

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
JUNE 25, 2008**

**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 7:00 P.M., at The County Line Restaurant, 13850 Cutten Road, Houston, Texas 77069, on the 25th day of June, 2008, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Edward A. Monto	President
Robert Price	Vice President
Errol Wirasinghe	Secretary
Vaughan G. Miller	Treasurer
Ernest F. Gigliotti	Assistant Secretary

and all of said directors were present, thus constituting a quorum.

Persons also present included Lt. M.L. Young and Sgt. Keener of Harris County Precinct 4 Constables; Tom Fuller, Lehnda Buisson, Daniel Anders, Christ Hartley and Andy Clouatre, residents of the District; Lisa Myers of SWWC; Brady Wilkins with WCP Cutten; Patty Rodriguez of Bob Leared Interests; Bradley Jenkins and Jason Ozuna of Jones & Carter; Claudia Redden of Claudia Redden & Associates, LLC.; Cindy Nichols of Michael A. Cole, P.C.; and James L. Dougherty, Jr.

NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY

A brief discussion was had concerning the North Harris County Regional Water Authority's proposed Bond Issue No.3, Series 2008, and the District's option for financing its prorata share of such bond issue by making a capital contribution. The consensus was to not make a capital contribution to the Authority for this purpose.

CONSTABLE MATTERS

Lieutenant Young reported that there had not been much activity for the prior month to report on, and introduced Sergeant Keener to the Board.

WATER AND SEWER ISSUES

Tom Fuller presented himself to the Board and requested a utility commitment for an approximate 3.88 acre tract of land he purchased within the District directly behind his home.

Discussion was had and it was noted that Mr. Fuller would need to apply for a permit and that a letter could be prepared to the County. At the conclusion of discussion, Director Miller moved that a permit be authorized for 5,830 gpd of wastewater treatment plant capacity and 7,000 gpd for water, and that a letter to the County reflecting the permit be authorized, which motion was seconded by Director Price and carried by unanimous vote.

MINUTES

Consideration of the May 21, 2008 minutes was deferred.

REGULAR REPORTS AND CONSENT AGENDA

It was noted that the reports of the attorney, bookkeeper, investment officer, tax assessor/collector, and utility operator had been provided to Board members prior to the meeting and that Board members have reviewed such reports.

Mr. Dougherty reported that all but two of the developer reimbursement checks for the phase II sewage treatment plant expansion have been sent to the developers. He stated that he is holding one check to Woodwill Development and one to KDG Associates because of disputes as to who is entitled to the refund. President Monto noted that he would like to meet with Mr. Dougherty and the bookkeeper to look at the District's escrowed fund balances and to make application to the TCEQ for the release of those funds since there are no more remaining projects from which those bonds were sold.

Lisa Myers of SWWC presented a proposal for the utility operator to read the meters in the Villas at Willowbrook development for \$100 per month for up to 21 connections, which is how many homes are currently constructed, and for an additional \$3.25 per home after that. It was noted that the rate order could be amended to define a new class of customer that would include a development like that of the Villas at Willowbrook. Ms. Myers noted that in response to the Board's request at its last meeting to have the 94 meters checked to be sure they are tapped correctly, 4 had been found that are connected to the fire line, rather than the District's drinking water line. It was noted that the developer will need to correct these 4 taps and that the operator will need to reinspect these taps when the developer has corrected the problem.

President Monto 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 their water bill. It was noted that no persons were present to be heard, and the public hearing was closed. Director Price then moved that: (i) the amount shown for each account on the list of service terminations is found to be correct, (ii) although notice of tonight's hearing was given to each person on the list, no one appeared, and (iii) water service is authorized be terminated to the accounts listed in accordance with the District's standard operating procedures; which motion was seconded by Director Gigliotti and carried by unanimous vote.

Director Price then moved that the reports of the attorney, bookkeeper, investment officer, tax assessor/collector, and utility operator, along with tax bills and bookkeeper bills, be accepted, which motion was seconded by Director Gigliotti and carried by unanimous vote.

UTILITY OPERATOR MATTERS

It was reported that Pappasito's had an unusually high BOD reading and as a result an approximate \$12,000+ billing has been calculated for the reporting period. The operator retested, and noted that composite sampling was used which is more accurate than a grab sample because it is based on an average, and that high BOD levels were still read. It was reported that Mr. Gustafson had contacted the Pappasito's representatives and alerted them to the matter, but no response had been received.

