

**MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23  
DECEMBER 14, 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 6:00 P.M. at a regular meeting place inside the District on the 14<sup>th</sup> day of December, 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 and Wally Byers of Courtyard Glenn;  
Sean Humble of Sherrington-Humble, LLC;  
Debbie Bessire and Leslie Bryant 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.

**SECURITY REPORT AND COMMUNITY COMMENTS**

There was no security report; however, Directors talked and related matters that were of consequence to those in attendance. Among other matters it was noted that “Ezee Fiber” is responsible for damage to District utilities, and that there were problems with the illegal parking of trailers in Courtyard Glenn. In fact, one person who owns an 18 wheeler had lost at least two trailers where he had left them in the District with the prospect of losing more, and that they had been creating a nuisance. Discussion was had about installing bollards and taking other actions to discourage these nuisances in the District. No report was given on efforts to upgrade devices to monitor or video vehicles exiting the District as talked about at the last meeting.

**MINUTES**

**Director Shepard then moved the approval of the November minutes. 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 tax collections are about 15% for the 2023 year; that Director Mathewes is registered for the winter meeting of the AWBD; that about \$1.8 million remains yet to be certified; and there is not yet a report on uncollected taxes for out of District properties served by the District.

### ENGINEER'S REPORT

Sean Humble submitted his report, a copy of which is filed in the District's electronic records. Among other matters in the report, was a recommendation that the City of Houston monthly take or pay amount be increased by 10 percent, **which was authorized on the motion and second of Directors and the unanimous vote of the Board.** It was noted that Director Ross said that it appeared Mr. Mousaffa wants to be quoted a price per square foot for the acquisition of his land and that he is working to set up a meeting in early 2024 with Mr. Mousaffa and engage him in an effort to change the offer price for the land. It was noted that currently the square foot price being talked is 11 cents per square foot which equates to about \$30,000, and that such a price is more than what the District wants to pay. No clarity was offered on how to proceed.

### UTILITY OPERATOR

Claudine Pacioni submitted her report to the Board. She reported there had been a 85.70% water accountability in the District; that it or the City had flushed its lines and the water pressure had returned to normal; that 8.6 million gallons of water had been treated; that there had been 13 terminations of which 1 is still off; and that there are 61 terminations scheduled for after the holidays if customers remain delinquent after the holidays. Director Blackwell was adamant that a fire hydrant was down again at the same location as the one where it had been repaired or restored recently. Claudine said she would look into getting it back in service.

### ATTORNEY REPORT

The Attorney report was submitted, most of which had already been reported upon.

### BUILDING COORDINATOR REPORT

Director Ross submitted his Building Coordinator report. He said he had no bookings for the New Year though he had had offers to rent on New Years Eve.

## 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.** Director Blackwell noted that there would be a 96 inch water line coming through West Harris County and North Ft. Bend to import water that would be transferred through northern Harris County, and that Cinco Ranch is or has installed desalination plants to treat water being pumped in deeper areas than where most water is being taken, and because it is not thought to be impacting surface areas or other acquirers above it, it will not violate rules or regulations dealing with such Districts.

Director Blackwell shared the “no motorized vehicle” signs which he had acquired for the District to be posted at all five entrances to the District. Jeanelle Walker indicated she wants some as well. Director Blackwell expressed the intention that Jeanelle be listed on the data sheet as a contact person for Courtyard Glenn. **Director Shepard moved the acquisition and installation of the signs as suggested and their placement and installation, which motion was seconded by Director Blackwell and carried unanimously.**

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 DECEMBER 14, 2023**

---

**BOOKKEEPER.** No new commitments.

**OPERATOR** to conduct necessary terminations of service.

**ATTORNEY** to consider requesting more take or pay quantities of water from the City of Houston in January.

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

**BUILDING COORDINATOR** nada.

**TAX ASSESSOR COLLECTOR** no commitments.