

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
JANUARY 11, 2024**

**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 January, 2024, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

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

Persons also present included:

Jeanelle Walker and Wally Byers of Courtyard Glenn;
Sean Humble of Sherrington-Humble, LLC;
Debbie Bessire of ETI Bookkeeping Services;
Pete Pederson of District 220;
Claudine Pacioni of TNG Utility Corporation; and
Michael A. Cole of Michael A. Cole P.C.

The Security officer entered the meeting later in the meeting.

COMMUNITY COMMENTS

Jeanelle Walker said that the trees which had been taken out had their stumps ground down and the drains in the Park had been fixed.

MINUTES

Director Shepard then moved the approval of the December 14, 2023 meeting minutes with minor corrections. The motion was seconded by Director Blackwell and carried unanimously.

CONSENT AGENDA

BOOKKEEPER, INVESTMENT OFFICER, AND TAX-ASSESSOR COLLECTOR REPORTS

Ms. Bessire presented the bookkeeper's report and bills for payment. She next presented the tax assessor-collector's report. It was noted that tax collections are about 25% for the 2023 year and should be close to 95% by the end of the month; and out of District taxes are 7.8% collected.

ENGINEER'S REPORT

Sean Humble submitted his report, a copy of which is filed in the District's electronic records. He indicated that next month's report would be more complete; and that a hard freeze is expected on Tuesday next week, and while bad it is not supposed to be as severe as last year's freeze. In response to a query, Directors were told that the tanks of the District were not large enough to warrant the use or employment of concrete tanks.

The Engineer indicated that he had not heard from the City of Houston so presumed that there had been no change to report; with regards the owner of the shop beside or next to the Shell Station, which is believed to be a hair salon who wants service from the District, the District needs to have title work done to establish ownership and other details before the District can make any commitment of service, and it is suggested the owner attend the District's next meeting; and there is no clarity about street lights or who is installing them and at what cost, if any, to the District. There being no more details to be reported the engineer's report was concluded.

SECURITY REPORT

Officer Abarca reported that a guy was found casing out residents and wants it put on Next Door so that suspicious behavior is reported. He also stated that his office had been unable to locate or apprehend the man. Both Directors Haney and Blackwell requested their homes be placed on the watch list for the next year when they should be attending the AWBD Conference meeting in Dallas. The cameras were not installed at exits but it was represented that exits from the District would be observed. Director Haney found a possible suspect vehicle on our flock camera possibly involved in a car burglary. The license plate was provided to the Sheriff's department, but no results have been received from that information. A full year's reporting was made to the District. It was next reported that with regard to the District's contract Deputy program, there is a move by Commissioner's Court to change the program to a 100% contract. Director Haney had a Zoom meeting with Chief Deputy Diaz of HCSO who assured him that the District's contract is grandfathered and can remain as a 70/30 contract.

UTILITY OPERATOR

Claudine Pacioni submitted her report to the Board. She stated that a \$6,300 credit for warranty on the meters had been obtained or promised from the entity through which the meters had been purchased. It was noted that how the District proposed to proceed in accordance with the

perceptions of Director Ross was to have all the risers identified as being steel, copper, galvanized or some combination like PVC, and then be shown to be free of lead or copper contamination or other non-conforming material, and if so then to pass the requirements of the State and Feds. Director Ross stated that the State will likely approve this approach and that he and others are proposing that an inspection of the lines coming up on risers just outside of residents should be adequate for concluding that they are made of compliant materials, and if found adequate and compliant that will be sufficient for the test of lines. He stated his opinion that if the District were to follow these recommendations and the report to be made to establish the details required including that there are no lead violations for the District's system, then he believed the District's entire system could be approved and that is his recommendation for proceeding. Both the Board and its operator agreed with this approach.

ATTORNEY REPORT

The Attorney's report was approved at its end; however, not before an **increase in the take or pay quantity from the City of Houston was approved by the Board on the motion of Director Shepard and second of Director Blackwell and the unanimous vote of the Board.** The Attorney stated that he would prepare such letter.

BUILDING COORDINATOR REPORT

The Building Coordinator report is filed in the District's electronic records. Director Haney has not yet contacted Flock Safety about adding an additional camera on Battle Oak to capture cars leaving the neighborhood.

CONSENT AGENDA

The Consent Agenda was approved on the motion of Director Shepard and second of Director Haney, 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 11, 2024**

BOOKKEEPER. No new commitments.

OPERATOR to conduct necessary terminations of service.

ATTORNEY to prepare a 10% increase in the take or pay quantity from the City of Houston for water taken after January or as soon as possible.

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

BUILDING COORDINATOR nada.

TAX ASSESSOR COLLECTOR no commitments.