

**MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23  
AUGUST 13, 2020**

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

The Board of Directors of Harris County Municipal Utility District No. 23 of Harris County, Texas, met in regular session, open to the public, beginning at 6:30 P.M. at the regular meeting place inside the District on the 13<sup>th</sup> day of August, 2020, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Jeffrey Blackwell	President
Jim Haney	Vice President
Christy Shepard	Secretary
Will Ross	Treasurer
Oscar Dominguez	Assistant Secretary/Treasurer

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

Persons also present included:

Essa Ibrahim of the Sheriff's Department;  
Wally Byers, of Courtyard Glen HOA;  
Jaime and Kathryn Corona, residents of the District;  
Ann Wilhite and Travis Royal of WCA;  
Daniel Hayden, Engineer for District 220;  
and via telephone and video:  
Kandy Pfeffer of ETI Bookkeeping and Pat High of Equi-Tax, Inc.;  
John Sherrington, P.E. of Sherrington-Humble, LLC;  
Doug Jeffrey of TNG Utility Corp; and  
Michael A. Cole of Michael A. Cole, P.C.

**CUSTOMER COMMENTS, QUESTIONS, AND REQUESTS**

The Coronas appeared before the Board and after some discussion **Director Haney moved that the District reduce the bill to the Coronas by the amount of the plumbing expenses incurred and that a payment plan be authorized for the remaining balance without any penalties. The motion was seconded by Director Dominguez and carried unanimously.** Mr. Jeffrey suggested that the Coronas login to the website which shows usage of customers and use the application which will alert a customer when unusual usage is being experienced so that this problem can be avoided if it happens again. The Coronas thanked the Board and excused themselves.

Mr. Byers appeared before the Board to request his HOA be reimbursed for the planting of trees and other work done by its contractor. **Director Dominguez moved the approval of same in**

**the amount of \$350. The motion was seconded by Director Haney and carried unanimously.**

### **GARBAGE SERVICES AGREEMENT**

Ms. Wilhite, the representative of WCA, reported that she thought operations in the District were working acceptably. Director Haney said that “Next Door” had shown at least one customer who had questions concerning the heavy trash days. Ms. Wilhite said that Josh is now running the District’s crew and is doing an excellent job. Director Haney explained that a Split Oak resident wants a water heater picked up. There was some discussion of this with no resolution or clarity exactly what the problem was or how to resolve it. It was reported that another person was complaining on “Next Door” about a lot of branches not being picked up. Ms. Wilhite said that she would attempt to answer all these queries and contact Director Haney to get a resolution on them

### **SECURITY REPORT**

Officer Ibrahim presented the brief security report reflecting the usual activities. Director Haney noted that last Thursday at 3a.m. there had been reports or sightings of a “creepy” guy ringing doorbells and peeping in windows and generally walking the neighborhood “like a zombie”. While Officer Ibrahim explained that he would be absent for vacation he would make sure this was looked into. Director Haney noted that the Seals security service had also been alerted and would be vigilant about this.

### **MINUTES**

**Director Shepard moved the approval of the minutes of the July meeting, which motion was seconded by Director Dominguez and carried unanimously.**

### **CONSENT AGENDA**

### **BOOKKEEPER AND TAX ASSESSOR COLLECTOR REPORTS**

Ms. Pfeffer presented the bookkeeper and investment officer’s reports which among other matters reflected the debt service payment being made this month; the District being slightly over budget but with the awareness that this is early in the new budget year; that the insurance annual cost went up by only about \$1,250; and that water usage will be monitored more carefully to determine if there are any attitude or behavioral changes amongst customers regarding water usage.

Pat Hall delivered the Tax Assessor-Collector report. Among other things it reflected a 97.4% collection rate for the 2019 levy and further that the tax rolls reflect a \$197,000,000 valuation but that they are not yet complete and certified, so there is no action yet to be taken on a levy. She said that Bill Blich will work on assessing the adequacy of revenues for servicing the Bond obligations.

## ENGINEERING REPORT

John Sherrington's written report was presented. The engineer recommended approval of the wastewater treatment plant rehabilitation contractor's estimate of \$76,854.14, the check for which the Board was informed is in the bookkeeper's report. He concluded for the Board that the entire wastewater treatment plant rehabilitation should be complete around October first, after which a tour could be had. On other matters the Board was told that Hahn Telemetry expenses for each water plant of \$1,300 had been incurred; that the booster pump rated for 350 gpm needs replacement with a 750 gpm version; and the interconnect of Water Plants 1 & 2 can be done a little later. The Board was also told that the CCCR Venture plat appeared to have been approved, and that of the Volunteer Fire Department for its 5.68 acres tract having final corrections being made.

