## MINUTES HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 391

July 14, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 391 (the "District") met in regular session in person and by teleconference, open to the public, on the 14th day of July, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

George Porter President
William "Gabe" Blackwell Vice President
Catherine Shook Secretary
Kevin Force Asst. Vice President
Rachel Broom Assistant Secretary

and all of the above were present, except Director Force, thus constituting a quorum.

Also present at the meeting in person or by teleconference were Paul Jacob, Sonia Desouza, Dave Granado, Megan Jacob, Rick Bhakta, Donald Troy, Mikelle Meade, and Sherri Carr, residents of the District; Sergeant Pleytez of Harris County Constable's Office; Blake Kridel of Storm Water Solutions, LLC ("SWS"); Stephanie Lee of KGA/DeForest Design, LLC ("KGA"); Jack Neblett of EnGoPlanet; Brian Rabenaldt and Shaun Sallee of R.G. Miller Engineers, Inc. ("RG Miller"); Danae Dehoyos and Simon Van Dyk of Touchstone District Services ("Touchstone"); Demitra Berry of McLennan & Associates, LP ("McLennan"); Debbie Arellano of Bob Leared Interests ("BLI"); Randy Davila of Inframark Water & Infrastructure Services ("Inframark"); and Greer Pagan, Elizabeth Cone, and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

#### PUBLIC COMMENTS

The Board opened the meeting for public comments.

Mr. Bhakta inquired regarding the District's debt service requirements and current tax rates. Mr. Pagan noted that the District's website contains historical tax information that residents can review.

Mr. Jacob inquired about District transparency and communication regarding the new development adjacent to the District. He stated that a construction fence has been installed around the golf course and inquired whether higher authorities have officially authorized this fence.

#### COTO III day

The Board of Bioestors (for Board") of Harris County Mondaring District Via 1911 (the District") for his asystem as slope to the printing on the Little day of July 2025, as the others of Adam Rome Humphries Solvinson LLP 1990 Solvinson House of the colors of Adam Rome Humphries of the LLP 1990 Solvinson LLP 1990 Solvinson of the colors of the Board.

and all of the above were protecting except Director Force, thus constitution is apportunt

All present at the mesting in present or by telepronterance were foul faceb. Service Designs, Days Ordered May May and present of the Days of Present Proy. Miletic Minutes and Service Committee of the United States of Harris County Consumites and Chronic England States of Harris County Consumites at Chronic England of Service Service of Service of Service of Materials and Associated Service of Materials of Service of Service of Service of Industrials of Service of Service Service of Se

### STANDARD DEPOT

The board opened the meeting for public comments

the file in a property of requestions the limitation of the representation of the section of the section of the section of the state of the state of the section of the sec

Mr. Jacob i squared about them themsporent plad continuousless egginting like new development adjacent to the listelet electional district constant from his bean four flest around the golf come and inquired whether higher notherities have altabell. Ms. Jacob inquired if the new developer, MAK Development, would be attending a meeting for further updates regarding the new development adjacent to the District. Mr. Pagan noted that MAK Development is scheduled to provide an update at the August 11, 2025, meeting.

Mr. Bhakta inquired how the District intends to share information and communication regarding the new development adjacent to the District. Mr. Pagan noted that the District's website will contain updates, as available.

There being no further members of the public requesting to make public comment, the Board moved to the next agenda item.

#### **MINUTES**

The Board considered approving the minutes of the June 9, 2025, regular meeting. After review and discussion, Director Blackwell moved to approve the minutes, as presented. Director Shook seconded the motion, which passed unanimously.

#### SECURITY MATTERS

Sergeant Pleytez discussed security matters in the District.

#### PARTNERSHIP WITH CYPRESS HILL MUNICIPAL UTILITY DISTRCT NO. 1

The Board reviewed additional correspondence from Cypress Hill Municipal Utility District No. 1 ("Cy-Hill MUD 1") discussing a new constable building in Cypress. Mr. Pagan stated that Cy-Hill MUD 1 is requesting support and a \$50,000.00 contribution to the construction of the new constable building. Following review and discussion, Director Porter moved to approve the \$50,000.00 contribution by the District towards construction of the new constable building. Director Blackwell seconded the motion, which passed unanimously.

# ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference.

Director Broom discussed performing an ultrasonic water accountability test in the District. Following discussion, the Board directed the operator to provide pricing information regarding such testing to the operations committee.

After discussion, Director Porter moved to approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's

bits Jacob trapinise to the rank developer MAIX Devicipation in activities to attending the little of the months of the little of the little little of the little l

Ten Shaksa inquired him the Enshiel Internal and Indonesia information of the Shaksa information with the Sagardian Continues and Continues an

These being to further as onless of the public nearesting to make public community for a factor and the community of the first and a good a linear

#### E-UNIVERSITY OF

The Board outsidened, approving the aimstos at the force? If III, regular filled for Admir representations of the forces of the foundation of market the formula of the for

### BELLIN WITH DEP

Balded and the action white appearable supply to access

the state of the s

# ASSOCIATION OF ALLS CHAIN DISCOURS CAMPED AND ARROUSE CAMPED AND ALLS WINDER CAMPED AND ALLS WAS AND ALL WAS AND ALLS WAS AND ALLS WAS AND ALLS WAS AND ALLS WAS AND ALL WAS AND

galaguellus beruttungs bus a grantina samus. GSWA all besteenis beneft sell

Director defeat discussed performing on otherwise water second-billing as I to the Driving Full and the Driving Full and discussion, the Roard discussion is provide provide and the committee.

where the pasing threshor the because of temporar remains promon of all obgits of the companies of the compa

bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the winter conference. Director Blackwell seconded the motion, which passed unanimously.

#### FINANCIAL AND BOOKKEEPING MATTERS

Ms. Berry reviewed the bookkeeper's report, a copy of which is attached, and presented the District's bills for payment. Following review and discussion, Director Porter moved to approve the bookkeeper's report and payment of the District's bills. Director Blackwell seconded the motion, which passed unanimously.

#### TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Arellano reviewed the tax assessor/collector's report, delinquent tax report, and checks presented for payment from the tax account. A copy of the tax assessor/collector's report is attached. Following review and discussion, Director Shook moved to approve the tax assessor/collector's report and payment of the bills from the tax account. Director Blackwell seconded the motion, which passed unanimously.

#### ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2025 TAX YEAR

Mr. Pagan discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. He reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2025 tax year.

Following review and discussion, Director Porter moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developed District for the 2025 tax year, pursuant to Section 49.23602 for Developed, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Blackwell seconded the motion, which passed unanimously.

## DISCUSS COST SHARING AGREEMENT WITH HOMEROWNERS ASSOCIATION FOR STREETLIGHTS, AND AUTHORIZE APPROPRIATE ACTION

The Board discussed potentially entering into a cost sharing agreement with the homeowners association for streetlights on Louetta, Cypresswood, Mueschke, and Cypress Rosehill. Mr. Pagan stated that CenterPoint is not currently able to locate which

hool began and inned one in compliance with the Chitral's Travel Krimbursement translations, and to sufficient about an emplicated Discours of the winter conference Conston Bladewell sconded the motion which passed manageds.

#### CHILDAM DRING DIFFER LIVE TO DEVALUE

Miss Berry restigated the bookle-specia regard a copy of which is numbed, and presented that the manifest of present the bookle-special following review and the opposes the brookle-special majoritation payment of the District a bills. The transfer is neglected the majoritation which present the majoritation which present the majoritation will be becomed to the majoritation of the maj

### PARTICIPAL SECTION OF THE PROPERTY OF THE PROP

his Archen to be an issued the lax assessment in report delinquent has report and checks presented for payment from the tax account. A copy of the tax assessor foothering restors and discussion. Due not bired to approve the tax assessor foothering responsibility of the bills recommon to approve the tax assessor foothering responsibility and an archimeter.

### Upay xAdhatot 2001 g U A 12 T Zhiying lavaro awli isto e Mutori di nasipi miso A 2

Vir. Pagenoliacussed the "Budieste-Levation" property tax otherlations and tax in typrecise for typical datricts and stated that Chapter 19 of the freed Willer Code establishes there make extend outgoing to extend the theory of a clicitist is development at time and, but the clicimated the destroitions for each of the disceptives and said the Board make appendix that extends the District's collegery for that has your and fullow the associated major, and hepy provisions in the forms Witter Code.

