

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS  
OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191  
June 28, 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 June 28, 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 Ms. Umphry, thus constituting a quorum. (Ms. Umphry joined the meeting moments after it was called to order.) Also present were Jacob Williams and Michelle Giacona of H2O Innovation Operation & Maintenance LLC; Timothy Hardin of Langford Engineering; Deputy Jose Rivera of the Harris County Constable’s office; and James Dougherty, attorney for the District. Kelly Trebing of Claudia Redden & Associates and Jaquetta “JQ” Baker of H2O Innovation Operation & Maintenance LLC joined the meeting in progress.

**1. Constable/Patrol/County Matters.** Deputy Rivera presented a written Constable report. Most of the incidents mentioned were minor.

**2. Regular Subjects, Minutes, and Consent Agenda**

*a. Bookkeeping and financial matters.* Ms. Trebing presented the bookkeeper’s report. There were questions about two of the checks prepared. After discussion, there was a motion to accept the report and approve and authorize the checks presented for payments.

*b. Tax Assessor-Collector.* Ms. Rodriguez presented the Tax Assessor-Collector’s report. She mentioned that the preliminary estimate of 2023 taxable value was about \$498 million, subject to protests, etc. There were questions about appraisals. After discussion, 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 the operator’s report. He said there had been a request from a customer (N. Johns) for a reduction of an unusually high water bill. There were questions and a discussion, also a discussion about grease trap inspections.

Mr. Williams mentioned the proposed agreement with Chase Bank, N.A. and Paymentech, L.L.C. for processing electronic payments. He explained that the agreement was necessary to allow the operator to change its billing and collection subcontractor from the AVR firm to the Starnik firm. Because it appeared that two other law firms had worked out a common list of changes to the agreement documents (for water districts), Mr. Dougherty asked if the District should try to get further (or different) changes. He said the effort would likely be futile, but he did recommend mitigating the risks. There was a discussion, after which, Mr. Miller made a motion to approve and authorize the agreement--with the changes made for the other water districts--and (ii) request the bookkeeper, the operator and the attorney to work out a new, separate account to be linked to the agreement (to limit the amount of money exposed to bank and payment company). The motion was seconded and adopted. Mr. Dougherty recommended that the District get an archival-quality backup of all its customer data, to guard against problems in the

changeover to the Starnik firm. There was an extended discussion, after which Mr. Price said he would follow up after the meeting with H2O and the attorney.

The H2O representatives discussed their proposal to increase payments under the operations contract. There were questions and a discussion. Mr. Dougherty recommended keeping the existing structure of the exhibit that specified the payments and rewording or increasing specific line items as may be agreed-upon, instead of changing the structure to make the exhibit to match the "uniform" exhibit on other H2O contracts (which, he said, would require a re-write). The consensus reached was to keep the existing structure. Mr. Dougherty offered to send the MS WORD (editable) version of the exhibit, which H2O could mark up to show the proposed rate changes "apples to apples."

The President briefed the Board on an inquiry from Mr. Mousa about the most recent sampling procedures. He said a re-sampling had been arranged, and several emails had been written. There was an extended discussion. It appeared that the inquiry would not be ready for Board action until after a ruling on it by the Pretreatment Coordinator--and only then if there were an appeal. Accordingly, no action was taken.

The President mentioned a request from Cy-Champ PUD for cost sharing on improvements to the irrigation system serving the medians on Cutten Road. After a brief discussion and questions, the President said he would gather more information.

*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.

**3. Water and Sewer Matters.** There was discussion of water and sewer matters during the operator's report and the engineer's report.

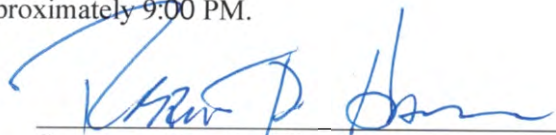
**4. Engineering & Projects.** Mr. Hardin presented the engineer's report. He gave updates on pending work, and he pointed out the need to seek variances from the City of Houston for the plans for relocating water and sewer facilities for the TxDOT project on FM 1960. He reviewed the project schedule with the Board.

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

**6. FM 1960 Project.** The President reviewed the acquisitions of easements for the project. He mentioned a counteroffer from the Vivo tract owner to increase the payment for its easement by \$5,000. After discussion, there was a motion to authorize two checks: \$8,770 payable to the owner of the Vivo tract (to accept the owner's counteroffer) and another check to the owner of the Best Buy site in the amount shown in the offer letter (\$131,840). The motion was seconded and adopted. The Board also authorized the President to determine when to advertise for the water and sewer line relocations.

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

*(Adjournment)* The meeting adjourned at approximately 9:00 PM.

A handwritten signature in blue ink, appearing to be "K. P. [unclear]", written over a horizontal line.

(SEAL)

Secretary, Board of Directors