

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS  
OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191  
February 22, 2023**

STATE OF TEXAS           §  
  §  
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 **February 22, 2023** at the **Champions MPC Clubhouse, 13719 Champions Centre Drive, Houston, Texas 77069**. The duly constituted officers and members of the Board were (after the officers' election):

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

All were present, thus constituting a quorum. Also present were Ms. Patty Rodriguez of BLICO, Inc.; Mr. Jacob Williams of H2O Innovation Maintenance and Operation LLC; Mr. Timothy Hardin of Langford Engineering; Ms. Sarah Redden of Claudia Redden & Associates; and Mr. James Dougherty, attorney for the District. Also present was Mr. Jeff Pena of Sander Engineering Corp. (engineer for Cy-Champ PUD).

**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 and gave a brief overview. The President mentioned the need to get one of the meters serving the Cutten Road medians added to the report. He said the billings from Cy-Champ PUD on Cutten Road were about 15 months behind, possibly because there was a new bookkeeper. There was a motion to accept the bookkeeper's report and approve and authorize the checks listed in the report. The motion was seconded, and all voted in favor.

*b. Tax Assessor-Collector.* Ms. Rodriguez presented the Tax Assessor-Collector's report. She noted an increase in certified values. There were questions about an account under protest, with litigation pending. She said the owner had not paid all the taxes in advance. The President indicated that there appeared to be very little activity at one of the multifamily sites. Mrs. Rodriguez said there were reports that some special financing corporations were getting 100% tax exemptions for certain housing project that included affordable units. She said there was a recent article about the Houston Housing Authority sponsoring such corporations.

The attorney presented four resolutions relating to ad valorem taxes and gave a brief explanation. After a question, Director Miller moved to adopt the first three (entitled RESOLUTION EXTENDING CONTRACT FOR TAX ASSESSOR/COLLECTOR, RESOLUTION AUTHORIZING AD VALOREM TAX EXEMPTIONS, and RESOLUTION EXTENDING CONTRACT FOR COLLECTION OF DELINQUENT TAXES). Director Harris seconded, and all voted in favor. Director Harris then moved to adopt the fourth resolution (entitled RESOLUTION ADOPTING ADDITIONAL PENALTY FOR TAX COLLECTION COSTS). Director Miller seconded, and all voted in favor.

There was a motion to accept the Assessor-Collector's 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.* The President recognized Mr. Williams, who presented his written operator report. There was a question about the date the notices of delinquency were sent out. He mentioned an

inquiry from the City of Houston about the old interconnection across the BNSF Railroad from the water plant. The President mentioned that there had been years of correspondence with the City of Houston, including correspondence about the District's offer to terminate the old agreement. Mr. Williams asked about establishing a meter change-out program, and there was a discussion, including the possibility of using electronic meters and remote reading. There was a suggestion to consider a pilot program, perhaps for the Cutten Road irrigation meters or commercial accounts.

*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.*

There was a motion to accept the operator's report. The motion was seconded and adopted unanimously.  
*e. Minutes.* There was a motion to approve draft minutes for the meeting of January 25, 2022. The motion was seconded and adopted.

**3. Water and Sewer Matters.** Early in the meeting, Mr. Sander addressed the Board. He said he had applied for two water-sewer permits for "Parks A and B" park properties on Cutten. He said it was for the equivalent of about 14 ESFC's, including a water feature and some irrigation. Mr. Hardin said he had briefly seen the applications but not studied them, because they had only been received that day. Mr. Sander said they were looking to advertise for bids. The President asked Mr. Hardin to review the application and report to the Board.

**4. Engineering & Projects.** Mr. Hardin presented a written engineer's report. He mentioned the discussions about the proposed water easement across the Discount Tire site. He explained that the lines and fittings could be redesigned so that the only thing that would actually be built under the sign would be the ¾-inch service line, and it would be unlikely that the sign would interfere.

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

**6. FM 1960 Project.** This project was discussed under Engineer & Project, above.

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

**(Adjournment)** The meeting adjourned at approximately 7:40 PM.

(SEAL)



Secretary, Board of Directors