

**MINUTES OF MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
JUNE 19, 2025**

**STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

The Board of Directors of Harris County Municipal Utility District No. 23 of Harris County, Texas, met in special session, open to the public, beginning at 5:00 P.M. at a regular meeting place inside the District on the 19th day of June, 2025, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Jim Haney	President
Christy Shepard	Vice President
Charles Mathewes	Secretary
William E. Ross	Treasurer
Jeff Blackwell	Assistant Secretary/Treasurer

and all of said directors were present, thus constituting a quorum.

Persons also present included:

Deputy Chairez;
Jeanelle Walker, Gail Long and Wally Byers of Courtyard Glen;
Jose Olivares and Sam, residents of the District;
Lesley Bryant of Equi-Tax Inc;
Claudine Pacioni of TNG Utility Corporation;
Pete Pedersen; and
Michael Cole and Cindy Nichols of Michael A. Cole P.C.

CUSTOMER COMMENTS

In response to a question of Wally Byers, Director Mathewes stated that the granite work on the Courtyard Glen walking trail should be completed in a couple of weeks. Jose Olivares, a resident at 8203 Split Oak Drive, reported that digging started today to begin repairs to the sinkhole in his backyard, and part of his fence is down.

MINUTES

Director Shepard moved approval of the minutes of the Board's May 8, 2025 meeting, which motion was seconded by Director Haney and carried by unanimous vote.

CONSENT AGENDA

BOOKKEEPER, INVESTMENT OFFICER, AND TAX ASSESSOR-COLLECTOR REPORTS

Lesley Bryant presented the bookkeeper and investment officer reports, copies of which are filed in the District's electronic records. She reviewed the bookkeeper's report, investment officer's report, profit and loss vs. actual, unclaimed property for 2023-2024, and checks for approval. Ms. Bryant next explained that her office has been billing District 220 in accordance with the contract for years 2021, 2022, 2023 and 2024, but has not been updating the City of Houston Rate. As a result, District 220 owes Harris County MUD #23 \$131,124.72. Discussion was had and Ms. Bryant was directed to inform the District 220 bookkeeper and work out a payment plan. Ms. Bryant stated that going forward she will check the City of Houston rate each April and adjust the billings accordingly.

TAX ASSESSOR-COLLECTOR'S REPORT

Lesley Bryant next presented the tax assessor-collector's report, a copy of which is filed in the District's electronic records. She reviewed the tax report, depository pledge report, and tax checks for approval. She noted that tax collections for the 2024 levy are 96.1% collected, out-of-district taxes are 100% collected, and revenue collected for May was \$11,139.65.

SECURITY REPORT

Deputy Chairez reported that it has been quiet in the District; he stopped some 4-wheelers and told them to not ride on the street and to obey traffic laws; and there was a report of 1 stolen vehicle. Director Ross asked the Deputy to keep watch of 3 pumps that were delivered to the pool. Jeanelle Walker reported a parked truck blocking trash trucks on Winehill Drive and East Ridge. Jose Olivares reported people running the stop sign at Battleoak and Woodland West, and speeding on Woodland West

ENGINEER'S REPORT

Sean Humble was not present at the meeting, and it was noted that the engineer's report was emailed prior to the meeting, a copy of which is filed in the District's electronic records. Directors reviewed the engineer's report. Director Ross reported that repairs to the sanitary sewer manhole in Mr. Olivares' backyard began today, but there is a phone line that runs through the storm sewer. The phone company advised him to cut the line and then call for a repair and they will come out to repair the line and will place the line where the District wants it. Wright Solutions continues to have access issues to complete the camera survey phase 1A, and will move a shed in a backyard out of the way tomorrow. Claudine reported that historical records still cannot be located and this has been sent to the enforcement division of TCEQ and she and Sean continue to work with TCEQ on the matter. Director Blackwell stated that he discussed Mr. Olivares' sanitary sewer manhole repairs with a Texas Water Development Board representative at the AWBD Conference, and has been provided a funding inquiry form for assistance with the cost of the repairs, and he will work with Sean Humble for

assistance with completing the form.

UTILITY OPERATOR

Claudine Pacioni presented the utility operator's report, a copy of which is filed in the District's electronic records. Ms. Pacioni reported that she continues to monitor the District's surface water usage, and if needed, will use some of the District's credits for compliance with the surface water mandates. Sean Humble is working with Michael Cole to increase the amount of water taken from the City of Houston, and Sean will work with the City for a solution.

Claudine Pacioni then reported May water usage of 9,650,000 gallons; water accountability of 98.22%; the 12 month rolling average of water accountability of 96.80%; the wastewater treatment plant operated within permit parameters; and accounts proposed for water service termination due to non-payment. Director Blackwell reported a white substance in White Oak Bayou that came from White Oak Industrial Park, and Pollution Control is investigating. In response to a request of Mr. Olivares, **Director Ross moved that the late fee on Mr. Olivares' account be waived, which motion was seconded by Director Mathewes and carried by unanimous vote.**

ATTORNEY REPORT

Michael Cole presented his attorney's report, a copy of which is filed in the District's electronic records. Mr. Cole reviewed his report, and some discussion was had regarding the proposal received from Arthur J. Gallagher for Cyber Crime Insurance. Directors requested that a representative from Arthur J. Gallagher attend either the August or September meeting to present proposals for insurance for the period beginning October 1, 2025 and ending September 30, 2026, including the proposal for Cyber Crime Insurance. Mr. Cole next presented an Interlocal Agreement with Harris-Galveston Subsidence District for the Water Conservation Program for the 2025-2026 school year. **Director Shepard moved approval of the Interlocal Agreement with Harris-Galveston Subsidence District as presented, which motion was seconded by Director Ross and carried by unanimous vote.** A copy of the Interlocal Agreement is filed in the District's electronic records.

BUILDING COORDINATOR REPORT

The Building Coordinator's report was presented by Director Ross, a copy of which is filed in the District's electronic records. Director Ross reported there have been 3 bookings for the District's building, but only one deposit has been received. Director Blackwell requested that the Board revisit the \$250.00 deposit to be charged to the various HOA's for use of the District's building. Discussion ensued, at the conclusion of which Director Haney moved that the deposit to the various HOA's be revised to \$120.00, which motion was seconded by Director Blackwell and carried with the vote of Directors Haney, Blackwell, Shepard and Mathewes voting Aye and Director Ross abstaining.

Director Blackwell reported that Accurate Meter & Supply is expected to have the additional meters installed by the end of July.

CONSENT AGENDA

The Consent Agenda was approved on the motion of Director Shepard, the second of Director Blaclwell, 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 JUNE 19, 2025**

BOOKKEEPER to inform the District 220 bookkeeper of underbilling due to the City of Houston rate not being changed, and to work out a payment plan; and going forward check the City of Houston rate each April and adjust the District 220 billings accordingly

OPERATOR *NONE.*

ATTORNEY to invite a representative from Arthur J. Gallagher to attend either the August or September meeting to present proposals for insurance for the period beginning October 1, 2025 and ending September 30, 2026, including the proposal for Cyber Crime Insurance.

ENGINEER to continue to coordinate repairs to Mr. Olivares' sanitary sewer manhole at 8203 Split Oak Drive; and work with Director Blackwell to complete funding inquiry form related to the cost of repairs of Mr. Olivares' sanitary sewer manhole repairs.

BUILDING COORDINATOR *NONE.*