

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
MAY 11, 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 11th day of May, 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;
Wally Byers of Courtyard Glen;
Jerry Holman; and
Cindy Nichols of Michael A. Cole, P.C.

COMMENTS

Jerry Holman addressed the Board concerning problems associated with the request of District 220 for serving the Audubon Community, which consists of 149 homes and 1 commercial connection. He said there is a water pressure issue that relates back to the City of Houston, and there is a problem with the permitted well and water capacity. The City and TCEQ is now making District 220 put in RPZ which has created water pressure problems reduced to as low as 35-40 psi.

Sean Humble explained that District 23 has been working to resolve an issue with the City of Houston not correctly reflecting its increases in its take or pay amount, and until that issue is resolved District 23 cannot request another increase in its take or pay amount.

Mr. Holman stated that District 220 prefers to do business with District 23, but may be forced to move in a different direction if District 23 is not able to provide the needed utility services to

District 220.

On another matter, Mr. Holman reported on HB 2071 related to reform of Public Facility Corporations (PFCs). He said that some apartment complexes have found a loophole and are claiming to be a PFC and as a result they are disappearing from the tax rolls overnight, which hurts all taxing authorities, such as County, School, Water District, Emergency Services District, etc.

SECURITY REPORT

None.

MINUTES

Director Shepard submitted changes to the April 13, 2023 meeting minutes. **Director Dominguez moved the approval of such minutes with the changes. The motion was seconded by Director Ross and carried by unanimous vote.**

CONSENT AGENDA

BOOKKEEPER, INVESTMENT OFFICER, AND TAX-ASSESSOR COLLECTOR REPORTS

Debbie Bessire presented the bookkeeper and investment officer reports. Directors briefly reviewed the proposed FYE 2024 budget. **Director Haney moved that the FYE 2024 budget be approved, which motion was seconded by Director Blackwell and carried by unanimous vote.** Review and discussion of the FYE 2024 continued and Sean Humble noted that there are no capital improvements planned for the next 12 months so that line item can be removed. It was also noted that there is nothing in the 2024 budget for Elections. Directors requested an item be placed on the next agenda for amendment of the budget.

Ms. Bessire next presented that tax assessor/collector's report. She noted the 2022 taxes are 95.9% collected, and the out-of-district taxes are 100% collected.

ENGINEER'S REPORT

Sean Humble submitted his written report to the Board. He reported that he is waiting for the official letter from the City of Houston regarding the District's requests to increase its take or pay amount; he is trying to track down the owner of the gas station and washateria at 8520 Warren Road for more information about the request for water and sanitary sewer services; an invoice has been received from Wright Solutions, the contractor for the rehabilitation of the sewer manhole, and will be presented at the June 8th meeting; and CenterPoint has prepared a small contract for the District to sign for replacement of 269 halogen streetlights with LED streetlights. Some discussion was had concerning the replacement of the streetlights.

UTILITY OPERATOR

Claudine Pacioni submitted her report, reporting a 93.6% water accountability. Director Blackwell suggested that the District have posted on its website the AWBD Wipes in the Pipes video, to which Directors agreed.

ATTORNEY REPORT

The Attorney's written report was emailed prior to the meeting.

BUILDING COORDINATOR REPORT

Director Ross submitted his Building Coordinator report. He reported on a party that was had last weekend at the District's building where the renters halfway mopped the floor and there were dirty diapers and beer bottle caps left in the parking lot. Director Ross said that he will wait until the renters \$500 deposit check clears, and will then refund \$250 of the deposit to the renters.

Directors then looked at paint colors for repainting the dark color on the building's exterior, and picked the color Tavern Taupe.

CONSENT AGENDA

The Consent Agenda was approved on the motion and second of Directors Shepard and Dominguez, respectively, and the unanimous vote of the Board.

ELECTION OF OFFICERS

Director Shepard moved that the slate of officers be changed to have each officer move up one position in the slate and for her to move to the bottom of the slate, which motion was seconded by Director Dominguez and carried by unanimous vote. The resulting slate is William E. Ross as President, Oscar Dominquez as Vice President, Jeff Blackwell as Secretary, Jim Haney as Treasurer, and Christy Shepard as Assistant Secretary/Treasurer.

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 MAY 11, 2023**

BOOKKEEPER. No new commitments.

OPERATOR No new commitments.

ATTORNEY to place item on next agenda for amendment of budget.

ENGINEER work on details of new agreement with City of Houston.

BUILDING COORDINATOR get painting of District building done.

TAX ASSESSOR COLLECTOR no commitments