MINUTES OF MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
MAY 8, 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 regular session, open to the public, beginning at 5:00 P.M. at a regular meeting place inside the District on the 8th day of May, 2025, 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, thus constituting a quorum.

Persons also present included:
Sara Burson with Accurate Meter & Supply;
Jeanelle Walker and Wally Byers of Courtyard Glen;
Jacqueline Washington and Jose Olivares, residents of the District;
Jennifer Landreville and Lesley Bryant of Equi-Tax Inc;
Sean Humble with Sherrington-Humble, LLC;
Claudine Pacioni with TNG Utility Corporation; and
Cindy Nichols of Michael A. Cole P.C.

CUSTOMER COMMENTS, QUESTIONS AND REQUESTS

Sara Burson with Accurate Meter & Supply introduced herself to the Board. She explained that Caleb Burson had misunderstood about when to order the additional meters for replacement of the remaining meters. She reported that the additional meters have now been ordered and the ship date is expected in July, but Caleb is pushing to have them delivered sooner, and the remaining meters will be replaced as soon as the new meters are received. She apologized for the miscommunication.

Jose Olivares stated that he will wait until the Engineer's report for an update. Jacqueline Washington stated that she is in attendance to listen and observe the meeting.

SECURITY REPORT

Director Haney stated that Deputy Abarca has been given a new assignment, so a new

Deputy will be assigned to the District. Director Haney reported that someone ran into a light pole in the District, and the Flock camera was checked and an investigation is ongoing; there was a break in on Western Oak and the camera shows someone walking out with a safe, and an investigation has been opened; and gunfire had been reported on April 30th, but nothing was found by Deputy Abarca.

MINUTES

Director Shepard moved approval of the minutes of the Board's April 10, 2025 meeting, which motion was seconded by Director Mathewes and carried by unanimous vote.

CONSENT AGENDA

BOOKKEEPER, INVESTMENT OFFICER, AND TAX ASSESSOR-COLLECTOR REPORTS

Jennifer Landreville presented and reviewed the bookkeeper and investment officer reports, copies of which are filed in the District's electronic records. She stated that Lesley Bryant will begin attending the District's meetings, but that she is always available to attend if the Board requests. Ms. Landreville reviewed the bookkeeper's report, checks for approval, debt service fund, and investment officer's report.

A review was next had of the draft budget. The improvements to the walking trails will be included in line 6-6336 – Maintenance & Repairs – Special; and line 6-4800 – COH Charge will remain unchanged at $125,000. Discussion was had about Subsidence District credits, and Sean Humble will determine how many credits are getting ready to expire and will report back to the Board. At the conclusion of the review and discussion, **Director Blackwell moved adoption of the budget as discussed, which motion was seconded by Director Shepard and carried by unanimous vote.**

TAX ASSESSOR-COLLECTOR'S REPORT

Jennifer Landreville next presented the tax assessor-collector's report, a copy of which is filed in the District's electronic records. She reviewed the report and one tax check for approval, noted that tax collections for the 2024 levy are 95.95% collected; and stated that letters will go out next week to delinquent taxpayers and if payment is not received by July 1st the accounts will be handed over to the delinquent tax attorney for collection.

ENGINEER'S REPORT

Sean Humble presented the engineer's report, a copy of which is filed in the District's electronic records. He reported that he has still not heard back from the TCEQ about the Supplemental Environmental Project and amendment to be attached to the proposed agreed order; Wright Solutions is still having access issues because the ground is too soft; he is continuing to work with the Harris-Galveston Subsidence District regarding the Water Well Permit renewal to meet the City of Houston's Groundwater Reduction compliance and mandatory take or pay requirements; preliminary construction plans have been reviewed for the proposed Auto Zone at 7718 Fairbanks-North Houston; the replacement of streetlights with LED's is now scheduled prior to the end of the year, with Director Blackwell noting that he had sent a letter to CenterPoint and had received a response that the replacement is expected by end of Q3 2025; that he had sent the fine screen monthly maintenance report out to Directors; he is continuing to work on updating the District's Emergency Preparedness Plan, but some historic records have not been found and he will request an exemption; and that he **recommends the Board authorize Director Blackwell to sign the contract with CFG Industries LLC for the Water Plant No. 1 hydropneumatic tank interior recoating, pending Michael Cole's final sign off, to which the Board agreed**.

