

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
APRIL 14, 2022**

**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 14th day of April 2022, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Jim Haney	President
Christy Shepard	Vice President
William E. Ross	Secretary
Oscar Dominguez	Treasurer
Jeff Blackwell	Assistant Secretary/Treasurer

Persons also present included:

Essa Ibrahim of the Sheriff's Office;
Sean Humble of Sherrington-Humble, LLC;
Debbie Bessire of ETI Bookkeeping and Equi-Tax Inc.;
Jeanelle Walker of Courtyard Glen;
Pete Pederson of District 220;
Doug Jeffrey of TNG Utility Corp;
Daniel Hayden, Engineer for District 220; and
Michael A. Cole of Michael A. Cole, P.C.

SECURITY REPORT

Essa had no report to give which he offered was a good thing. He suggested that subdivisions around MUD No. 23 are having problems, but that they did not extend into the District. Director Blackwell said that he had attended the HOA meeting recently and that they are apparently having problems with cars clogging streets and creating access problems for residents.

MINUTES

It was noted that Lillian Krolczyk had attended the last meeting and should be reflected as present. **With that correction Director Blackwell moved the approval of the minutes which was seconded by Director Ross and carried unanimously.**

CONSENT AGENDA

BOOKKEEPER, INVESTMENT OFFICER AND TAX-ASSESSOR COLLECTOR REPORTS AND HOMESTEAD TAX EXEMPTIONS AND DELINQUENT TAX ATTORNEY PENALTY

During the presentation of the reports by Ms. Bessire it was noted that the Budget needs to be on the next agenda; and that 94.5% of the 2021 levy has been collected with 100% of out of District PILOTS having been collected.

ENGINEER REPORT

Mr. Humble presented his written report. He explained that the permit renewal was rapidly becoming complete with the last publications of notice for it being published. It was mentioned that the rolling fine screen had been received but not yet installed. It was also reported that the master control panel for the blowers at the sewage treatment plant has been delivered but not yet installed. Also discussed or reported was the schedule for the Capital Improvement Budget and Schedule which was later discussed in depth with Directors and an analysis of the Groundwater Reduction Compliance requirements. With regard to the White Oak Bayou Federal Project the contractor for that project could not complete its work until mid-May due to the eagle buffer zone. It was reported that the 7335 Fairbank North Houston Shell Gas Station rehabilitation had been reviewed by the Engineer and Operator with a “no objection letter” filed, and the gas station on the 2.63 Acres tract at the Northeast corner of Warren Road and Fairbanks North Houston having nothing new to report. It was also noted that just south of the nearest intersection near the old candle stick factory, the new service station is apparently almost ready to open and is receiving water and sanitary sewer service from the City or some other provider.

Sean Humble then reviewed with the Board his work on the Groundwater Reduction Compliance Schedule and his 10 year schedule for capital improvements which starts in 2021. While both of these schedules are packed with information the presentation does not lend itself to presentation in a set of minutes. He observed that if the District is faithful in increasing its take or pay amounts by 10% per year there does not appear to be a problem of being in compliance with conversion requirements. It was also reported that Hartwood Apartments, a low income housing project up on West Little York, would be coming in to existence but was not near where it was originally intended. It was noted that 2026 was the first year that actions would be needed; that 2023 did show pulling well #1; and 2024 bringing surface water to Water Plant #1. Following a discussion of the Capital Improvement Budget, Ms. Walker said that she wants a sidewalk installed where the District was said to have owned one and the County agrees it can do so. The District agreed and said that sidewalks should be put in where they are needed in the District. The Engineer said that the District had substantial surface water credits that can be converted to assist in compliance with the conversion requirement so that compliance can be demonstrated. The Board agreed.

UTILITY OPERATOR

Doug Jeffrey presented his report. He reported that the water accountability ratio had been

94.57% for the prior period; that more filters had been needed for screening out pollen pollution; that there had been 5 cut offs since the last month but all had been reconnected; and that 20 terminations were being proposed this month. With regard to the City of Houston Interconnect on Woodland West and on the car repair site a blind flange to terminate it would cost around \$25,000 but if upgraded it could cost \$40,000. It was determined that the Operator would bring quotes to the next meeting and to place an item concerning same on the agenda. It was noted that a 2021 plaque is missing from those mounted to show Water Wise participation.

ATTORNEY REPORT

The Attorney reported that he had brought a report intended for a different District and that he would mail out the correct one to Directors on his return to the office.

BUILDING COORDINATOR REPORT

It was reported that Directors Blackwell and Ross had repaired a leak and saved the carpet in the Building; and cut out some of the dry wall and impressively saved the building from regrettable fate. Director Blackwell commended Director Ross for impressive work in rescuing the District's building from likely disaster. The Board was then presented with two versions of the District's trail sign, only one of which warranted consideration, which was by Mark Fleischauer which was metal cut and powder painted for \$2,350 installed. Director Dominguez suggested keeping extra paint of that used because the powder paint needs refreshing. **The Board authorized the version presented and suggested that Directors Blackwell and Ross do the installation.**

CONSENT AGENDA

The Consent Agenda was approved on the motion and second of Directors Shepard and Blackwell and the unanimous vote of the Board.

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

(SEAL)

Secretary, Board of Directors

**COMMITMENTS FOR ACTION
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
MEETING OF APRIL 14, 2022**

BOOKKEEPER

None.

ATTORNEY

Monitor website and make additions/corrections where warranted; perform on the commitments made in the minutes including writing the letter to the contractor to replace the side walk; place items on next agenda to approve budget and to consider the removal or termination of City of Houston interconnect on Woodland West Drive; and email the correct attorney report to Directors.

ENGINEER

Followup on getting Master control panel installed; and complete the capital improvement budget for next month.

BUILDING COORDINATOR

Director Haney to meet with attorney on letter to get the sidewalk replaced.

OPERATOR

Advise Accurate Meters on end-point work.

TAX ASSESSOR COLLECTOR

Provide a statement of value of the Joga property and improvements and Warehouses off of Warren Road for District's Attorney.