

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

November 16, 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 **rescheduled-regular** session, open to the public, beginning at 6:30 PM on November 16, 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 Miller	Vice President
Rob Harris	Secretary
Ronald Young	Treasurer
Deborah Umphry	Assistant Secretary

All were present, except Deborah Umphry, thus constituting a quorum. Also present were Jacob Williams and Michelle Giacona of H2O Innovation Operation & Maintenance LLC; Timothy Hardin of Langford Engineering; James Dougherty, attorney for the District, and Deputy Jose Rivera of the Precinct 4 Constable's office. Ms. Patty Rodriguez of BLICO, Inc. arrived during the Constable report.

1. Constable/Patrol/County Matters. Deputy Rivera presented a written Constable's report. He mentioned a carjacking that reportedly occurred in the apartment complex on Cutten Road, also an incident (outside the District) near SH 249.

2. Regular Subjects, Minutes, and Consent Agenda

a. *Bookkeeping and financial matters.* The Board received the bookkeeper's written report and checks the bookkeeper had prepared for payments. There was a motion to accept the bookkeeper's report and authorize the checks that had been prepared for payments. There was also 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, which showed the first receipts of taxes levied in October (for TY 2023). She presented a list of delinquent accounts, and there was a brief discussion about personal property and the fee strip beneath the powerline easement parallel to the BNSF Railroad (north of FM 1960 W). There was a discussion about candidates for the HCAD Board. Ms. Rodriguez mentioned one candidate who was known to her firm (Alan Bentson). There was a motion to cast the District's ballot for Alan Bentson. The motion was seconded and adopted.

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 noted that there was a high number of delinquent accounts (probably a result of the early meeting date), and some of the accounts were large. There was a discussion about notices that had been given and the cutoff procedures, also about the likelihood that the larger delinquent accounts would be paid. There was a motion to postpone disconnections (and "doorhangers") until after the holidays but to continue sending the regular notices of delinquency. The motion was seconded and adopted.

3. Water and Sewer Matters. The President briefed the Board on the most recent correspondence from Mr. Chayn Mousa and gave an update on the waste load sampling data for Mr. Mousa's shopping center (on Cutten Road). He also briefed the Board on grease trap inspections.

There was a brief discussion about the request from Harris County to take samples of wastewater to test for diseases (e.g., COVID). There was a motion to decline the request. It was seconded and adopted.

4. Engineering & Projects. Mr. Hardin presented the engineer's report. He mentioned a request from the Chick-Fil-A restaurant owner for a consent to encroachments into a District sanitary sewer easement for: (i) an existing sign near the intersection of FM 1960 and Cutten Road, and (ii) new or existing concrete pavement, curbing, etc. on the north and east sides of the site, as indicated on the site plan. After discussion, there was a motion to authorize an acquiescence to the encroachments, subject to protective terms and conditions similar to those used in similar situations. The motion was seconded and adopted.


There was a motion to approve Change Order No. 1 to increase the Contract Time for the WWTP lift station and headworks rehabilitation project (Sustanite Support Services LLC), with no increase in Contract Price. The motion was seconded and adopted.

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

6. FM 1960 Project. Mr. Hardin gave an update on the insurance certificates for the two pending relocation contracts, and there was an extended discussion of what the certificates showed, also the requests for variations received from both contractors. After the discussion, there was a motion to authorize the President to decide on variations and insurance matters for both contractors (T Construction and Osorio). The motion was seconded and adopted.

7. Records, Communications, Meetings, etc. There was no action taken. Mr. Young indicated that he could not attend the meeting that had been rescheduled for December 20, 2023.

(Adjournment) The meeting adjourned at approximately 9:10 PM.



(SEAL) Secretary, Board of Directors