

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

December 20, 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 December 20, 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 Mr. Young, thus constituting a quorum. Also present were Jacob Williams of H2O Innovation Operation & Maintenance LLC; Timothy Hardin of Langford Engineering; Patty Rodriguez of BLICO, Inc.; Claudia Redden of Claudia Redden & Associates; James Dougherty, attorney for the District; and Deputy Jose Rivera of the Precinct 4 Constable’s office.

1. Constable/Patrol/County Matters. Deputy Rivera presented a written Constable’s report. He also gave an update on a carjacking he had previously reported. He said the carjacked vehicle had been recovered, minus the hood. He mentioned that thefts of catalytic converters had dropped sharply, generally.

2. Regular Subjects, Minutes, and Consent Agenda

a. *Bookkeeping and financial matters.* The Board received the bookkeeper’s written report with checks the bookkeeper had prepared for payments. Ms. Redden reviewed the “sweep account” and balances. There was a question about the trust account for “lot or acreage fees.” Mr. Williams briefed the Board on the operator’s bill, and there were questions about “top cleaning” and “bottom cleaning” of lift stations, also measurements of grease in the WWTP influent. Mr. Hardin pointed out that lift stations act like grease traps.

There was a motion to accept the bookkeeper’s report and authorize the checks the bookkeeper had 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 receipts of taxes levied in October (for TY 2023). 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 gave an update on an old connection (with a meter) between the District’s system and the Cy-Champ PUD system. He described an unusual problem that arose when a new resident moved into a house, and there was an unexpected leak that was not discovered until the first bill arrived a few weeks later. Reportedly, the bill showed usage of 94,000 gallons, and the resident was asking for relief. After discussion, there was motion to allow the resident a payment plan (not to exceed 12 months) and to waive any late fees and “doorhanger” fees that may have already accrued. The motion was seconded and adopted.

e. *Minutes.* There was a motion to approve draft minutes as previously circulated. The motion was seconded and adopted.

3. Water and Sewer Matters. The President briefed the Board on the most recent decision involving grease trap inspections and waste sampling at the shopping center owned by Mr. Chayn Mousa. There was a discussion about Mr. Mousa's request to repeal provisions for grease inspections and related fees. After the discussion, there was a motion to decline to change the policies (and to note that those matters were involved in litigation). The motion was seconded and adopted.

4. Engineering & Projects. Mr. Hardin presented the engineer's report. He briefed the Board on a new application from Cy-Champ PUD for "Park C," which was for a much larger quantity and much longer term than the original permit. He said the new permit fee would be over \$9,000, but the applicant had not paid it. Because the fee had not been paid, and the plans had not been submitted, the Board deferred action on the application.

There was a brief discussion about the Chick-Fil-A project on FM 1960 W.

Mr. Hardin reported that the key screening equipment for the WWTP improvement project had a 36-week delivery time, so work would likely not start on the site until May. He also reported on the proposed improvements for the water plant's motor control center. He said he would bring a cost estimate to the January meeting and discuss the timing of the project (and advertisement for bids) at that meeting.

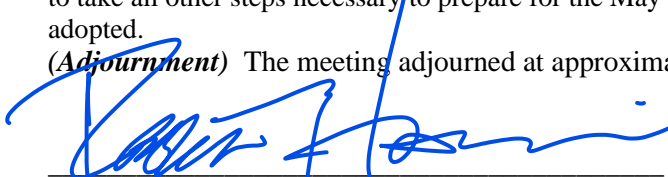
5. Energy, Streetlights, Etc. There was no action taken.

6. FM 1960 Project. Mr. Hardin gave an update on the two construction contracts including the pending review of insurance certificates, which were being revised. Mr. Price explained his thinking about how to proceed if, upon review, the certificates did not meet specifications and the work had to start right away.

There was an extended discussion of the new offer letter received from TxDOT for the District's drainage system. After discussion, Director Miller made a motion to authorize the President to make a counteroffer along the lines of the previous counteroffer, but: (i) making it simpler by including the entire drainage system in the agreed judgment (rather than split it between the agreed judgment and a separate contract); (ii) accepting the per-square-foot rate offered; and (iii) correcting the square footage on Parcel 3 to include half the square footage of the 32 x 100 easement (to reflect the District's half ownership of that easement and facilities). The motion was seconded and adopted.

7. Records, Communications, Meetings, etc. Mr. Dougherty reported on advance preparations for the May 2024 elections. There was a motion to: (i) adopt a resolution to approve the designation of James Dougherty as the Secretary's agent for election duties; (ii) authorize publication of notice regrading accessible voting equipment, as allowed by the Texas Water Code; (iii) authorize the attorney to investigate possible joint or contract election arrangements; (iii) authorize the President, the Secretary, and the attorney to take all other steps necessary to prepare for the May 4, 2024 election. The motion was seconded and adopted.

(Adjournment) The meeting adjourned at approximately 9:35 PM.



(SEAL) Secretary, Board of Directors