Discussion reason regarding the District's devolutioned status. After following color and data information, and statuture determined the Board datesmined tracked District is a Devoluted District is a Devoluted District of the District of the Color.

Full own or more and discussion flow to determ moved to adopt a little interest of the color of the state of the color of

## PERCUSA COST STARTARO AGRICOMENTO MULLI HOMISTOWNICE ASSESSABLED.

The House discussed procedually entropy into a concenting agreeowers with the homography assessment for six clining on Londia. Cyproservoul, Mucrolake, and Coppose keep this. Mit happened that Controlled in not correctly able to locate which

streetlights belong to which entity without further information. Following discussion, the Board concurred to obtain the requested information and to provide it to CenterPoint.

#### NEW DEVELOPMENT ADJACENT TO DISTRICT

Mr. Pagan updated the Board on the new development adjacent to the District and discussed a brief historical timeline of events. He noted that the Board's intent when they were approached to enter into a utility agreement by MAK Development was to regulate certain restrictions that would benefit the District as a whole. Mr. Pagan stated that the utility agreement will be posted to the District's website for residents to view. Director Blackwell then stated that his decision in voting for the utility agreement was to benefit the District as a whole, not just one area of the District.

Mr. Pagan then opened the meeting for additional public comments. Mr. Jacob made additional comments regarding the effects of the new development and the communication of the HOA regarding the agreement. Discussion ensued on the various topics.

#### **ENGINEERING MATTERS**

Mr. Rabenaldt reported on engineering projects within the District. A copy of the engineering report is attached. Discussion ensued regarding the water plant recoating and the need for a potential change order. The Board concurred to hold a special meeting, if necessary, to approve the potential change order. Mr. Rabenaldt then discussed the Capital Improvements Plan for 2025, and discussion ensued regarding completion of select projects in 2026.

The Board then considered approval of Pay Estimate No. 1 in the amount of \$67,270.50 payable to Pardalis Industrial Enterprises for the water plant recoating.

Following review and discussion, Director Broom moved to (1) approve the engineering report; and (2) approve Pay Estimate No. 1 in the amount of \$67,270.50 for the water plan recoating. Director Porter seconded the motion, which passed unanimously, with Director Blackwell being absent for the vote.

# LAKE AND TURF MANAGEMENT REPORT, INCLUDING APPROVAL OF PROPOSALS FOR NECESSARY REPAIRS OR REPLACEMENTS, IMPROVEMENTS, RENEWAL OF PERMITS, OR LANDSCAPING AGREEMENTS

Mr. Kridel reviewed a maintenance report, a copy of which is attached. Discussion ensued regarding work not performed in the District due to rainfall and the Board concurred to reduce payment to SWS until the work is completed. Ms. Berry then noted that the original check payable to SWS would be voided and noted revised Check No. 2203 in the amount of \$45,253.00 payable to SWS.

officer associably prografts to evaluate of the state of

The Papert of the Street of th

the Presention of the marting longitible of princes and brance of the partition of the factor of the

#### TOOL OF CAMPORIDE

The figure of the field of highest property and the region of the property of the field of the first of the property of the property of the property of the region of the

The Board Discretization of the Approval of For Patients No. 1 in the amount of Section 1 in the Section of Contract of Contract of Contract of the Section of the Contract of Contract o

This with the second of the se

# east and anger of the North School of the State of the State of the State of All and the State of All and the State of the

noisen arti Jest film and of a few ages in disequinosmum trium in travalusi. Hallack, also is more than the film of the film o

Mr. Kridel then presented a proposal to trim tree limbs and repair a backslope swell in the District for a cost of \$1,506.00.

Following review and discussion, Director Blackwell moved to (1) approve the maintenance report; (2) release payment to SWS withholding \$5,000.00, bringing the total to \$45,253.00; and (3) approve the proposal for a cost of \$1,506.00, as recommended. Director Porter seconded the motion, which passed unanimously.

#### MASTER PARK PLAN AD FUTURE PARK DEVELOPMENT

Mr. Troy introduced himself to the Board and inquired regarding mile marker signs around the District's lakes. Discussion ensued, and the Board concurred to install new mile markers along the lakes in the District.

