

**MINUTES OF SPECIAL MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
JUNE 20, 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 special session, open to the public, beginning at 6:30 P.M. at a regular meeting place inside the District on the 20th day of June, 2024, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

and all of said directors were present with Director Blackwell attending via teleconference, thus constituting a quorum.

Persons also present included:

Joshua Post of Senti Force Video Surveillance;
Wally Byers, Jeanelle Walker, and Christina Rodriguez of Courtyard Glen;
Officer Abarca;
Debbie Bessire of ETI Bookkeeping Services;
Claudine Pacioni of TNG Utility Corporation;
Michael Cole and Cindy Nichols of Michael A. Cole P.C.

COMMUNITY COMMENTS

Director Ross said the AWBD Conference was good, and thanked Director Blackwell for getting a special meeting scheduled next Tuesday with a Badger Meters representative and Caleb Burson of Accurate Meter & Supply.

Wally Byers reported that a street light on Country View had been hit and damaged by an uninsured motorist, and Director Haney told him to call CenterPoint to report it. Jeanelle Walker reported that the Courtyard Glen sign had also been damaged for an estimated repair cost of \$5,100; and that Courtyard Glen plans to file suit. Mrs. Walker reported that Courtyard Glen has 8 cameras around its pool, clubhouse and tennis court.

SECURITY REPORT

Officer Abarca reported on pool rules for the Woodlands Trail West, which include a maximum capacity of 25, a 2-hour maximum, and no food allowed. He reported progress is being made on the new Jack in the Box; and that a resident on Gatehouse had been evicted. Director Haney reported that the County's approval has been received for putting a new camera in the right-of-way.

Joshua Post of Sentri Force Video Surveillance ("Sentri") introduced himself to the Board. He reported that Sentri provides services for actively monitoring critical infrastructure using red and blue lights and speakers to talk to unauthorized persons, and if the person(s) does not leave then a call is made to the police. The services are a deterrent and use license plate readers and video cameras which are necessary for providing evidence in the case of a crime. Sentri fully operates, maintains and monitors all of its equipment and provides the internet services, and the customer is responsible for providing power. There is a flat monthly fee for the service. A brief discussion was had and Mr. Post said that he would bring in some written materials about Sentri and the services provided.

MINUTES

Director Mathewes moved approval of the May 9, 2024 meeting minutes, which motion was seconded by Director Haney and carried unanimously.

CONSENT AGENDA

BOOKKEEPER, INVESTMENT OFFICER, AND TAX ASSESSOR-COLLECTOR REPORTS

Debbie Bessire presented the bookkeeper and investment officer's reports and bills, copies of which are filed in the District's electronic records. She also presented the Profit & Loss Budget vs. Actual and the proposed amended budget. **Director Shepard moved approval of the amended budget as presented, which motion was seconded by Director Ross and carried by unanimous vote.**

Ms. Bessire next presented the tax assessor-collector's report, a copy of which is filed in the District's electronic records. She reported that the 2023 taxes are 96.5% collected; and that the HCAD 2024 preliminary valuation reflects an increase of \$20,518,906 or 7.41%. In response to Director Blackwell, Debbie responded that the HCAD invoice in the amount of \$2,303 was paid by check tonight. At the conclusion of the report, Ms. Bessire excused herself from the meeting.

ENGINEER'S REPORT

Sean Humble is not present tonight, and Director Ross presented the Engineer's report to the Board, a copy of which is filed in the District's electronic records. The survey for the City of

Houston surface water to the District's Water Plant No. 1 is complete and an invoice has been sent to the bookkeeper; and the engineer is looking into the feasibility and cost to replace the generator at Water Plant No. 2 because of problems getting replacement parts for repairs. The estimated cost of a replacement generator is \$150,000 plus the electrical costs and the engineer's time. The camera survey Phase I is set to begin next week; the White Oak Bayou project is progressing with shoring up the sides and planting grass; progress on the Jack in the Box is moving along; and the 4.5 acres tract at 7809 Fairbanks-North Houston has requested water and wastewater capacity from the District. Claudine Paccioni reported that in response to the TCEQ inspection, Sean Humble will finalize and submit the updated Emergency Preparedness Plan, and Sean was able to find some historical information and documents but not what the TCEQ is looking for.

UTILITY OPERATOR

Claudine Pacioni presented the utility operator's report to the Board, a copy of which is filed in the District's electronic records. She reported water accountability of 98.11% for May; a 12-month water accountability of 93.95%; and the PFAS testing report reflects all under the limit which is good. Next reported was the City of Houston has raised its rate from \$4.29 to \$4.40 per 1,000 gallons, and the District increased its charge to customers from \$1.42 to \$1.45 per 1,000 gallons.

Ms. Paccioni next reported that Wesley Wright of Wright Solutions estimated a cost of \$30,000 to get the City of Houston interconnect on Battleoak working again, which would provide a backup if the District's water wells fail. A quote of \$5,640 was received for a chlorine leak detector at Water Plant No. 2, which uses an audible alarm and auto dials the operator if a leak is detected. The Interlocal Agreement between the District and Harris-Galveston Subsidence District was presented and executed.

Director Blackwell reported that he spoke with C&C Water Services at the AWBD Conference and they recommend a new well and new plant for the District for an estimated cost of \$2,000,000. Some discussion was had regarding the Badger meters to be replaced and possibly upgrading to the second generation meter which is a bronze meter instead of plastic. It was reported by Badger that it might replace the District's faulty meters with the second generation meters for an estimated cost of \$40 per meter. Further discussion will be had at the special meeting to be held on Tuesday, June 25th at 6:30 pm. Claudine stated that she will not be able to attend the special meeting and Directors requested that she ask Doug to attend in her place. The Board also requested that Cindy Nichols attend to take notes for the minutes.

ATTORNEY REPORT

Michael Cole presented his attorney's report to the Board, a copy of which is filed in the District's electronic records. It was noted that Oakwood Forest will not be joining the District's security contract this year. **The Law Enforcement Contract was then approved for execution on the motion of Director Shepard, the second of Director Ross and the unanimous vote of the Board.** Director Ross made arrangements to hand-deliver the executed contract to Officer Abarca.

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 that there were three building rentals last month and there are two new bookings; he waived the rental fee to Jennifer Landreville for her daughter's graduation party because of all the work she does for the District; and a bid from MC&G All Services LLC had been received for crushed granite on the walking trail in the amount of \$32,799.75. Jeanelle Walker and Director Ross will work to get additional bids for the crushed granite for the walking trail.

Director Ross said he expects to get a letter before the Board's July 11th meeting from the Woodland Trails West HOA Board of Directors for conveyance of the 6.3322 acres as previously discussed.

CONSENT AGENDA

The Consent Agenda was approved on the motion of Director Shepard and second of Director Mathewes, 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 20, 2024**

BOOKKEEPER no commitments.

OPERATOR to conduct necessary terminations of services; continue to work on a response to the TCEQ's inspection at the District's water plants; and invite Doug to attend the District's Special Meeting on Tuesday, June 25th at 6:30 pm.

ATTORNEY to call special meeting for Tuesday, June 25th at 6:30 pm.

ENGINEER to *negotiate with City of Houston for amendment to Water Supply Agreement; represent the District before the Harris-Galveston Subsidence District; proceed with engineer and design for water plant #2; update the District's Emergency Preparedness Plan; and continue to work on a response to the TCEQ's inspection at the District's water plants.*

BUILDING COORDINATOR to get bids for removing and grinding stumps of two dead trees on the walking trail, and for crushed granite for the walking trail

TAX ASSESSOR COLLECTOR no commitments.