

**MINUTES OF MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
MARCH 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 March, 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:

Captain Paul Bruce, Sgt. Sean Daniels and Deputy Chairez of HCSO;
Wally Byers of Courtyard Glen;
Pete Pedersen of District 220;
Lesley Bryant of Equi-Tax Inc;
Claudine Pacioni of TNG Utility Corporation; and
Michael Cole and Cindy Nichols of Michael A. Cole P.C.

SECURITY

Captain Paul Bruce and Sgt. Sean Daniels of Harris County Sheriff's Office introduced themselves to the Board. Captain Bruce explained that he manages all of the Sheriff's Deputy Contract Program. He is addressing the Board's concerns and is going to keep a Deputy in the District 100% of its contract time for the time being while he works to improve the services to the District. Discussion was had, and Captain Bruce responded to Director questions and stated that if a Deputy is off for more than 9 consecutive days another Deputy will be assigned until the Deputy returns; a new fleet of 200 cars will be equipped with a radar, and after April 4th some existing cars will have radars installed; and an 8% increase in the contract amount is expected in October. Captain Bruce expressed his commitment to improving the Deputy Contract Program and his confidence that he will be successful.

CUSTOMER COMMENTS

Wally Byers stated that GFL did not pick up trash in Courtyard Glen last Friday due to being shorthanded; however, did pick it up Saturday morning.

MINUTES

Director Blackwell moved approval of the minutes of the Board's February 12th regular meeting and the February 26th special meeting, which motion was seconded by Director Ross 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 February investment officer's report. Ms. Bryant reported that the District has four Certificates of Deposit at Central Bank which expire on Saturday, March 14th, and that the current renewal rate is 3.8%. A short discussion was had and **Director Blackwell moved that the bookkeeper be authorized to renew the four Central Bank Certificates of Deposit for six months at a renewal rate of 3.8%. The motion was seconded by Director Ross and carried by unanimous vote.** The bookkeeper stated that a draft budget will be provided to Directors before the April 9th meeting to review and to provide comments and revisions at the Board's April 9th meeting, and the budget will need to be adopted at the Board's May 14th meeting.

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 report and noted 2025 taxes are 91.1% collected; she reviewed account balances; and presented checks for approval.

ENGINEER'S REPORT

Sean Humble provided his engineer's report prior to the meeting, a copy of which is filed in the District's electronic records. Director Ross and Claudine Pacioni reviewed the report with the Board. The engineer will bring bids for the City of Houston surface water to Water Plant No. 1 project to the April 9th meeting for the Board's consideration; and discussion continues with the City of Houston for possible amendment of the Subsidence District permit, and the City has confirmed it will not charge the District overage charges so the District will use 100% surface water to help it meet its 60/40 mandate, which will double the cost of water until the end of year. Directors noted this should be considered during the budget discussion at the next meeting. It was reported that the revised Water Supply Agreement with HC MUD No. 220 is under review by its attorney. Director Ross will confirm if Item D. HCFD can be removed from the Engineer's report.

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 February water consumption of 9,394,000 gallons; pumpage of 9,469,000 gallons; water

accountability of 101.27%; 47.55% conversion to surface water; the wastewater treatment plant operated within permit parameters; and she presented a list of accounts proposed for water service termination due to non-payment. Ms. Pacioni reported that a copy of the Preventive Maintenance Schedule was provided to Directors before tonight's meeting; that customer bills were sent out late because there was an alignment issue with the first billing and the bills were returned to the operator, so the bills were reprinted and sent out again causing bills to be due 6 days later than normal; Texas Hydrants will be in the District on March 26th for inspections; the lightning rod was inspected this month and all is well; and a section of pipe will be replaced at Water Plant #1. In response to a query of Director Ross regarding dirty power at the water plant, Ms. Pacioni stated that NTS called CenterPoint and CenterPoint came out and made quite a few repairs. There is still some tripping but not as much as before. NTS will meet Lone Star at the plant next week.

Ms. Pacioni next presented a proposed rate order amendment to replace Section 4. Disconnection. A short discussion was had at the conclusion of which **Director Shepard moved adoption of an amended rate order as proposed, which motion was seconded by Director Blackwell and carried by unanimous vote.** A copy of the rate order as amended is filed in the district's electronic records.

Ms. Pacioni answered questions from Directors Blackwell and Mathewes about charges in the utility operator's billing. Director Blackwell reported that there are a couple of tree limbs on his street that are hanging down and the Magna Flow truck keeps hitting them. **Director Haney moved approval for Director Blackwell to contact a tree service to cut the hanging limbs, which motion was seconded by Director Ross 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. Mr. Cole reported that items in his report have been covered during the course of the meeting. The attorney's office will schedule a special meeting for Thursday, March 26th beginning at 5:00 PM to review proposals received for security services, and for alarms and cameras for the District's plant and building.

BUILDING COORDINATOR REPORT

The February, 2026 Building Coordinator's report was presented by Director Ross, a copy of which is filed in the District's electronic records. He reported the ending balance in the building account, and noted the dates of the meetings of the 3 HOA's that use the District's building. Director Ross stated that he had received a bid from an exterminator to treat the District's building for \$109 per month. No action was taken on the matter. Director Blackwell suggested that consideration be given to power washing the parking lot at the District's building. No action was taken on the matter.

Director Mathewes stated in preparation for the special meeting on March 26th, he will prepare a spreadsheet to compare the services of Harris County Sheriff's office with the proposals received from Texas Patrol Security and Global Axis Security.

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.



Charley Mathewes
Secretary, Board of Directors

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

BOOKKEEPER to renew the four Central Bank Certificates of Deposit for six months at a rate of 3.8%; and provide draft budget to Directors before the April 9th meeting to review and to provide comments and revisions at the Board's April 9th meeting.

TAX ASSESSOR/COLLECTOR NONE.

OPERATOR NONE.

ATTORNEY to call March 26, 2026 special meeting to review proposals received for security services, and for alarms and cameras for the District's plant and building.

ENGINEER to contact HC MUD 220 regarding amendment of Water Supply Agreement with the District.

BUILDING COORDINATOR/DIRECTOR ROSS to confirm if Item D. HCFD can be removed from the Engineer's report.

DIRECTOR BLACKWELL to contact a tree service to have tree limbs cut down and removed.

DIRECTOR MATHEWES to prepare a spreadsheet to compare the services of Harris County Sheriff's office with the proposals received from Texas Patrol Security and Global Axis Security for security services.

ALL DIRECTORS to review draft budget and provide comments and revisions to bookkeeper at April 9th meeting.