Mr. Neblett updated the Board regarding features and maintenance of the solar lights around the lakes. He stated that remote management software could be installed on the solar lights around the lakes for a cost not to exceed \$78,000.00 and discussion ensued.

Ms. Lee then reviewed the KGA report, a copy of which is attached.

Ms. Lee updated the Board on the sidewalk enhancement project that is partnered with Harris County Precinct No. 3 and stated that bids have been received. She recommended awarding the contract for the sidewalk enhancement project to the lowest qualified bidder, StrickScapes, Inc. ("StrickScapes"), in the amount of \$577,062.79. The Board concurred that, in its judgment, StrickScapes was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Ms. Lee then updated the Board on the installation of park site furniture for the lakes.

Following review and discussion and based on the landscape architect's recommendation, Director Porter moved to (1) approve the KGA report; (2) install remote management software on the solar lights for a cost not to exceed \$78,000.00, as discussed; and (3) award the contract for the sidewalk enhancement project to StrickScapes in the amount of \$577,062.79, based upon receipt of the payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor. Director Blackwell seconded the motion, which passed unanimously.

ich Pridel best presented i proposil in bien test littles and repair a budskape ewall at the District for a rest of st. 305 00.

Following review and alls review Blackwell released to (Tr approx a the amountment reports (Tr approx a the amountment of the continue to 50% withholding 55,000 00, but sping the until a to 50.00 and (S) reports the proposal for a cost of St. 305.00 as recommended.

### TANKE OF PARISHER AND TO COLUMN PARISH OF VALVE OF VIEW OF WARRING

Mr. Trux unitsolveral bimself to the Board and inquired ségurifor, mile market ages account the District's taken Discussion ensured, and the Brand conversed to install power and constant to lake to the District.

nder all to semination this entries graduage broad pit balsden traffel att
belones of their parentes from gradu domen tell butter of the old of barron, high
more relatives of the control of the control of the control of the control of the old of the
bound.

### Nex ben then the received the KGA report, everywish stations attacked

Ms. Lot epide to be bland on the strend had but point project that is portrared with that is formed with that is formed by the contract of the bare been appropriate transmination of strending the contract for the aderests enhancement project in the lumination of the beautiful that the bare of the project.

her Les then updated the Board on the installation of gods the furniture for the lakes.

Following receive and the set the restors and the set on the landscape archiver's assumed an manufation. On every 10 page of the last to receive 12 per an instituted in (1) appears the last to receive 12 per a state of the last to receive 12 per a state of the received the set of the received to the restored the restored of the restored the restored of the

## OPERATION OF DISTRICT FACILITIES AND TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Davila reviewed the operator's report for June 2025, a copy of which is attached.

Mr. Davila reviewed a list of repairs from the fire hydrant survey and noted the cost for repairs is \$47,689.00.

Mr. Davila reviewed a list of repairs from the main line valve survey and noted the cost for repairs is \$14,834.00.

Mr. Davila then stated that lift pump no. 2 requires repair or replacement. He stated that the cost to repair is \$16,523.00 and the cost to replace is \$30,112.00.

The Board next considered termination of utility service to delinquent accounts. Mr. Davila reported that the customers on the termination list were mailed written notice prior to this meeting in accordance with the Rate Order, notifying them of the opportunity to appear before the Board of Directors to explain, contest, or correct the utility service bill and to show reason why utility service should not be terminated for reason of nonpayment.

Following review and discussion, Director Blackwell moved (1) to approve the operator's report; (2) to approve the fire hydrant survey repairs for a cost of \$47,689.00, subject to the operations committee review and approval; (3) to approve the main line valve survey repairs for a cost of \$14,834.00; (4) to approve repair of lift pump no. 2 in the amount of \$16,523.00; and (5) to terminate utility service in accordance with procedures set forth in the Rate Order, given that the customers on the list were neither present at the meeting nor had presented any statement on the matter. Director Porter seconded the motion, which passed unanimously.

#### APPROVE SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT

The Board considered approval of a Second Amendment to Professional Services Agreement (the "Second Amendment") for operations. Mr. Davila reviewed the updates to the Second Amendment with the Board. Discussion ensued regarding the annual price increase and Mr. Davila stated that he will remove that section from the Second Amendment. Following review and discussion, Director Blackwell moved to approve the Second Amendment, as discussed. Director Porter seconded the motion, which passed unanimously.

