

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 391

August 11, 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 11th day of August, 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, thus constituting a quorum.

Also present at the meeting were twenty-eight residents of the District by teleconference, and Dwight Pelton, Chris and Joan McWilliams, Tia and Jay Stuckey, Rick Bhakta, Paul and Megan Jacob, Heather Munoz, Henry Munoz, Stephen Faleye, and Lindsey Walker, all residents of the District in person; Michael Kim of MAK Development; Sergeant Pleytez and Lieutenant Hosford of Harris County Constable's Office; Christie Leighton of Best Trash; David Beyer of Storm Water Solutions, LLC ("SWS"); Stephanie Lee of KGA/DeForest Design, LLC ("KGA"); Bob Devillier and Chrishone Peterson of R.G. Miller Engineers, Inc. ("RG Miller"); 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.

Several residents in person and by teleconference discussed their concerns regarding the new development adjacent to the District, also known as Harris County Municipal Utility District No. 592 ("HCMUD No. 592").

Mr. Jacob presented and read a petition signed by residents of the District who are against the development of HCMUD No. 592, a copy of which can be found in the District's records.

NEW DEVELOPMENT ADJACENT TO DISTRICT

Mr. Kim introduced himself and began addressing concerns and answering questions from the residents of the District. He reviewed an updated land plan of HCMUD No. 592 and noted that MAK Development has obtained or is in the process of obtaining all required permitting for the development of HCMUD No. 592. Mr. Peterson then answered questions regarding the drainage analysis and stated that HCMUD No. 592 will be designed to meet Harris County Flood Control District's current standards. Several more residents made additional comments regarding the effects of the new development and the communication of the HOA regarding the utility agreement. Discussion ensued. Mr. Kim stated that he will review all suggestions regarding communication about the development of HCMUD No. 592 and green spaces.

MINUTES

The Board considered approving the minutes of the July 14, 2025, regular meeting and the minutes of the July 28, 2025, special meeting. After review and discussion, Director Blackwell moved to approve the minutes, as presented. Director Shook seconded the motion, which passed unanimously.

GARBAGE COLLECTION MATTERS

The Board discussed garbage and collection matters in the District and Ms. Leighton addressed concerns from the Board.

SECURITY MATTERS

Sergeant Pleytez discussed security matters in the District. The Board reviewed an Interlocal Agreement for Law Enforcement Services from Harris County. After review and discussion, Director Blackwell moved to authorize execution of the current Interlocal Agreement for Law Enforcement Services between the District and Harris County, and direct that the agreement be filed appropriately and retained in the District's official records. Director Porter seconded the motion, which passed unanimously.

APPROVE INTERLOCAL AGREEMENT WITH CYPRESS HILL MUNICIPAL UTILITY DISTRICT NO. 1

Mr. Pagan stated that an interlocal agreement will be presented at the next meeting.

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 Shook 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 Force moved to approve the tax assessor/collector's report and payment of the bills from the tax account. Director Shook 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 streetlights belong to which entity without further information. Following discussion, the Board concurred to obtain the requested information and to provide it to CenterPoint.

ENGINEERING MATTERS

Mr. Devillier updated the Board on the water plant recoating and stated that due to unforeseen conditions the roof at water tank no. 1 requires replacement promptly. Director Broom discussed the on-site meeting held by the engineering committee at the water plant. Mr. Devillier recommended approval of Change Order No. 1 to increase the contract with Pardalis Industrial Enterprises, Inc. ("Pardalis") in the amount of \$336,316.85 to replace the roof at ground storage tank no. 2. He then recommended approval of Change Order No. 2 to increase the contract with Pardalis in the amount of \$317,545.00 to recoat the entire exterior of ground storage tank no. 1. The Board determined that the change orders are beneficial to the District. Following review and discussion, Director Broom moved to (1) approve the engineering report; (2) approve Change Order No. 1 to increase to the contract with Pardalis in the amount of \$336,316.85 to replace the roof at ground storage tank no. 2; and (3) approve Change Order No. 2 to increase the contract with Pardalis in the amount of \$317,545.00 to recoat the entire exterior of ground storage tank no. 1. Director Porter seconded the motion, which passed unanimously.

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

Mr. Beyer reviewed a maintenance report, a copy of which is attached. Mr. Beyer presented proposals to repair two sink holes around lake 2 in the amounts of \$13,984.00

and \$10,864.00, respectively. Following review and discussion, Director Porter moved to (1) approve the maintenance report; and (2) approve the proposals to repair the sink holes in the respective amounts of \$13,984.00 and \$10,864.00, as recommended. Director Blackwell seconded the motion, which passed unanimously.

MASTER PARK PLAN AND FUTURE PARK DEVELOPMENT

Ms. Lee 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.

Ms. Lee then updated the Board on the installation of park site furniture for the lakes and recommended approval of Pay Estimate No. 2 in the amount of \$3,448.80 and Pay Estimate No. 3 and Final in the amount of \$1,321.20, each payable to Stone Castle. She then presented a certificate of completion and recommended the Board accept the project.

Following review and discussion, Director Blackwell moved to (1) approve the KGA report; and (2) approve Pay Estimate No. 2 in the amount of 3,448.80 and Pay Estimate No. 3 and Final in the amount of \$1,321.20 and to accept the project, based on the landscape architect's recommendation. Director Force seconded the motion, which passed unanimously.

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

Mr. Davila reviewed the operator's report for July 2025, a copy of which is attached. 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 provide an explanation as to why their utility service should not be terminated for reason of nonpayment. Following review and discussion, Director Broom moved (1) to approve the operator's report; and (2) 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 they presented any statement on the matter. Director Blackwell seconded the motion, which passed unanimously.

APPROVE MERCHANT SERVICES PROCESSING DOCUMENTS, AND AUTHORIZE
TERMINATION OF EXISTING PAYMENT PROCESSING AGREEMENT, IF
APPROPRIATE

Mr. Davila presented and reviewed documents with Paymentech, LLC for billing and processing of customer payments. Following review and discussion, Director Broom moved to approve the merchant services processing documents with Paymentech, LLC and, if necessary, terminate any existing operator payment processing agreement. Director Blackwell seconded the motion, which passed unanimously.

REVIEW SMART METER PROPOSALS

There was no discussion on this item.

AMEND RATE ORDER

The Board concurred to defer action on this item until a future meeting.

WEBSITE MATTERS AND COMMUNITY OUTREACH

There was no discussion on this item.

REVIEW STATEMENT OF QUALIFICATIONS FROM ENGINEERING FIRMS

The Board discussed holding a special meeting to interview potential engineering firms. After discussion, the Board concurred to hold a special meeting on August 27, 2025, at ABHR.

UPDATE FROM BOARD COMMITTEES

The Board discussed updates from each committee.

MEETING DATES AND FUTURE AGENDA ITEMS

The Board concurred to hold the next regular meeting on September 8, 2025 at ABHR and to include a Zoom link option on the agenda.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS
GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH
ATTORNEY

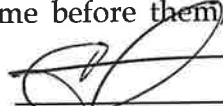
At 3:11 p.m., the Board announced it would meet in executive session pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with the

Attorney. All attendees left the meeting except for the Board members and Mr. Pagan and Ms. Cone.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in open session at 3:30 p.m. No action was taken by the Board.

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



Secretary, Board of Directors



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