Board members recounted their experience of listening to the presentation by County and Flood Control on White Oaks Bayou and the Project related to same. Directors reported that the County was ill prepared or inclined not to answer specifics about any projects which it had planned for the local areas around the Bayou. The Engineer for the District said that the County did not seem to be significantly improving the White Oak channel in the areas near the District and certainly not deepening it so that the District's line under the Bayou would not have to be moved. He said they do have plans for taking houses south of the Bayou but not until next year, and that it may do some concrete work in the Bayou to prevent erosion, but what else is not clear. Director Haney reported that County representatives have said they are taking or have taken homes near him but with gaps between the homes being or having been taken left in place, and further that all such takings were serving a particular purpose of the County, but what that purpose is they either could not answer or refused to answer. The attorney observed that there appeared to him to be a disconnect between what the County was actually doing and what it was saying it would do and why, which to him, were in conflict, and that the District should insist on a fully expressed intention of what was intended in and along White Oak Bayou and in particular near or within the District in neighborhoods like that of Directors Blackwell, Haney and Ross and the District's wastewater treatment plant and its number 1 water well. **Director Dominguez moved that the District's attorney write such a letter to Judge Hidalgo and present it at the next meeting for approval of the Board before sending it out. The motion was seconded by Director Haney and carried unanimously.** It was also noted that there was some evidence or suggestion that part of the channel would be altered which might effect where the actual outfall structure needs to be for discharges from the wastewater treatment plant, which could be a problem for the District's permit which is very specific in terms of exactly where the outfall is to be. It was also suggested that a liner had been installed for Water Well No. 2 in 2012.

The engineer recommended the payment of \$1,250 each for the Phoenix Coating's inspections of the two water plants, the first of which at Water Plant No. 2 had already been completed. He then shared an analysis of the water needs of the District's two plants, the conclusion of which is that the District needs to retain both water plants and wells necessary to connect the two water plants. He said that there was a little shortage of booster pumps which he suggested should involve the 350 gpm pumps being replaced with two 700 gpm pumps.

## UTILITY OPERATOR REPORT

Doug Jeffrey submitted his report. He reported there was a 100% water accountability for the month and 95.7% for the year; that there had been no excursions at the wastewater treatment plant; that this had been the first month to record a sludge haul; that the last month had recorded the largest consumption of water since September 2015; and that again notwithstanding some substantial rains the plant had operated well. He inquired of Directors as to how they want to handle delinquent accounts now and in the immediate future. After some discussion by the Board, **Director Blackwell moved that the District return to its customary practices regarding terminations starting with the September billings. The motion was seconded by Director Dominguez and carried unanimously.**

On other matters a discussion was had on a loss of pressure caused by a valve being half closed; that buildings at the water plants had been cleaned up; and that there was evidence of paint chipping at Plant No. 2 which raised a question of when it should be re-painted. It was agreed that it was not immediately necessary and that the operator would be advised when it should be done. Mr. Jeffrey reported on a sewer back-up of a sewer line which had been jetted but without the issue being resolved. The blockage is under Mauveewood and Mr. Jeffrey said he thought a lot of concrete work could be avoided if a new line were to be bored instead and connect the lines or manholes in a way that simply avoided the blockage. He said that Wesley Wright would do the work. He explained that the work could be done for well under the \$25,000 limit and probably for about \$10,000. He said that having one Director to approve this work would be appreciated. **A consensus was expressed and approved by a motion of Directors Shepard and Dominguez and unanimous vote, excepting Director Ross who voted “nay”, provided it did not exceed \$15,000 and if the cost were to be more the full Board would need to approve it at a special meeting.**

## INSURANCE

**Director Shepard moved the approval of the renewal of the insurance as provided by High Point, which motion was seconded by Director Blackwell and carried unanimously.**

## ATTORNEY REPORT

The attorney's report was presented almost all of which had already been covered in the meeting.

## BUILDING COORDINATOR'S REPORT

Director Haney reported that the building had made a little and spent a little and was maintaining a balance of approximately \$10,000.

## MISCELLANEOUS MATTERS

It was explained by the Operator that in the future Magna Flow would probably be taking smaller and more frequent loads so there would no longer be any huge loads taken.

**WATER SMART PROGRAM AGREEMENT**

**Director Shepard moved the approval of the Water Wise contract from the Subsidence District, which motion was seconded by Director Blackwell and carried unanimously.**

**CONSENT AGENDA**

**Director Blackwell moved the approval of the matters addressed in the consent agenda, which motion was seconded by Director Shepard and carried by unanimous vote.**

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

(SEAL)

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Secretary, Board of Directors

**COMMITMENTS FOR ACTION  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23  
MEETING OF AUGUST 13, 2020**

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**BOOKKEEPER**

Nada

**ATTORNEY**

Prepare for Directors Election and write a letter to Judge Hidalgo for Board review at next meeting.

**ENGINEER**

*Meet with City representatives regarding service to areas south of the Bayou; prepare projections for GWR program when the pandemic restrictions are relaxed. send Mr. Hayden, the Engineer for District 220 the latest capital improvements plan, and follow-up with County re drainage construction plans and house buy-outs. Principally make sure that wastewater treatment plant construction completes satisfactorily.*

**BUILDING COORDINATOR**

*Check on the light outside the building and install the two thermostats, if not already done and work with Engineer to consult with County on future plans for flood control. Purchase I-pad or similar device at not to exceed \$1,000 and television and moving table.*

**OPERATOR**

*Hook-up Solanos Make Corona high water bill revisions; trim trees on fence line; take down Water Plant No. 1. Have Wesley do the bore and coordinate the cost issue.*

Please note that the Central Bank documentation was signed by Directors and is presumably complete.