

**MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23  
MARCH 9, 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 9<sup>th</sup> day of March, 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.;  
Claudine Pacioni of TNG Utility Corp;  
Daniel Hayden, Engineer for District 220 and Pete Pederson, Director of District 220;  
Mary Anne Valverde of Courtyard Glen;  
Deputy Pierre Abarca of the Sheriff's office, and  
Michael A. Cole of Michael A. Cole, P.C.

**COMMENTS**

Happy Birthday wishes were shared with Director Blackwell.

**SECURITY REPORT**

The Deputy provided his report to the Board after which he excused himself from the meeting.

**MINUTES**

**Directors Blackwell and Ross moved and seconded, respectively, the approval of the February minutes with diminimus corrections which motion carried unanimously.**

**CONSENT AGENDA**

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

The reports were presented. It was noted that General Funds could be invested for temporary periods at 4.44991%. The Bookkeeper stated that the District is in sound financial shape and that at this time taxes are 90.6% collected. The bookkeeper indicated she would have a budget for the Board's consideration at the next meeting and that it needs to be adopted at the May meeting after any required changes are made. There being no other need for her services she was excused.

## **ENGINEER'S REPORT**

The Engineer submitted his written report to the Board a copy of which is attached to the original minutes for purposes of making it more complete. He stated that he had visited with the watershed coordinator for the Harris County Flood Control District and that while he did not approve of the District's desire to traverse HCFCD property to make a water connection for City of Houston water, he did empathize with the District and told the Engineer what needs to be in any submission if there is to be a hope for approval. Again the Engineer made clear HCFCD is not approving the District's plan but it made the District's Engineer a little more hopeful that it might be. He then updated the District's Board on the restart of HCFCD White Oak Bayou Federal Project. He indicated that he is expecting some response from the City of Houston next week; that the Federal Project is for a 420 day calendar completion; that some dumping is again occurring though much less than before; that the plumbing company is playing ball with information given to the attorney and the money required put up; that the fine screen had some valves added that allowed the use of water to better clean it; that the State is wanting to be notified of the District's ending the use of fluorides; that nothing needs be done regarding polyphosphates; and that the Shell station inspections are not to be done for another 2 months [reason enough to use a general contractor].

With regard to the manhole repair and liner for the sanitary sewer line repairs that is to be done in the next week, he said he would be present for this work.

## **UTILITY OPERATOR**

Ms. Pacioni reported that the City of Houston would be increasing its water rates beginning in April; that the water accountability ratio was 93%; that all cut offs had been restored; that the EPA testing would be done next year; that the State's mandated testing of lines for lead and copper is ongoing this year and that both the State and Federal testing will also include the service lines and their connections to the District's system; and the Federal testing is required to be done next year and reported in the year following, and it has not been clearly thought out or determined for either.

## **ATTORNEY REPORT**

The Attorney's report was presented and is made a part of these minutes. The Attorney then noted that the Engineer is expecting a response from the City next week of the request for it to go forward with a take or pay agreement; that GFL is increasing its rates by more than an inflation factor giving the District the right to go out for bids if it wishes; that the PILOT Agreement with the

plumbing company is on the table again with the information required by the attorney having been provided and the money put up for the Attorney's preparation of the PILOT Agreement; that the Water Well permits are being renewed this month with the payment of \$60 per well due at the end of the month even though it had also been written that it was due March 5; and that the Water Wise program requires Board action which had not been apparent though the attorney and others had worked to get this done, and that he recommends that it be classed as an "evergreen" authorization that continues from year to year unless revoked by the Board. Finally, the Board gave consideration to how to approach the Garbage Collection agreement. A division of thought was expressed and the Attorney was asked to invite the contractor to the next meeting. Some Directors wanted to work with the contractor and others want to just go out for new bids. The consensus was reached to first sit down and talk to a representative of GFL. **A motion to this effect was made by Director Blackwell and seconded by Director Ross and carried unanimously. Director Haney then moved that the Water Wise program be considered to be authorized as an evergreen arrangement which automatically results in renewals of the agreement authorization unless cancelled by the Board. The motion was seconded by Director Ross and carried unanimously.**

**With regard to the PILOT Agreement with the plumbing supply company, Director Blackwell moved its authorization which was seconded by Director Ross and approved by the unanimous vote of the Board.**

### **BUILDING COORDINATOR REPORT**

Director Ross submitted his report. Before Director Ross could get to his report Director Blackwell said that the light poles at the District's office building and their bases need to be painted with two coats. Director Ross said that he had a letter proposal to address the painting of the District's building. He said that the prior paint job looked amateurish. Directors agreed to go out for bids for painting the Building. It was next reported that the lighting improvements talked of at the last meeting had been done and all commented on how much better everything looks with the new fixtures. A discussion was then had about the amount of deposit that should be required for the rental of the District's office building. At the conclusion of a long discussion **Director Ross moved that the rental deposit for the building be set at \$250, which motion was seconded by Director Blackwell and carried unanimously.** It was agreed that the webmaster should be alerted to this change.

### **CONSENT AGENDA**

**The Consent Agenda was approved on the motion and second of Directors Ross 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 MARCH 9, 2023**

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**BOOKKEEPER.** No new commitments.

**OPERATOR** No new commitments.

**ATTORNEY** Prepare PILOT Agreement; invite GFL to next meeting; place item on April and May agenda for approval of budget; alert Webmaster re building \$250 rental deposit change; prepare evergreen authorization for Water Wise;

**ENGINEER** (Follow up on meeting commitments including send plans to Mr. Bubbler [was this done?]; and work on details for new contract with City of Houston).

**BUILDING COORDINATOR** get painting bids for District building

**TAX ASSESSOR COLLECTOR** no commitments

**Director Dominguez** to get a proposal from neighbor for surveillance cameras for the District.