

**MINUTES OF MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
FEBRUARY 12, 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 12th day of February, 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:

Florencia Cauno, Roland Reyes, Ramond Salazar and Freder Munoz of Global Axis Security; Deputy Chairez, arriving after the start of the meeting; Jeanelle Walker of Courtyard Glen; Sam Vario of Woodland Trails West; Pete Pedersen and Francisco Munoz 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.

SECURITY

Florencia Cauno, Roland Reyes, Ramond Salazar and Freder Munoz of Global Axis Security introduced themselves to the Board and requested an opportunity to present a proposal to the District for security services, to which the Board expressed an interest and determined to schedule a special meeting for such purpose. The Global Axis Security representatives excused themselves from the meeting.

CUSTOMER COMMENTS

Sam Vario addressed the Board and stated that he has not seen the Deputies in the District lately. A short discussion was had. He next reported that some contractors had left sandbags along the bayou near Creekside Estates, and Director Blackwell stated that he will contact Aqua, the company who hired the contractors. Finally, Mr. Vario stated that the water usage graph hasn't been

on the water bills the last couple of months, and Claudine Pacioni stated she will see that it gets placed back on the bills.

Deputy Chairez arrived after the start of the meeting. Sam Vario asked the Deputy why the residents have not seen him in the District lately, to which Deputy Chairez responded that he has already talked to his supervisor and for now his supervisor wants him in the District 100% of his time. Some discussion was had regarding the ongoing problem with 4-wheelers and ATV's driving on the streets in the District at high speed. Jeanelle Walker brought to the Deputy's attention an ongoing problem of people parking in the street along curbs which makes it difficult for vehicles to pass, and Director Haney suggested Mrs. Walker reach out to the Commissioner to ask for "No Parking" signs to be placed along the curb.

Director Blackwell reported that an invasive rodent is causing damage to the infrastructure in and along the bayou near Battleoak and surrounding areas, and that he called a few animal control agencies but nothing has been done. Deputy Chairez excused himself from the meeting.

Francisco Munoz of District 220 asked for information about upcoming projects, and Director Haney stated these will be discussed during the Engineer's report.

MINUTES

Director Mathewes moved approval of the minutes of the Board's January 8, 2026 meeting, 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 January investment officer's report. A brief discussion of the District's investment policy was had, at the conclusion of which **Director Blackwell moved adoption of a resolution concerning annual review of the District's investment policy and to make no changes, which motion was seconded by Director Shepard and carried by unanimous vote.** A copy of the resolution as adopted is filed in the District's electronic records.

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 81.1% collected; reviewed the tax report and depository pledge report; and presented checks for approval.

Discussion was had concerning adoption of various ad valorem tax exemptions. Bill Blich provided his homestead tax exemption study for the 2026 tax rolls prior to the meetin, and recommended that the Board adopt the same exemption as last year. **Director Blackwell then**

moved adoption of a residence homestead tax exemption in the amount of \$30,000 on residences of person sixty-five (65) years or older and persons disabled, which is the same as last year. The motion was seconded by Director Shepard and carried by unanimous vote. A copy of the resolution as adopted is filed in the District's electronic records. Director Shepard next moved adoption of a resolution to adopt an additional 20% delinquent tax penalty for tax collection costs, which motion was seconded by Director Mathewes and carried by unanimous vote. A copy of the resolution as adopted is filed in the District's electronic records.

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 will advertize for bids for the City of Houston surface water to Water Plant No. 1 project and will bring bids to the Board's next meeting; he is working to verify the District's City of Houston water usage and noted the Subsidence District permit may need to be amended; he has requested a \$3,500 deposit from the property owner at 8313 Warren Road for the District to serve the property with out-of-district water service, but has not heard back; that he has a request from the property owner at 7514 Fairbanks North-Houston for out-of-district water and sewer service, noting that the District only has water capacity to which the Board agreed the District could provide water service only with a Payment In Lieu of Taxes agreement and the engineer will let the property owner know; and that the final invoice received for the Sanitary Sewer Manhole repair at 8203 Split Oak Drive is in the amount of \$384,685.79, that the District has already paid the contractor \$340,000, and that after meeting with Directors Ross and Mathewes to discuss the engineer's recommendation is that the District pay an additional \$20,000 for a total payment of \$360,000. **Director Shepard moved that the District pay an additional \$20,000 for the project as recommended by the District's engineer, which motion was seconded by Director Ross and carried by unanimous vote.**

Mr. Humble next reported that he has updated the District's 5-year Capital Improvements Plan to include the sanitary sewer rehabilitation work, which is scheduled for 2027 at a cost of \$450,000. Mr. Humble reported that he has reviewed the Water Supply Agreement with HC MUD No. 220 and recommends amendment as follows: 1) reflect required minimum usage of 1,865,283 gallons per month; 2) increase the maximum flow rate from 262 gpm to 270 gpm; and 3) accept the surface water credits being offered by HCMUD No. 220. At the conclusion of discussion, **Director Shepard moved approval of amendment to the Water Supply Agreement with HC MUD No. 220 as recommended by the District's engineer, which motion was seconded by Director Mathewes and carried by unanimous vote.** In response to Director Blackwell, Mr. Humble stated that he will look into Texas Water Development Board (TWBD) funding again, but that he participated in a Zoom call and the TWBD stated it does not have any funds available at this time and he is doubtful the District will receive any funds.

