

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
NOVEMBER 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 9th day of November, 2023, 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 of Courtyard Glenn;
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.

CUSTOMER COMMENTS

Janelle Walker reviewed some problems needing attention like trimming of trees and holes near the trails and in the park. She indicated she would get her HOA man to follow-up on these items. Director Blackwell brought to the Board’s attention the fact that there were lights that had gone out and that no one at Center Point seemed to be concerned about it. Director Ross said that in the first quarter of this next year he had heard that Center Point will be replacing all of these lights with new LED lights. It was also mentioned that there were 4 wheelers on Homewood, one of which is owned by a man in the District and that their use in the District was proving unhelpful.

SECURITY REPORT

Director Haney reported that his son-in-law had had his truck stolen after the last meeting and before this one and used in crimes in Victoria by 4 men. Although he had replaced the truck it calls for action on the District’s part in his opinion. It was noted that there had been a shooting in the District only last evening and that it was time to look into getting more cameras, in this instance

at the exits and not just the entrances to the subdivisions of the District. It was also mentioned that ATVs had been seen on the bridge at the overpass. It was agreed that the District would explore getting movable surveillance cameras as well and place some cameras at the exits to the subdivision.

MINUTES

Director Shepard then moved the approval of the October minutes with corrections in the spelling of Treasurer, dropping the “h” from the name of Director Shepard and other spelling errors. The motion was seconded by Director Blackwell and carried unanimously.

CONSENT AGENDA

BOOKKEEPER, INVESTMENT OFFICER, AND TAX-ASSESSOR COLLECTOR REPORTS

Ms. Bessire presented the bills for payment and the Tax Assessor Collector report. It was noted that the current interest rates were 5.36% on a balance of almost \$5,839,192. She noted that collection of taxes were 98.2% complete for 2022 and acceptable for the 2023 year. It was also noted that the TNG bill was \$107,829 which was unusually high but not expected to be so in the future because it involved one time charges for the replacement of a driveway and the fix of a generator and costly concrete repairs.

ENGINEER’S REPORT

It was reported on behalf of Sean Humble that Harris County Flood Control District would apparently approve of the District constructing the new route and improvements to take water from the City of Houston using its right of way so that the route for the new water line would be across the Flood Control lands saving the District a lot of money and time. Congratulations were offered for this accomplishment. It was noted that this would involve a combination of boring and open cuts for the installation of a 12" line. A copy of the Engineer’s report is hereto attached.

UTILITY OPERATOR

Claudine Pacioni submitted her report to the Board. She reported there had been a 92.42% water accountability report; that the take or pay amount or rate was \$4.590; that there was a chlorine residual of 0.3% violation; that there had been 5 service terminations done with all water service subsequently restored; the need for repairs at the Shell Station and if not done promptly by the 21st of this month to have the water service terminated; that a new TNG employee will be coming on board; and finally that there was a program and requirement for knowing about the type of all plumbing and piping works in the District and connections and documenting them for certification for the State. It was further explained that this was being undertaken to provide evidence of compliance with the law requiring plumbing connections in the District are lead free. The Board and operator discussed how this might be effected in a cost conscious manner.

ATTORNEY REPORT

The Attorney report was submitted, most of which had already been reported upon. A discussion was had on how best to approach the effort to acquire the Mousaffa property. The Board seemed to agree that the law requires the reports on the materials being used for plumbing connections within the District and efforts to show compliance with the law's requirements for showing all the testing of lines to have been completed by next October. A consensus was expressed that all lines and connections of individual connections need to be tested and shown to be compliant by next fall and that the most efficacious and inexpensive method possible should be used. With regards the Mousaffa land the Board determined to acquire the land if it could be done for \$15,000 for 6.3 acres of usable area out of the 13 acres available, but that not more than \$15,000 should be offered. The Board or District could acquire all the land even if only 6.3 acres are usable. The Board also determined to put out flyers for a PFA webinar on November 14 being offered by the AWBD. The Board also accepted the idea of using flyers on the District's website for other public announcements.

BUILDING COORDINATOR REPORT

Director Ross reported that the cuisine for the Christmas party would be Guatemalan and that attendees should come at 6:30.

CONSENT AGENDA

The Consent Agenda was approved on the motion of Director Ross and second of Director Shepard, and the unanimous vote of the Board.

ACCEPTANCE OF CODE OF ETHICS

Board was told that while the Code of Ethics had been considered at prior meetings final action on it had not be taken. Director Haney then moved the adoption of the Code of Ethics which motion was seconded by Director Mathewes and carried unanimously. The Code as adopted is hereto attached.

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 NOVEMBER 9, 2023**

BOOKKEEPER. No new commitments.

OPERATOR to work on coordinating the compliance efforts for showing compliance with the testing of plumbing connections to show its being led free.

ATTORNEY no new commitments.

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

BUILDING COORDINATOR to prepare for the Christmas party .

TAX ASSESSOR COLLECTOR no commitments.