

**MINUTES OF MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
JANUARY 8, 2026**

**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 8th day of January, 2026, 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, thus constituting a quorum.

Persons also present included:

Deputy Chairez;
Wally Byers of Courtyard Glen;
Jeanelle Walker of Courtyard Glen, arriving after the start of the meeting;
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

There were none.

SECURITY

Deputy Chairez reported a vehicle had hit the sign at the entrance to the Courtyard Glen entrance. Director Haney reported hearing gunfire on January 1st, and Director Blackwell reported an ongoing problem with 4-wheelers and ATV's driving on the streets at high speed.

MINUTES

Director Shepard moved approval of the minutes of the Board's December 11, 2025 meeting with corrections to the names of the streets Woodland West Drive and Warren Road under the Customer Comments. The 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 December 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 reported 2025 taxes are 25.2% collected; reviewed the tax report and depository pledge report; and presented 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 expects to finalize easements for the City of Houston surface water to Water Plant No. 1 project by end of Q1 2026; he is verifying the District's water usage and as a result the Subsidence District permit may need to be amended; there is nothing new to report regarding the Harris County Flood Control District Woodland Trails project, and Director Blackwell commented about how closely the trees are planted along the walking trail; revised construction plans for the gas station at 8520 Warren Road were received and approved by the engineer; and he has received a request for out-of-district water service at 8313 Warren Road, noting they already have a septic. **Director Haney moved that the District agree to provide out-of-district water service to 8313 Warren Road and that the attorney be directed to prepare an agreement for Payment in Lieu of Taxes, which motion was seconded by Director Shepard and carried with Directors Haney, Shepard, Ross and Mathewes voting Aye, and Director Blackwell voting Nay.**

Mr. Humble reported that a sanitary control easement for Water Well #2 cannot be found, and Michael Cole has prepared an Order Adopting Rules and Regulations Regarding Activities within 150-Feet of Water Wells Owned and Operated by the District which can be adopted by the District and Notice published in a newspaper of general circulation in the District in lieu of obtaining sanitary control easements. **Director Ross moved adoption of the Order Adopting Rules and Regulations Regarding Activities within 150-Feet of Water Wells Owned and Operated by the District and publication of the Notice as required, which motion was seconded by Director Shepard and carried by unanimous vote.** A copy of the Order and Notice is filed in the District's electronic records. Mr. Humble next reported that he will set up a meeting with Directors Ross and Mathewes to discuss the billing for the Sanitary Sewer Manhole located near 8203 Split Oak Drive; and he will review the Water Supply Agreement with HC MUD 220 and will make a recommendation to the Board for revisions.

UTILITY OPERATOR

Claudine Pacioni presented the utility operator's report, a copy of which is filed in the District's electronic records. Ms. Pacioni reviewed the Monthly Operations and Maintenance Report, noting December water consumption of 9,748,000 gallons; pumpage of 9,844,000 gallons; water accountability of 100.95%; 12 month rolling average of water accountability of 97.64; 46.11% conversion to surface water, noting the District will need to use some of its Subsidence District credits to meet the 60% conversion mandate; and presented a list of accounts proposed for water service termination due to non-payment. Ms. Pacioni reported that two accounts remain terminated for non-payment after the last meeting, and in response to Director Ross she stated she will check the meters to make sure they have not been tampered with.

Ms. Pacioni next presented a quote received from NTS for repair or replacement of the WWTP blower #2 motor. The cost for repairing the existing blower #2 motor is \$12,133.00, and the cost for replacing it with a new blower #2 motor is \$22,070.00. Following a brief discussion, **Director Shepard moved approval of the quote from NTS to repair the existing blower #2 motor at a cost of \$12,133.00, which motion was seconded by Director Mathewes and carried by unanimous vote.** Claudine next reported that Corpro has requested the District's permission to do a training for cathodic protection at the District's facilities and in exchange it will perform a free inspection. **Director Ross moved that the District grant permission to Corpro to do a training for cathodic protection at the District's facilities in exchange for Corpro doing a free inspection. The motion was seconded by Director Shepard and carried by unanimous vote.**

ATTORNEY REPORT

Michael Cole presented his attorney's report, a copy of which is filed in the District's electronic records. In addition to matters already covered during the course of the meeting, he reported that the District's Eminent Domain Report was submitted online to the Texas Comptroller prior to the filing deadline. He noted that the report includes District details and whether the District has exercised its domain authority during the reporting year.

BUILDING COORDINATOR REPORT

The December 2025 Building Coordinator's report was presented by Director Ross, a copy of which is filed in the District's electronic records. Director Ross reported 1 booking for use of the District's building this month, and that Spectrum still has a key to the District's building, to which Director Blackwell stated he will request that they return it.

CONSENT AGENDA

Director Shepard 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 Mathewes and carried by the unanimous vote of the Board.

There being no other business to come before the Board the meeting was adjourned.


Secretary, Board of Directors

(SEAL)

**COMMITMENTS FOR ACTION
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
MEETING OF JANUARY 8, 2026**

BOOKKEEPER NONE.

TAX ASSESSOR/COLLECTOR NONE.

OPERATOR to check meters of two accounts with water service still terminated for non-payment.

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; and prepare PILOT Agreement for 8313 Warren Road and place item on next agenda for approval of same.*

ENGINEER to set up a meeting with Directors Ross and Mathewes to discuss the billing for the Sanitary Sewer Manhole located near 8203 Split Oak Drive; and review the Water Supply Agreement with HC MUD 220 and will make a recommendation to the Board for revisions.

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.*

DIRECTOR BLACKWELL to request Spectrum to return the key to the District's building.