

**MINUTES OF MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
NOVEMBER 13, 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 the regular meeting place inside the District on the 13th day of November, 2025, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

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

Persons also present included:

Jeanelle Walker of Courtyard Glen;
Pete Pedersen, resident of District 220;
Lesley Bryant of Equi-Tax Inc;
Sean Humble of Sherrington-Humble, LLC;
Claudine Pacioni of TNG Utility Corporation; and
Michael Cole and Cindy Nichols of Michael A. Cole P.C.

CUSTOMER COMMENTS

Jeanelle Walker thanked the Board for everything they do. Director Blackwell reported that the tree trimming along the Courtyard Glen walking trail had been done, but he discovered that a T-post had not been removed back when it should have been and as a result the tree has grown around the wire. He requested the tree company to remove the T-post and he let them know about some other finishing touches that still need to be done. Director Blackwell is holding payment to the tree company until the T-post is removed and finishing touches are completed. Director Blackwell suggested to Jeanelle Walker that Courtyard Glen have a maintenance schedule for its walking trail going forward.

SECURITY

There was no Deputy present to present the security report, but Director Haney sent the report out prior to the meeting. It was noted that the report has a new format. Among other matters, it was reported that someone had cut a big hole in the fence at the sewage treatment plant, most likely with the intent to steal copper wire; however, nothing was found to be removed or damaged.

MINUTES

Director Mathewes moved approval of the minutes of the Board's October 9, 2025 meeting noting a correction to remove the words "on Woodland Oaks Street" under MINUTES, which motion was seconded by Director Blackwell and carried by unanimous vote.

CONSENT AGENDA

BOOKKEEPER, INVESTMENT OFFICER, AND TAX ASSESSOR-COLLECTOR REPORTS

Lesley Bryant presented the bookkeeper and investment officer reports, copies of which are filed in the District's electronic records. She reviewed the cash management report, fund balances, checks for approval, and the October investment officer's report.

TAX ASSESSOR/COLLECTOR'S REPORT

Lesley Bryant presented the tax assessor/collector's report, a copy of which is filed in the District's electronic records. She reviewed the tax report and depository pledge report, and presented 4 checks for approval.

ENGINEER'S REPORT

Sean Humble presented his engineer's report, a copy of which is filed in the District's electronic records. He reported that he is working to finalize easements for the City of Houston surface water to Water Plant No. 1 project; that he is reviewing data provided by the City of Houston showing pressure in the City's 16 inch water line in correlation to the District's water usage; and that he is working on an additional response as requested by the TCEQ in response to the District's submittal of an exception request for the water well completion data for both water wells. Discussion was had about the invoice received from Wright Solutions for the sanitary sewer manhole project near 8203 Split Oak Drive. Mr. Humble reported that Wesley Wright stated that his cost for the project is \$315,000. Discussion continued at the conclusion of which, **Director Mathewes moved that the District pay Wright Solutions an additional \$86,300.31 in addition to the \$253,699.69 authorized at the last meeting for a total payment of \$340,000. The motion was seconded by Director Ross and carried by unanimous vote.**

Mr. Humble reported that Neil Technical Services is in process of installing a lightning rod and electronic surge protection at each of the District's water plants to protect the water wells. Mr. Humble presented an updated 5-year capital improvements plan. A review was had and Mr. Humble stated that he will add items for televising the sewer line, and the wastewater treatment plant permit renewal in 2027. At the request of Mr. Humble, the **Board authorized him to review the District's Water Supply Contract with regard to District 220's minimum monthly water usage.**

Director Blackwell reported that he had a conversation with the County regarding street flooding in the District and his discovery that the drainage pipe to the bayou tributary had been cut

off so there is no flow. He stated that the County needs to connect the inlet to the pipe that drains.

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 that there had been a break in at the sewage treatment plant sometime between Friday night and Saturday morning where someone had cut a big hole in the fence. She reported that the utility operator repaired the fence on Saturday. Discussion was had about security and Claudine discussed the possibility of adding contacts on doors that would send an alarm to dispatch and police if the doors are opened, and adding cameras. **The Board agreed to have the utility operator get information and quotes for adding contacts on doors and cameras at the sewage treatment plant.**

The Board requested that its December 11th meeting be scheduled to begin at 4:00 PM and that an agenda item be added to discuss scheduling a special meeting to discuss security services and consideration of a proposal for security services, and to invite James Morrow to such special meeting when scheduled.

Claudine Paccioni reviewed the Monthly Operations and Maintenance Report, noting October water consumption of 11,379,000 gallons; pumpage of 11,350,000 gallons; water accountability of 101.97%; 12 month rolling average of water accountability of 97.79%; 45.57% conversion to surface water; and the wastewater treatment plant operated within permit parameters. Ms. Paccioni presented a list of accounts proposed for water service termination due to non-payment.

ATTORNEY REPORT

Michael Cole stated that he had nothing to report to the Board. A brief discussion was had regarding the permanent removal and destruction of boxes of District files that have been identified as eligible for destruction. In response to Director Blackwell, Cindy Nichols confirmed that when she and Michael Cole both attend Board meetings, the District is paying for both to attend.

BUILDING COORDINATOR REPORT

The October 2025 Building Coordinator's report was presented by Director Ross, a copy of which is filed in the District's electronic records. Director Ross reviewed checks written and the ending balance of the building fund; and reported that there are currently no bookings for use of the District's building.

Director Mathewes reported that the contractor has not yet found an option for an adhesive to apply to the walking trails to fix the problem areas, because the granite is broken down and is too fine for the adhesive to adhere to it. Director Mathewes also reported that he is still working to obtain garbage cans for the District's walking trails.

CONSENT AGENDA

Director Mathewes moved approval of the Consent Agenda and approval of water service terminations as recommended, noting that there were no persons present to show cause why water service should not be terminated. The motion was seconded by Director Blackwell and carried by 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 NOVEMBER 13, 2025**

BOOKKEEPER NONE.

TAX ASSESSOR/COLLECTOR NONE.

OPERATOR to get information and quotes for adding contacts on doors and cameras at the sewage treatment plant.

ATTORNEY to scheduled December 11th meeting to begin at 4:00 PM and add agenda item to discuss scheduling a special meeting to discuss security services and consideration of a proposal for security services, and to invite James Morrow to such special meeting when scheduled .

ENGINEER to review District's Water Supply Contract with District 220.

BUILDING COORDINATOR NONE.

DIRECTOR MATHEWES to *get a bid for new locks for District's building and setup a system for keeping track of issuance and return of keys; and obtain garbage cans for walking trails.*