

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

September 27, 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 September 27, 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, thus constituting a quorum. Also present were Jacob Williams and Michelle Giacona of H2O Innovation Operation & Maintenance LLC; Kelly Trebing of Claudia Redden & Associates; Patty Rodriguez of BLI Corp.; Timothy Hardin of Langford Engineering; and James Dougherty, attorney for the District. During the meeting, Corporal Steven Holle (of the Precinct 4 Constable's office) and Mr. Chayn Mousa arrived.

**1. Constable/Patrol/County Matters.** After he arrived, Corporal Holle presented a written Constable's report. He said that most of the activity related to the apartment projects, but there was also a report about people camping on private property near FM 1960. He mentioned that a group of homeless persons had invaded a private home on a golf course in another district.

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

a. *Bookkeeping and financial matters.* Ms. Trebing presented the bookkeeper's report, which included a draft budget for FY 2024. There was a question and discussion about the check for \$60,802 payable to the registry of Harris County Court at Law #4 for the amount of the "AWARD OF SPECIAL COMMISSIONERS" in the Monash easement acquisition case (Tract F). The Board declined to accept a counteroffer that would require a larger payment. After the discussion, there was a motion to approve the bookkeeper's report and the checks presented for payments. Ms. Redden also presented the investment report. There was a motion to receive and approve the investment 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.

b. *Tax Assessor-Collector.* Ms. Rodriguez presented the Tax Assessor-Collector's report. She also presented a "2023 Tax Rate Study," and there was a discussion of the alternatives presented. After the discussion, Director Miller moved to propose a 2023 tax rate of \$0.217 (which was lower than the 2022 rate of \$0.227) by adopting the "RESOLUTION AND ORDER MAKING FINDINGS AND DETERMINATIONS; DECLARING DISTRICT STATUS; PROPOSING A TAX RATE; CALLING A PUBLIC HEARING; DESIGNATING OFFICER TO CALCULATE AND PUBLISH TAX RATES AND TAKE OTHER ACTIONS IN CONNECTION WITH THE LEVY OF TAXES, ETC.," which resolution also would call the public hearing for October 25, 2023. Director Harris seconded, and the motion, carrying with it the adoption of the resolution, carried by the following vote:

For:	Robert Price, Vaughan Miller, Rob Harris, Ronald Young and Deborah Umphry
Against:	(none)
Absent:	(none)

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.

c. *Legal matters.* There was no action taken.

d. *Utility operations.* Mr. Williams presented the operator's report. He mentioned accounts that were delinquent, also some problems with leaks. There were questions and a brief discussion about grease trap inspections.

*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 a 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 brief discussion about amending Exhibit C of the operator's contract, but no action was taken. There was a motion to accept the operators report. The motion was seconded and adopted.

e. *Minutes.* There was a motion to approve draft minutes for the meetings of August 23 and September 12, 2023. The motion was seconded and adopted.

**3. Water and Sewer Matters.** Mr. Chayn Mousa addressed the Board and asked about grease trap inspections and a dead tree on Cutten Road that was said to have been killed by the new fire trap. It was explained that piping next to the tree was private, installed by the landowner's plumber, and the Board had decided not to pay for the tree. Mr. Mousa also said that he had developed the MPC park and had built the clubhouse, also that he had contributed to the streetlights. He said he was "appalled" that the Board had spent time at a previous meeting discussing the tap fee (and extension fees) for the Cy-Champ PUD parks. There was general discussion about the factors that went into the Board's discussion and decision. Mr. Mousa said he was the "declarant" in the subdivision, and he asked if he had the right to put in new restrictions on the subdivision. He said his only request was that the Board charge only the cost of the tap. He said he would send a letter about the grease trap.

The President reported on his discussion with the President of Cy-Champ PUD, including the parks, the permit fees, and irrigations system. Mr. Miller said he would be willing to meet with Cy-Champ officers, too. (During the meeting, two checks from Sander Engineering, for \$200 each, were received, apparently for payment of the extension fees for the Cy-Champ park permits. The checks were given to Ms. Giacona so that they could be deposited.)

The President gave an update on the improvements to the irrigation system for the Cutten Road parkway. He said parts of the cost were being billed with the regular monthly billings from Cy-Champ PUD.

**4. Engineering & Projects.** Mr. Hardin presented the engineer's report. He described ongoing work, also the Contract Documents for the WWTP lift station and headworks rehabilitation (Sustanite Support Services LLC), for the contract which had been awarded at the previous meeting. There was a motion to authorize execution of the Contract Documents by the President and Secretary. The motion was seconded and adopted. There was a motion to authorize the proposed permit for Chick-Fil-A restaurant on Cutten Road. The motion was seconded and adopted.


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

**6. FM 1960 Project.** Mr. Hardin recommended award of contracts for the water and sanitary sewer relocation contracts, and there was discussion about the easement acquisitions, particularly the four

Pappas-Vivo easements and the NNN-Best Buy easement, which had been delayed. After discussion, the President indicated that there would be a special meeting to consider the award when the easement acquisitions were more certain.

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

*(Adjournment)* The meeting adjourned at approximately 8:40 PM.



(SEAL) Secretary, Board of Directors