

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
JANUARY 12, 2023**

**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 a regular meeting place inside the District on the 12th day of January, 2023, 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:

Sean Humble of Sherrington-Humble, LLC;
Debbie Bessire of ETI Bookkeeping and Equi-Tax Inc.;
Doug Jeffrey and Claudine Pacioni of TNG Utility Corp;
Daniel Hayden, Engineer for District 220 and Pete Pederson, Director of District 220;
Jeanelle Walker and Wally Byers of Courtyard Glen;
Michael A. Cole of Michael A. Cole, P.C.; and
Deputy Mercy Garcia, of the Sheriff's office, arrived after the start of the meeting.

COMMENTS

Ms. Walker commented that Courtyard Glen still wants the \$4,200 a year mentioned at the last meeting but has not yet prepared the documentation for requesting it. Director Blackwell then criticized Wally for littering outside the District's office building for which he apologized and additionally said he would not litter around the District's building again nor come to a District meeting if he is not well and/or coughing. Ms. Walker also noted that she wants to get the area in front of the Fire Department cleaned up. Directors Blackwell and Haney brought to the Board's attention that there is a Christmas tree dumping going on and that they both want the County and Flood Control District to clean it up or take action but they appear uninterested.

SECURITY REPORT

It was noted that the District's long serving Deputy had retired and that there has been a temporary officer named in his place. She, Mercy Garcia, introduced herself and stated that she is very temporary and that she will let Director Haney know when she is replaced. The Deputy appeared

knowledgeable and responsive to the Board queries. She said she had no statistics to share.

MINUTES

Director Blackwell and Haney moved and seconded, respectively, the approval of the December 2022 minutes which motion carried unanimously.

CONSENT AGENDA

BOOKKEEPER, INVESTMENT OFFICER, AND TAX-ASSESSOR COLLECTOR REPORTS AND TAX LEVY

The reports were presented. It was noted that there is to be a single check if possible for the payment of the light bill; that there is a balance of \$5,573,667 in the General Fund; that tax collections are up to 29.4% as of the report date; and that none of the out of District taxes have yet been paid. At this point in the meeting Deputy Garcia and Ms. Bessire's excused themselves from the meeting.

ENGINEER'S REPORT

The Engineer said that he is working on creating a chart showing how the District will comply with meeting the groundwater reduction goals and tailoring the surface water requirements of the District until full compliance has been achieved. Regarding getting Flood Control District to agree to the District using right-of-way or Flood Control lands for an alternate feed of surface water to the District and its water plant, he said that he will move up the food chain in hope of getting a more responsive and cooperative voice and that it may require going directly to the Watershed Coordinator or a person with the appropriate jurisdiction to give the needed permissions sought. A copy of the entire engineering report is attached to the original minutes. It was noted that the Flood Control Project is being re-let under a 420 day contract that should be completed in 2024. On commercial projects at 7335 and 6930 Flintlock (the Plumbing Company) and 8282 Warren Road (Air Filters, Inc.), they all could be served under PILOT agreements if they are willing. With regard to the 24" sanitary sewer line and the 8" line, the Engineer continues to evaluate the prices received from the separate contractors.

UTILITY OPERATOR

The report reflected there being 1,207 connections with a water accountability range of 98.03% to 97.48% and 10.8 million gallons of water supplied by the City of Houston. It was said the fine screen had functioned properly and had done well in the recent weather. In response to Director Blackwell's query, it is normal to replace meters, but the District will get a credit for it. Also house lines, if damaged, will be repaired. It was also mentioned that everything will be tested for lead and copper and that this needs to be documented for all lines.

ATTORNEY REPORT

The Attorney's report was presented. The Attorney noted that until the Engineer completes the schedule for getting to full conversion (80% conversion) the District should be requiring the City to increase the District's Take or Pay Amount by 10 % each year.

BUILDING COORDINATOR REPORT

Director Ross submitted his report. Director Ross stated that the building needs to be power washed and that he proposes to do that before any painting of the building is done. There was also discussion concerning the purchase of cameras to be located around the District, on the District building's fence and at the sewage treatment plant. It was also suggested that this be done using solar devices. The Utility Operator said it had received a bid of \$39,000 to do all of this and that it might be cheaper if done electronically. Director Ross said he had a proposal to do it for \$15,000. Director Dominguez said he had a neighbor who might bid this. **It was agreed to take no action until he had a proposal to present.** Director Blackwell expressed a desire to have a longer table at the head of the meeting room for holding all the equipment necessary for Board meetings so that its appearance is neater and less cluttered. No action was taken on these matters

CONSENT AGENDA

The Consent Agenda was approved on the motion and second of Directors Dominguez and Ross, respectively, 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 JANUARY 12, 2023**

BOOKKEEPER

OPERATOR

Correct the meter/billing errors.

ATTORNEY

ENGINEER

Follow up on meeting commitments including send plans to Mr. Bubbler; and work on details for new contract with City of Houston.

BUILDING COORDINATOR

Begin use of new phones and integrate them with personal phones. Obtain a bid for surveillance cameras; Get building power washed before any painting..

TAX ASSESSOR COLLECTOR

Provide a statement of value of the Joga property and improvements and warehouses off of Warren Road for District's Attorney; and prepare and send out tax bills.

Director Dominguez

Get a proposal from neighbor for surveillance cameras for the District.