## OPERATION OF DISTRICT LABOR ON TURNING THE AND TURNING A TRUE OF WARRE AND

the Dar is reviewed the operation's report for June 2023, a copy of which is afterned

MI Disvita no feeting from his of norms from the last lightness and sould like

Mr. [mills seviewed a list of regular form line count lane valve series by and noted income the cost of seviewers of SA-LEE.

If the assumption of the states that till pump on a requires upon to the last the could be replied to the could be could be sufficiently as the could be could be could be sufficiently.

The House contact and contacted beautidates of militar some of lightnessed beautidates and associative Mr. Dearline expected that the contact of the translation related by the contact of the principal in accordance with the Kells Caden, motifying them of the upportunity to approxibate the total of the contact of the con

Following review and discussion. Director file kwell on vel (1) to appace the operation's report (2) to approve the fire hydrant country in pairs are a or of \$17.589.00 or breather to the operations committee review and approve (2) to approve the main line only even operator (12 to approve the main line only even operator (13 to approve the main line amount of \$16,523,00; and (5) to terminate unity service in an ordering recedence set to the fact that the the the transfer on the little procedure of the transfer of the transfer on the little wave neither present at the matter on the little procedure of the matter of the transfer on the little wave neither present of the matter of

### TVSIMESTON ECONOMIC IN MORE THAN TO THE PROPERTY OF THE PROPER

In Board considered approval of a second direction from the date of prices and Service Approximation (the Second Account Account Account Account Account Account Account Account and the land. Discussion ensued regarding the armust price for one and Are Travita count to that he will remove that section into the Second Account for the following concevered that the account for the Account for the account Account for the account the Account Account for the account the Account Account for the account and account for the account and account for the account accounts.

#### AMEND RATE ORDER

The Board concurred to defer action on this item until the next meeting.

#### GARBAGE COLLECTION MATTERS

There was no discussion on this item.

#### WEBSITE MATTERS AND COMMUNITY OUTREACH

Ms. Dehoyos updated the Board on website matters and discussion ensued regarding sending out District newsletters to assist with District transparency and communication. Following discussion, the Board concurred to hold a special meeting to approve a District newsletter. The Board then discussed use of social media by Directors when representing the District and the Board concurred to discuss this further at the next regular meeting.

#### **UPDATE FROM BOARD COMMITTEES**

The Board discussed updates from each committee.

#### MEETING DATES AND FUTURE AGENDA ITEMS

The Board discussed obtaining proposals from engineering firms and adding a formal item to the special meeting agenda.

The Board concurred to hold the next regular meeting on August 11, 2025, at ABHR and to include a call-in number on the agenda.

There being no further business to come before them, the Board concurred to adjourn the meeting.

Secretary, Board of Directors



#### MATERIAL STATE OF STREET

la place de la competition de la trada de mallance dell'ed Localance desidé de l'

#### SALL AND SELECTION OF THE SECOND SERVINGS OF THE SECOND SECON

mstradt on nakstosilom ovegradi.

### HOSENINO THE UNIVERSITY OF THE PROPERTY OF THE

become noticeweb but sentem-expense in an origin on horizon entential selfture progressive districtivities states, or an indexent content to grather grather, and anyone or protective frame, a content of himmanus broad off reasons the algorithm in the progress enterties of the progress of the content of the progress of the progressive of the content of the probability of the content of the content of the probability of the content of the content of the probability of the content of the content of the probability of the content of the content of the probability of the content of the c

### UPDATE I KOM BOASO COMNIDEROS

Foard different of equipment of microstromators

### Philipadkitan Eurupi GyA Bi PAG MALLOR

The Board discussed obtaining proposits from engineering cases and adding a freezal in m to the special ment of agents and a deling of

The Best I concurred to hold one west supular meesing on scalgues 13, 2025, at Air 12 and Leaveley by Selection and Selection of the Selection

nd badaubwar kasos add mendi suobso supus ni senerand alamini na garisd susan garittem edi macaba

murantill to Licens, materials



#### LIST OF ATTACHMENTS TO MINUTES

	Minutes Page
Bookkeeper's report	3
Tax assessor/collector's report	
Engineering report	4
SWS report	
KGA report	
Operator's report	

ritinity.

Transport properties