UTILITY OPERATOR

Claudine Pacioni reported an ongoing issue with the sanitary sewer line at 7834 Gatehouse, and the utility operator's efforts to resolve the issue and its determination that the issue is on the homeowner's plumbing. She reported that the utility operator repaired the situation on Saturday, resulting in overtime charges, with the wye and left the homeowner's side to be completed by the

homeowners' plumber. Ms. Pacioni invited the homeowner to attend tonight's meeting, but the homeowner is not present to discuss. Ms. Pacioni next reported that she is working to renew the District's Harris Galveston Subsidence District permit; and presented a resolution to the Board for its consideration for submission of a Water Smart application for inclusion in the AWBD Water Smart Partners Program.

Claudine Pacioni then 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 January water consumption of 9,710,000 gallons; pumpage of 10,719,000 gallons; water accountability of 97.495%; 46.57% conversion to surface water; and presented a list of accounts proposed for water service termination due to non-payment. Ms. Pacioni reported that she is working for a permanent replacement of the District's operator and that in the meantime Jose is taking care of the District. Jeanelle Walker and Sam Vario excused themselves from the meeting. In response to Director Mathewes, Claudine answered questions about specific charges in the operator's billing. Some discussion was had about a meter replacement at 7171 Woodland West Drive and Claudine stated this used to be an irrigation meter and it can be pulled if the Board would like. Directors Blackwell and Ross will look at the meter and confirm with Claudine whether or not it should be pulled. Discussion was had about work orders related to a blower problem and Claudine explained that it is because of dirty power that causes a surge or drop which causes the surge protector to kick it off. Someone then has to come out to fix it. Discussion continued about how to present evidence of dirty power to CenterPoint so that something can be done about it. Claudine stated that all District equipment is on a Preventive Maintenance Schedule and stated that she will send a copy of the schedule to Directors. In response to Director Blackwell, Mr. Humble confirmed that new flood plain maps are available and the District is still in the flood plain and a couple of more houses in the District are now included. **Director Shepard then moved approval of a resolution for submission of a Water Smart application for inclusion in the AWBD Water Smart Partners Program, which motion was seconded by Director Mathewes 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, and most of which has already been covered during the course of the meeting. Mr. Cole presented an Order Calling Directors Election for Saturday, May 2, 2026, noting that Directors Haney, Shepard and Blackwell are up for re-election. Mr. Cole noted the filing deadline for a place on the ballot is 5:00 PM Friday, February 13, 2026, and the deadline for write-in candidacy is 5:00 PM Tuesday, February 17, 2026, after which if there are no opposed candidates the election can be canceled. **Director Shepard moved adoption of an Order Calling Directors Election, which motion was seconded by Director Blackwell and carried by unanimous vote.** The order as adopted is filed in the District's electronic records.

Discussion was had about scheduling a special meeting for canceling the May 2, 2026 Directors Election if there are no opposed candidates, and for receiving bids for security services from James Morrow (5:00-6:00 PM) and Global Axis Security (6:00-7:00 PM). The Board requested the attorney to call a special meeting for Thursday, February 26, 2026 beginning at 5:00 PM, and to place items on the agenda for: 1) Order and Declaration of Directors Election, 2) presentation and proposal from James Morrow for Law Enforcement services, cameras and alarms, 3) presentation

and proposal from Global Axis Security for Law Enforcement services, cameras and alarms.

Director Haney reported that he had been contacted by a resident at 8434 Battleoak about rainwater running off from a building behind the property causing standing water in the backyard. He said there may be a blockage in the drainage causing the water to not reach the storm sewer. The resident reached out to the building's manager and was directed to contact the District. Some discussion was had, but no action was taken.

BUILDING COORDINATOR REPORT

The January, 2026 Building Coordinator's report was presented by Director Ross, a copy of which is filed in the District's electronic records. Directors Ross and Haney stated they will work on setting posts for a sign to be placed at the entrance to the walking trail. Director Blackwell said this is the best time of year to get trees trimmed, and **Director Ross moved that Director Blackwell be authorized to get bids for trimming trees in the District and if less than \$1,000 be authorized to approve the work. The motion was seconded by Director Shepard and carried by unanimous vote.**

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

**COMMITMENTS FOR ACTION
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
MEETING OF FEBRUARY 12, 2026**

BOOKKEEPER NONE.

TAX ASSESSOR/COLLECTOR NONE.

OPERATOR to check meters of two accounts with water service still terminated for non-payment; place water usage graph back on customer water bills; and send copy of Preventive Maintenance Schedule to Directors.

ATTORNEY to call February 26, 2026 special meeting to cancel Directors Election if there are no opposed candidates and to receive bids for law enforcement services from James Morrow and Global Axis Security.

ENGINEER to reach back out to Texas Water Development Board to ask about potential funding to the District; and contact HC MUD 220 regarding amendment of Water Supply Agreement with the District.

BUILDING COORDINATOR to work with Director Haney to set posts for sign at entrance to walking trail.

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

DIRECTORS BLACKWELL AND ROSS to look at meter at 7171 Woodland West Drive and let Claudine Pacioni know if it can be pulled.