Mr. Humble then updated the Board regarding the sinkhole and sewer manhole repairs at the residence of Jose Olivares at 8203 Split Oak Drive. Sean explained that the manhole is in very bad shape and all of the concrete will need to be removed. He recommended that the manhole be replaced and to build a new manhole in the same place, and to connect the clean out to the lateral. He explained his recommendation of how best to do this with as little interruption and inconvenience as possible to Mr. Olivares, and **recommended that Director Ross be authorized to make decisions as this project progresses in order to avoid delays, to which the Board agreed**.

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 water accountability of 97.86%; the 12 month rolling average of water accountability of 96.78%; the wastewater treatment plant was operated within permit parameters; the City of Houston rates have increased from $4.40 to $4.57 per 1,000 gallons, and the surcharge for going over the take or pay amount increased from $1.14 to $1.19, and the new rate will go to $1.51 and will be seen on the new water bills. Ms. Claudine presented the District's 2024 Annual Drinking Water Quality Report, a copy of which is filed in the District's electronic records. In response to Director Blackwell, Ms. Pacioni stated that TNG's billing this month is higher than usual because it includes $30,000 to Accurate Meter.

ATTORNEY REPORT

Michael Cole's attorney's report was presented, a copy of which is filed in the District's electronic records. Items in the report were already covered during the course of the meeting. In response to a query of Cindy Nichols, the Board requested a proposal for Cyber Crime insurance and that an item be placed on the next agenda to consider such proposal.

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. Discussion was had about Spectrum's use of the District's building and the mess that was left behind. Discussion was also had about charging the HOA's a deposit for use of the District's building. At the conclusion of discussion, **Director Blackwell**

moved that the HOA's be charged a $250 deposit, which motion was seconded by Director Haney and carried by unanimous vote. Director Ross reported that he had received a bid of $1,850 for removal of 3 dead trees including stump grinding along the walking trail. Discussion was had at the conclusion of which **Director Haney moved that Director Ross be authorized to get a second bid for the removal of the 3 trees and stump grinding and then to accept the lowest bid, which motion was seconded by Director Mathewes and carried by unanimous vote**.

Director Mathewes reported that he had received 3 bids for refreshing the granite on both walking trails, and reviewed the bids with the Board. At the conclusion, **Director Blackwell moved that the bid of ML&G All Services LLC in the amount of $40,160.00 be accepted, which motion was seconded by Director Shepard and carried by unanimous vote**. Director Mathewes stated that the work is expected to take about 2 weeks to complete.

ELECTION OF SLATE OF OFFICERS

Director Shepard moved election of the slate of officers, as has been done for the past years, to have each Director move up one place in the slate and for the President to move down to the bottom of the slate. The motion was seconded by Director Haney and carried by unanimous vote.

CONSENT AGENDA

The Consent Agenda along with approval of the recommendations of the Engineer was approved on the motion of Director Mathewes, the second of Director Ross, 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 MAY 8, 2025

BOOKKEEPER *NONE.*

OPERATOR *NONE.*

ATTORNEY to schedule District's June meeting on June 19, 2025 to avoid conflict with AWBD Summer Conference; place item on June 19^{th} agenda to consider proposal for Cyber Crime Insurance policy; and review and give final approval of contract with CFG Industries LLC for the Water Plant No. 1 hydropneumatic tank interior recoating.

ENGINEER to continue to coordinate repairs to Mr. Olivares' sewer manhole at 8203 Split Oak Drive; and determine how many Subsidence District credits are getting ready to expire.

BUILDING COORDINATOR to get additional bid for removal of 3 trees and stump grinding along the walking trail, and accept the lowest bid.