Director Miller reported that he has noticed a leak for the past two days near Beckers Tax Service before F.M. 1960. Lisa Myers stated that she would have the utility operator's office check into the matter.

ENGINEERING MATTERS

Bradley Jenkins presented his written report to the Board. With regard to waterline interconnection alternatives, he presented a preliminary cost estimate for the construction of another interconnect with Prestonwood Forest UD. He stated his opinion that this is as good or a better alternative than a City of Houston interconnect. Some discussion was had concerning approaching Cy-Champ PUD and Prestonwood Forest UD about studying the idea of an automatic opening interconnect with the District. Mr. Dougherty was directed to contact Cy-Champ PUD and Prestonwood Forest UD concerning the matter.

Mr. Jenkins next presented preliminary cost estimates for construction of a surface water tie-in and chloramine conversion. He noted that Alternative No. 1 provides for a "Total Chlorine and Free Ammonia Analyzer" in Item 3, and stated his belief that this is a better alternative for the District's utility operator for operating the District's system. He also noted that Alternative No. 1 provides for a Chemical Building addition to the District's existing building, whereas Alternative No. 2 provides for a fiberglass building. In response to a query of Director Wirasinghe, some discussion was had concerning the engineering fees associated with both alternatives. Bradley Jenkins stated that he recommends the engineer bill on an hourly basis. Mr. Jenkins requested that a special meeting be held to discuss the alternatives further with Tobin Syntach of his office. No action was taken on the matter.

INQUIRIES FROM THE PUBLIC

Lehnda Buisson stated that the settlement at Paragon Court and Champions Centre Drive appears to have gotten worse, and that someone has covered the area with a piece of plywood and wrapped caution tape around the area. It was noted that Mr. Gustafson reported at the last meeting that this is a County issue and that the County had been notified and had issued a work order. Bradley Jenkins and Lisa Myers stated that they would both follow-up on the matter. Mr. Jenkins stated that with regard to street settlement at 13606 Champions Centre Drive, he will report to the Board at the next meeting.

WATER SUPPLY

Bradley Jenkins reported on the water plant and wastewater treatment plant capacity analysis and presented analysis tables relating to same. Copies of the tables and engineer's report are hereto attached. He stated his opinion that with regard to ultimate usage the District has sufficient wastewater treatment plant capacity but needs additional water capacity. Discussion concerning the matter was deferred until a later Board meeting.

Director Gigliotti then moved that the engineer's report be accepted, which motion was seconded by Director Miller and carried by unanimous vote.

ELECTRICAL ENERGY

Diana Pennington with TXU Energy presented herself to the Board and made a presentation concerning TXU Energy. She stated that she did not have a proposal to present to the Board but would have one later, for the period beginning in January 2009.

DISASTER PREPAREDNESS

Mr. Dougherty stated that Harris County has a program for disabled persons in case of a disaster and suggested that the District may want to include a notice in District water bills to alert customers to such program. Board members requested that the utility operator work with Mr. Dougherty to include a notice in customer water bills.

PARK/RECREATION FACILITY & CLUBHOUSE

Lehnda Buisson stated that the HOA's attorney is still reviewing the proposed lease agreement, and that a wheelchair ramp at the clubhouse will be needed at an approximate cost of \$900.00. No action was taken on the matter, the Board noting that it would wait until the comments of the HOA's attorney on the proposed lease were received.

WEBSITE

Director Price reported that he is working on updating the District's website.

There being no other business to come before the Board the meeting was adjourned.

(SEAL)



Secretary, Board of Directors

Attachments: General Fund Bills
Investment Officer's Report
Tax Bills
Utility Operator's Report
Attorney's Report
Engineer's Report

COMMITMENTS FOR ACTION
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
MEETING OF JUNE 25, 2008

1. **ATTORNEY** to prepare letter to County regarding permit for approximate 3.88 acres; provide language to be included in District water bills regarding Harris County's disaster preparedness program; and contact Cy-Champ PUD and Prestonwood Forest UD about studying the idea of an automatic opening interconnect with the District.
2. **OPERATOR** to reinspect 4 meters at Villas at Willowbrook after developer corrects problem of meters being tapped into fire line; check into possible leak near Beckers Tax Service before F.M. 1960 as reported by Director Miller; follow-up regarding settlement at Paragon Court and Champions Centre Drive; and work with attorney to have notice included in District water bills regarding Harris County's disaster preparedness program.
3. **ENGINEER** to follow-up regarding settlement at Paragon Court and Champions Centre Drive; and report at the Board's next meeting regarding street settlement at 13606 Champions Centre Drive.