

**MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23  
JUNE 9, 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 9<sup>th</sup> day of June 2022, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Christy Shepard	President
William E. Ross	Vice President
Oscar Dominguez	Secretary
Jeff Blackwell	Treasurer
Jim Haney	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.;  
Wally Byers and Jeanell Walker of Courtyard Glen;  
Mark Burrow, a resident of the District;  
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 Ibrahim made his security report to the Board and then excused himself from the meeting.

**MINUTES**

**Director Dominguez moved the approval of the May meeting minutes with the addition of Wally Byers as being present, which motion was seconded by Director Blackwell and carried unanimously.**

**CONSENT AGENDA**

**BOOKKEEPER, INVESTMENT OFFICER, TAX-ASSESSOR COLLECTOR REPORTS AND BUDGET**

It was noted that taxes were 97% collected and that the budget had been approved at the last

meeting. Ms. Bessire reported the preliminary Assessed Valuation had apparently increased by \$30,000,000 to \$252,000,000. It was also noted that the houses south of the Bayou would likely be taken in the next 3 years which would reduce that valuation.

### **ENGINEER REPORT**

Mr. Humble presented his written report. He explained that the permit renewal should be complete by the next meeting; that the fine screen should be fully operational by the next meeting but is ready now to be placed in service; that the master control panel for the blowers is working as intended; and that Lonestar Blower's invoice of \$12,230.30 should be paid. On other water plant issues the exhibit for the routing of the surface water line had been prepared for Harris County Flood Control District; that Phoenix Coating Systems is proceeding with its assessment of the conditions of piping, buildings, tanks and overall equipment at the Plant; that the updating of the budget for plant work would be made in April of next year; and that a submission had been made by the District's Attorney to the City of Houston for an increase of 10% in its take or pay amount on May 12, 2022. On matters related to the completion of construction by Flood Control on the bayou project, the Board was told this could not be completed until the Eagles had left later in May and that nothing had been heard from Russell Lannin, the White Oak Bayou Project Manager. Those present agreed that a tour of the plant should be done when it is cooler in the Fall. It was also said that the District Operator had made a no objection letter with regard to the Shell Gas Station rehabilitation project at 7335 Fairbanks North Houston. The Attorney was told to put the Plant tour on the September agenda.

### **UTILITY OPERATOR**

Doug Jeffrey presented his report. He reported that the water accountability ratio had been 93.55% for the prior period; that the District had 1209 connections; and that the Shell Station will redo some piping and other details, with the Food Truck gone shortly. He reported that one terminated customer was still off. A discussion was had about having a drop box for customers. **Director Dominguez moved that a drop box be placed inside the District's fence to its office building and meeting place with a camera on it, and that the drop off be accessed outside the fence. The motion was seconded by Director Shepard and carried unanimously.** Mr. Mark Burrow expressed his various views on this subject after which he was excused from the meeting.

### **ATTORNEY REPORT**

The Attorney was authorized to make the take or pay increase statement to the City of Houston which he did; update pictures for the website including new pictures and making the officers current and to include water conservation requirements; and to show the current list of Directors and their offices on the website.

### **BUILDING COORDINATOR REPORT**

It was determined that Director Ross had paid the cleaning lady; that there had been two rentals of the District's building; and three rentals for the coming period. Toward the end of the report, a discussion was had concerning the rate order and it was determined at the insistence of Director Dominguez that the matter be on the next agenda.

**CONSENT AGENDA**

**The Consent Agenda was approved on the motion and second of Directors Dominguez and Haney, respectively, and the unanimous vote of the Board.**

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 JUNE 9, 2022**

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**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; add items to next agenda to consider amending the District's rate order and to consider minimum charge of \$150 to Cable TX Communications for unlawful taking of District water; and prepare Special Meeting agenda for a tour of the District's Sewage Treatment Plant..*

**ENGINEER**

*Followup on getting Master control panel installed; and complete the capital improvement budget for next month (if not done already).*

**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.*