

Minutes of Harris County MUD 23 Meeting

The board of Harris County MUD 23 met on October 14, 2021 at 6:33 p.m. in the MUD building. The following board members were present:

Christy Shepard, Secretary

Will Ross, Treasurer

Oscar Dominguez, Assistant Secretary/Treasurer

Jeff Blackwell, President (conducted the meeting in place of Director Haney)

Absent: Jim Haney, President

Thus constituting a quorum.

Also present were Doug Jeffrey, operator from TNG Utility Corp., Jennifer Landreville and Debbie Bessire ETI Bookkeeping and Equi-Tax Inc, John Sherrington and Sean Humble of Sherrington-Humble, LLC, Jeanelle Walker of Courtyard Glen, Keny Pineda with Earthcare Management, and Daniel Hayden and Pete Pedersen from District 220. Officer Ibrahim arrived late as he was handling a call.

Customer Concerns

Jeanelle Walker stated that Courtyard Glen is waiting on contractors to clean the park as the company doesn't have enough employees. They are also waiting on bids for trash cans. Ms. Walker stated that only one-half of the subdivision had their garbage picked up on Tuesday, October 4, 2021 but the whole subdivision was picked up on Friday, October 7, 2021. Director Haney was notified and contacted the garbage company.

Earthcare Presentation:

Keny Pineda represented Earthcare and stated they have had labor shortages this summer. Their crews currently consist of six to eight men but more are needed. They are also having difficulty getting parts from suppliers for their equipment. Parts are not available until 2022. Director

Ross called several times to get mowing done but was unable to contact anyone in the office. Mr. Pineda stated that his employees reported the mowing was done and a supervisor came out to verify. Mr. Pineda stated that the office should be called if there are problems. They have had to extend jobs to Saturday if it rains during the week. Mr. Pineda will get a weekly report. He stated that credit will be given for jobs that are not done or partially done. Turf raking was defined as blowing clippings out of the street to be picked up. Mr. Pineda will provide a monthly report that states which days are worked. After Mr. Pineda left the meeting Director Ross presented several bids from other companies but Earthcare prices are still the least expensive.

Director Dominguez moved that Harris County MUD 23 continue utilizing services from Earthcare. Director Ross seconded and motion passed unanimously.

Minutes

Director Blackwell moved and Director Ross seconded approval of the September, 2021 minutes with corrections that Director Blackwell emailed to Cindy. Motion passed unanimously.

Bookkeeper Report

Jennifer asked the Board if the new negotiated percentage for the MUD 220 billing applied to the regular sewer maintenance billing in addition to the construction. The Board confirmed that the negotiated rate should apply to both the construction billing and the normal sewer maintenance for the billing done during the months of construction. Daniel from 220 questioned if the rates for capital improvement, was on the regular sewer maintenance and operations invoice and Jennifer informed him that the ownership percentage was used on the regular billing for items that should be billed at ownership. Part of the expenses charged with usage.

Jennifer will reach out to the 220 bookkeeper.

Mr. Cole reached out to TX network but has not heard back from them. Meanwhile, the bookkeeper has received an invoice with prices from the

years 2015-2022 for a net balance of \$3,750 or \$62.50/month. Director Dominguez questioned the time frame on the invoice and Jennifer said she will investigate it.

BBVA was bought out and transferring money has been difficult. We have \$10,000 in that account and when current checks clear that account will be closed and the remaining monies moved. Central Bank handles most of our payments.

Tax Report

Director Dominguez moved and Director Blackwell seconded a motion to set the tax rate at \$0.4300 per \$100 assessed valuation. This rate was posted in the Houston Chronicle. Papers for the Order to Levy Tax Rate for 2021 and Amended District Information Form were signed and given to the bookkeeper.

Engineer's Report:

For the internal fed Drum Screen the dimensions are key to make sure it will fit the holes in the machine.

Water plant #1 repair to be done by November and there was no bill to be paid in October. Sean Humble is talking with the provider of the roof double vent about providing an aluminum pipe and not a galvanized or painted steel pipe as a replacement.

John is working with Jennifer to spend the \$335,000 from the surplus bond proceeds. The well is finished and the money has been spent. The recoating will cost \$108,500. Include the drum screen work as well as clearing around the plants and gates within the bond money.

ANNOUNCEMENT: John Sherrington announced that the December 9, 2021 meeting will be his last as MUD 23's engineer. He will be retiring as of December 31, 2021 and Sean Humble will become MUD 23's engineer and attend our meetings. John has been MUD 23's engineer for 19 years and has provided excellent advice/service to the district. We will miss him and welcome Sean.

Operator Report

Doug stated that the water leak at EFI is still oozing from MUD 23's side but they can't find the valve. He doesn't want to dig it but they may have water to cut off at night and install valve if necessary. He would prefer to find the valve. Discussed various alternatives to stop the leak as well as ways to find the tap. The tap may be located behind EFI or under the driveway. We have been sent the process from the COH to get the line officially terminated and have begun providing that information, however, locating the valve does not require the COH's approval and so we hope to complete that work before the next meeting.

For Water Smart we need a sign at the entrance of the subdivision. Brenda, from TNG, showed up at the National Night Out.

Attorney Report

Attorney not at meeting and no report was presented.

Building Coordinator's Report

Director Ross called GFL, formally known as WCA, two weeks ago and got no response from the office and the former representative from WCA no longer works there. Discussed garbage collection at Courtyard Glen previously in meeting. GFL has requested a rate increase of 4 ½% which will be discussed at November meeting.

Director Ross will cancel ZOOM contract of \$15/mo. MUD 23 received a bank fee of \$47.64 from CoAmerica Bank and Director Ross is awaiting a response from the bank regarding this fee.

The eagles are back but not nesting so the trees can be trimmed.

Security

Equipment that was stolen from the fire station construction site was recovered in Montgomery County.

Director Shepard moved and Director Dominguez seconded a motion to approve the consent agenda.

Meeting adjourned.

Secretary