

**MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23  
DECEMBER 9, 2021**

**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 6:00 P.M. at the regular meeting place inside the District on the 9th day of December, 2021, 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

and all of said directors were present thus constituting a quorum, excepting Director Blackwell who arrived after the start of the meeting. The meeting was convened as a quorum was established.

Persons also present included:

Essa Ibrahim of the Sheriff's Office;  
John Sherrington and Sean Humble of Sherrington-Humble, LLC;  
Debbie Bessire of ETI Bookkeeping and Equi-Tax Inc.;  
Wally Byers of Courtyard Glen;  
Maryanne Martinez of the WTW HOA and many other residents of WTW South of the Bayou, including Gary Andrews, the Villarerals, Isidoro and Luz Hernandez, and others;  
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.

**DISTRICT CUSTOMER COMMENTS**

Ms. Martinez who was recently elected to the Board of the Woodland Trails West Homeowners Association presented herself to offer the view that the interests of residents dwelling south of White Oak Bayou are not being treated in a way that honored their interests as residents of the District. She was joined by approximately 8 other individuals voicing much of the same criticism. Ms. Martinez explained that there is the opinion of all those residents with her that there are serious safety and security problems being experienced in her subdivision. The residents present described security problems experienced including without limitation a gang rape and at least one assault and battery. Ms. Martinez made the

point that these residents pay taxes like everyone else owning or renting property in the District. Director Haney responded with a description of what actions the Board has taken, including obtaining cameras at two entrances and exits to the subdivision which he admitted did not include the entrance south of the Bayou. However, it was also made clear that the District had undertaken the payment of the light bills for all of the lighting of public streets in the District including those south of the bayou, paying for garbage collection services for everyone in the District, and working with the Sheriff's Department to make sure patrols are providing a measure of security throughout all of the District. It was explained that the areas south of the Bayou are not densely populated anymore and so unfortunately those areas do not get the same coverage as the more populace areas, but that the District would strive to see to it that those areas receive security coverage. The south of the Bayou residents were assured that even if they are not seeing security in their area it is being provided as much as possible. The discussion and exploration was lengthy and the Board sought to make clear that it is and has been attempting to provide security service in the south area, but it will never be comparable to the more densely populated areas as a practical matter, and that the District is cognizant of its needs and appreciates the attendance of the area's residents. With regard to the "Seal's" security services, the Board made clear that in its experience it had never been particularly effective and that it was paid for by the HOA and not as a part of the services provided by the District. It was also explained that the District spent a lot of money on security for the entirety of the District through the Sheriff's Department and confirmed that the Department representatives are committed to the District and its residents including those south of the Bayou to see to it that it gets reasonable coverage. Director Haney and the other Directors expressed their appreciation of the attendance and interest of those in attendance. After concluding remarks some stayed for the rest of the meeting and many departed. In any event it was clear that the Board valued the input and interest of the residents and made clear its commitment to securing the District. It was also discussed about whether a camera could be installed on the south side of the Bayou with no commitment made other than to look into the feasibility of doing so.

### **SECURITY REPORT**

There was no report beyond the discussion and exploration held above, though two representatives of the Sheriff's Office were present and they both reiterated their commitment to the area and its residents.

### **CONSENT AGENDA**

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

During the presentation of the reports it was noted that District 220 had paid in full all charges billed to it. It was also noted that the 2020 tax statements had been mailed and that collections were better than 98% complete.

### **ENGINEER REPORT**

Mr. Sherrington presented his written report. Among those things reported it was noted that the Wastewater Discharge permit renewal had been completed with the publication of the notice required on November 10; and that the Drum Screen purchase order from C3 Constructors LLC had not yet been

received.

### **UTILITY OPERATOR**

Doug Jeffrey presented his report. He reported that the water accountability ratio had been 98.810% for the prior period; and that three accounts were still terminated and that one is illegally using water. The Board determined to **take no termination action until after the January meeting at which terminations would be authorized. A motion to this effect was made by Director Shepard, seconded by Director Blackwell and unanimously approved.**

### **ATTORNEY REPORT**

The Attorney's report was presented to the Board most of which had already been covered.

### **BUILDING COORDINATOR REPORT**

The Building Coordinator was directed to get a bid for pressure washing the District's building.

### **CONSENT AGENDA**

#### **MINUTES**

**Director Shepard moved the approval of the November minutes, which motion was seconded by Director Blackwell and carried by unanimous vote.**

The Board wished everyone a Merry Christmas and Happy New Year and the meeting was adjourned there being no other business to come before the Board.

(SEAL)

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Secretary, Board of Directors

**COMMITMENTS FOR ACTION  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23  
MEETING OF DECEMBER 9, 2021**

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**BOOKKEEPER**

None.

**ATTORNEY**

*Monitor website and make additions/corrections where warranted;*

**ENGINEER**

*To the extent not yet resolved meet with Operator on how best to stop leak at City metering point.;*

**BUILDING COORDINATOR**

Get bid for pressure washing the District's building.

**OPERATOR**

*Meet with Engineer as described above in November meeting and advise Accurate Meters on endpoint 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.*