousa himself) and that there would be costs to the District. There was a consensus that the District should move its meetings back to the Clubhouse.

The President gave an update on the Vintage Centre project.

e. Minutes. There was a motion to approve draft minutes for the meeting of October 26, 2022 (amending a reference to "City of Houston" on the last page). The motion was seconded and adopted.

3. Water and Sewer Matters. Early in the meeting, the President recognized Mr. Rich, who said the owner of the property at 7011 Cockrum Blvd. wanted to get water and sewer service. He said there was a house and some vacant land at that location, and the owner just wanted to remodel the existing structure and use it as a residence, "for now." He said there was a "bad" septic system at the site. There was a general discussion about possible approaches and costs that might be involved, including the lot or acreage fee that would be due if the property were connected to lines built by HCESD#29.

4. Engineering & Projects. Mr. Hardin presented a written engineer's report. He mentioned an inquiry from engineers working for the Chick-Fil-A restaurant about demolishing and rebuilding the restaurant. The Board indicated that the restaurant should be asked to provide a 10-foot water easement along the Cutten Road side, to allow for construction of a waterline loop. Mr. Hardin said the easement would be the setback area, and the easement document could allow the owner to pave over it.

Mr. Hardin gave updates on the WWTP permit renewal and preparation of contract documents for the WWTP improvements. He said the documents should be ready in January. He also reported on the high-priority projects in the Capital Improvement Plan. There was a brief discussion of the high-priority projects and whether to do detailed inspections. Mr. Hardin said most of the items were 40-50 years old, and it was time to consider replacing them.

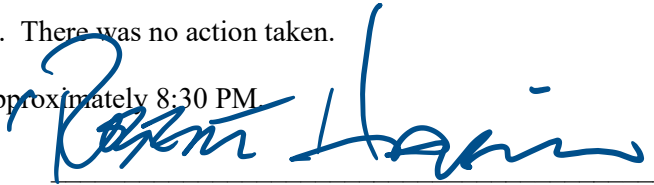
5. Energy, Streetlights, Etc. There was no action taken.

6. FM 1960 Project. The President and Mr. Dougherty gave an update on the appraisals for easements required for the project.

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

(Adjournment) The meeting adjourned at approximately 8:30 PM.

(SEAL)


Secretary, Board of Directors