

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

June 6, 2023

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 (rescheduled)**, open to the public, beginning at **6:30 PM** on **June 6, 2023** at the **Champions MPC Clubhouse, 13719 Champions Centre Drive, Houston, Texas 77069**. The duly constituted officers and members of the Board were:

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

All were present, except Mr. Young and Ms. Umphry, thus constituting a quorum. (Mr. Young joined the meeting shortly after it was called to order.) Also present were Mr. Jacob Williams and Ms. Michelle Giacona of H2O Innovation Operation & Maintenance LLC; Mr. Timothy Hardin of Langford Engineering; Deputy Jose Rivera of the Harris County Constable's office; and Mr. James Dougherty, attorney for the District. Ms. Claudia Redden of Claudia Redden & Associates joined the meeting in progress.

1. Constable/Patrol/County Matters. Deputy Rivera gave a short, oral report. He mentioned a nearby vehicle fire that occurred that afternoon. He said it was apparently caused by a lightning strike, and there had been child in the vehicle.

2. Regular Subjects, Minutes, and Consent Agenda

a. Bookkeeping and financial matters. The Board considered written materials submitted by Ms. Redden.

b. Tax Assessor-Collector. The Board received a written Tax Assessor-Collector's report. There was a motion to accept the Assessor-Collector's report and approve and authorize the checks presented with the report. 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 an operator report, also a draft consumer confidence report. There was a motion to approve the draft consumer confidence report (with changes prepared by the operator and the attorney) and authorize electronic distribution. The motion was seconded, and all voted in favor. Mr. Williams also presented a quote to repair a pump at the WWTP for \$7,751. There was a motion to authorize the repair. It was seconded, and all voted in favor.

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.

The attorney gave an update on the most recent filings in the pending lawsuit (Chayn Mousa v. Howard Wilhite, et al.). He also mentioned the pending Special Master proceeding. There was a brief discussion, after which the attorney was asked to prepare a proposal for decision and circulate it to all affected parties for comment, before a Board vote.

3. Water and Sewer Matters. There was discussion about a proposed water and sewer cost-of-service study. Mr. Dougherty and Mr. Price reported on discussions with two rate analysis firms. After questions, there was a consensus to request preparation of a contract with Carollo Engineering, Inc. (Cody Berg), to be brought back to the Board for consideration. There was also a consensus to consider using the Superior Management firm for later phases, including rate design.

4. Engineering & Projects. Mr. Hardin gave an oral engineer's report. There was a question about the tap fees for Cy-Champ PUD park properties ("Parks A and B") on Cutten Road. There was a discussion about the proposed WWTP improvements, including possible configurations for generators (one of which could be portable). There was further discussion about other improvements, including sewer rehabilitation. After discussion, a consensus emerged to prioritize improvements as follows: (1) lift station at WWTP, (2) WWTP motor controls and building, with generator, with alternates for a portable generator; (3) water plant motor controls, (4) sanitary sewer rehabilitation and relining, and (5) water plant ground storage.


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

6. FM 1960 Project. There was a brief discussion about City of Houston approval of plans and specifications for the relocation of water and sewer lines for the TxDOT project along FM 1960, including the need to get final easement information for the City's review. The President and attorney reported on a counteroffer for the State's acquisition of the storm sewer system (previously authorized by the Board). There was a motion to authorize re-issuance of the check for acquiring the along the west side of the U-Haul site (\$135,662). There was also a motion to authorize a settlement agreement for the easement on the Discount Tire site (Halle Properties), including a check for the appraised amount (\$140,331). Both motions were seconded and adopted.

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

(Adjournment) The meeting adjourned at approximately 8:10 PM.

(SEAL)


Secretary, Board of Directors