

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
SEPTEMBER 8, 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 5:30 P.M. at a regular meeting place inside the District on the 9th day of September, 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

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

Persons also present included:

Officers Cisneros and Ibrahim of the Sheriff's Office;
Mike Others of McCall Gibson;
Sean Humble of Sherrington-Humble, LLC;
Jennifer Landreville of ETI Bookkeeping and Equi-Tax Inc.;
Doug Jeffrey of TNG Utility Corp;
Daniel Hayden, Engineer for District 220;
Jeanelle Walker and Wally Byers of Courtyard Glen; and
Michael A. Cole of Michael A. Cole, P.C.

INSPECTION OF DISTRICT WATER PLANT NO. 2 AND SEWAGE TREATMENT PLANT

Directors and the Engineer, Attorney and Operator, along with Daniel Hayden among others toured the water plant and the sewage treatment plant before returning to the District's Building. At the water plant a consensus was reached that the Engineer needs to come up with some proposals for extending the life of the Plant and present them at the next meeting. At the sewage treatment plant those present were complimentary at how the plant is working, excepting for the fine screen which apparently had a part of the fine screen installed backwards or in a manner that is the opposite of how it is intended to work. The Board then moved back to the District's meeting place where the meeting continued.

RESIDENT COMMENTS

Ms. Walker explained that the Fire Station should be complete and operational within the next two months.

SECURITY REPORT

It was reported that there had been one burglary of a habitation; that Officer Ibrahim should be back to patrolling the District in the same manner as before in one to two months; and that the Sheriff's Department is appreciative of the execution of the Security Agreement by the District.

MINUTES

Director Blackwell moved the approval of the August minutes which motion was seconded by Director Ross and carried unanimously.

AUDIT

Mike Others of McCall Gibson made the presentation of the Audit. He concluded that the District is in good financial shape with 3 years of operating reserves and his office is providing a clean opinion. **Director Haney moved the audit's approval which motion was seconded by Director Blackwell and carried unanimously.**

CONSENT AGENDA

BOOKKEEPER, INVESTMENT OFFICER, AND TAX-ASSESSOR COLLECTOR REPORTS

The reports were presented by Ms. Landreville. She stated her recommendation to the Board is to close out CDs and just keep money in TexPool until the rates go up a lot. The Board agreed with this suggestion. With regard to Cavallo she explained that the District has been paying based upon what the power provider has been billing the District for as far back as 2017, and that more research needs to be done and a report made to the Board. She also said that it is not clear who was benefitting here but it was certainly not the District. She said that in the period from last December to this July the District had paid out about \$20,000. The Board said it looked forward to getting a complete report. On tax matters it was reported that collections were at 98% with a tax roll of \$210,741,101 with \$40,000,000 still uncertified. It was stated that 43 cents had been levied in 2021 and that Jennifer is recommending publishing a tax rate of 40 cents which could always be lowered if the Board sees fit provided it has authorized the publication in a newspaper. **Director Dominguez then moved the publication of a 40 cents tax levy, which motion was seconded by Director Haney and carried unanimously.**

ENGINEER REPORT

Mr. Humble presented his written report. As a first matter for consideration Mr. Humble said

that he is willing to look at the possibility of serving the Audubon subdivision, which was farther south on Fairbanks-North Houston, since it would not count against the District in terms of Capital Recovery Charges and it could be expressly agreed to in an agreement with MUD 23 that if there were such charges they would be paid by Audubon. The Attorney agreed with this view.

Mr. Humble said that the last two increases in the take or pay amount submitted by the Attorney had not been implemented by the City of Houston and that sorting through all of this would take a little time. He credited Director Haney with recognizing that drum screen had been put in backwards and needs to be reversed. He also reported that the County was going out for bids to replace the defunct contractor.

UTILITY OPERATOR

Doug Jeffrey presented his report. He reported that there had been approximately 1210 connections reported and that it had taken a week to read the meters because 30% of them had “gone bad” and that attempts to reach Badger have been unsuccessful. Notwithstanding the above, all but 5 turned out to be not working and they are a part of an ongoing problem that must be lived with. It was noted that sludge haulers were more or less back to normal. It was noted that the “two panel man” was continuing to create problems, and so the operator was not talking to him and had told him so since he was non-responsive, meaning he repeated himself and refused to respond to intelligent overtures for conversation. There was some conversation about the drop box, for which it was agreed Director Ross would simply install steel in front of the drop box.

ATTORNEY REPORT

The report was presented to Directors. With regard to the **proposal for insurance from W.I.N/Arthur J. Gallagher, the District approved the same on the motion of Director Ross and the second of Director Blackwell and the unanimous vote of the Board.** With regard to the letter written by the Attorney to the City of Houston, Director Dominguez said he thought it was fine and saw no reason why it should not be sent to the City, that it should be read by Directors and then sent to the City. The Board directed that the letter drafted by the attorney to the City of Houston be sent.

BUILDING COORDINATOR REPORT

Director Ross submitted his report and began by saying that the District has an on hand balance of \$6,492.25; and that he wants 2 cameras installed at the District’s office, one to observe drop offs at the box and one from the inside that takes date stamps of deliveries and drop offs, and that mention of the box should only be in the billings.

DIRECTOR COMMENTS

Director Haney mentioned that October 5 in “National Night Out”, and that it would be good for the Deputies to show up and for the District to bring drinks and some food. Director Shepard talked about the Christmas party and Director Ross said he would look into booking a caterer for December 8.

CONSENT AGENDA

The Consent Agenda was approved on the motion and second of Directors Dominguez and Blackwell and the unanimous vote of the Board. Some discussion was had about Mister Irrigation and working on a proposal from him and using the old irrigation system where possible. Director Blackwell expressed his opposition explaining that it is not a good use of funds. Director Haney said that he thinks the District should look good if it can and that without this effort more trees could be lost. It was agreed that this work is not necessary but it looks nice. Director Ross said that both Olshan and Atlas said that the District's building is fine and that the crack could be filled in and that the driveway is okay even with a crack.

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 SEPTEMBER 8, 2022**

BOOKKEEPER

Delve into City of Houston Invoices to comply with Attorney request regarding changes in the take or pay amount regarding how much water is being taken by the District and when such changes had been made and then follow-up with a meeting with the Attorney and Engineer regarding same.

ATTORNEY

Update District website; and do what necessary to levy taxes at the October meeting.

ENGINEER

Following up on meeting commitments.

BUILDING COORDINATOR

Nada.

OPERATOR

Install mailbox, read meters..

TAX ASSESSOR COLLECTOR

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