MINUTES OF MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
MAY 14, 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 14th day of May, 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 Becerra of Harris County Sheriff's Office;
James Morrow of Texas Patrol Security;
Jeanelle Walker, Jackie Washington, Sam Vario, Francisco Munoz, Eloise Ramirez, Gerald Semien, Pete Pedersen and Veronica Reynosa;
Lesley Bryant of Equi-Tax Inc;
Sean Humble of Sherrington-Humble, LLC;
Claudine Pacioni of TNG Utility Corporation; and
Cindy Nichols of Michael A. Cole P.C.

CUSTOMER COMMENTS

Sam Vario stated that he is happy with seeing more patrol cars of Sheriff Officers and Texas Patrol Security in the area. He raised the ongoing issue of cars parked along the streets obstructing the flow of traffic, and it was explained that if a sticker is put on a vehicle and it is moved for just a day or just a few feet then the whole process of having the vehicle towed starts again. Officer Becerra stated that he is making more traffic stops, and Directors expressed their appreciation for increased visibility. Director Haney stated that he attended the Sheriff's recent Coordinator's meeting, and they are working to improve service. Pete Pedersen stated that he has enjoyed working with the MUD 23 Board and attending its meetings, but will no longer be doing so and will miss seeing everyone. Eloise Ramirez introduced herself and stated that she is a new member of the MUD 220 Board and also serves on the Terrace Brook HOA. Gerald Semien introduced himself and stated that he is also a new member of the MUD 220 Board and he resides in Terrace Brook.

Veronica Reynosa introduced herself and with translation assistance from Officer Becerra explained that she is asking for an extension of time for payment of her past due water bill and seeking relief of late fees. Claudine Pacioni confirmed that Ms. Reynosa is 3 months past due, with an approximate amount of $194.82 due for water plus $54.16 for late fees. At the conclusion of discussion, **Director Shepard moved that Ms. Reynosa be granted a payment plan of 3 equal monthly payments for the past due water amount owing plus her current month's amount due, that the late fees on the past due amount be waived, and that water service be terminated if the payment agreement is not honored. The motion was seconded by Director Ross and carried by unanimous vote.** Ms. Reynosa acknowledged that she is comfortable with the payment agreement.

SECURITY

James Morrow with Texas Patrol Security provided a report, noting there have been a lot of homeless people removed from the park area after hours, and he is working with one of the patrol officers to teach him what he needs from him for preparing a monthly report to the Board. In response to Sam Vario, James Morrow stated that he would attend an HOA meeting.

MINUTES

Director Blackwell moved approval of the minutes of the Board's April 9, 2026 meeting, which motion was seconded by Director Shepard 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, Deposit Summary, and the April investment officer's report. A brief discussion was had about the Deposit Summary and Sean Humble suggested the Board consider a rate order amendment to reflect that deposits will be returned upon request. No action was taken on the matter and the Board determined to revisit this at its June 11th meeting.

The Board reviewed the proposed budget. The bookkeeper stated that changes received from the engineer and utility operator are reflected. **Director Shepard moved adoption of the proposed budget as presented, which motion was seconded by Director Mathewes and carried by unanimous vote.**

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 95.1% collected; she reviewed account balances; presented (4) checks for approval, reviewed the Depository Pledge Report, and noted that out-of-district taxes for 2025 are 100% collected.

ENGINEER'S REPORT

Sean Humble presented his engineer's report to the Board, a copy of which is filed in the District's electronic records. He reported that he just received a copy of a letter from TCEQ dated November 3, 2025 regarding the TCEQ Proposed Agreed Order informing the District that formal enforcement action is not warranted. Discussion was had, and the attorney's office was directed to send a letter to TCEQ of designation for District correspondence to be sent to Tarryn Fossati with TNG Utility Corp. to ensure timely receipt of correspondence in the future. Mr. Humble discussed with the Board attempts made to contact the neighbor who has moved his fence back about 30 feet encroaching Flood Control's property where the District needs an easement for the City of Houston water supply line to Water Plant No. 1 to serve the District. He presented the bid tabulation for the project, and recommended the Board's award to On Par Civil Services in the amount of $1,157,969.57. **Director Shepard moved approval of the award as recommended and authorization for the engineer to prepare and issue a Notice of Award accordingly, which motion was seconded by Director Mathewes and carried by unanimous vote**. The engineer next reported that yesterday the City of Houston provided an agreement relating to the City of Houston groundwater compliance, and he will review and then send to Michael Cole for his review and comment.

UTILITY OPERATOR

Claudine Pacioni presented the utility operator's report, a copy of which is filed in the District's electronic records. Ms. Pacioni requested approval to move uncollected accounts dated prior to 2022 in a total amount of $12,975.69 to the uncollectible list. She stated that TNG Utility Corp. is considering engagement of a collection agency. Ms. Pacioni next presented bids received from Sweat's Mechanical in the amount of $18,590 and from NTS in the amount of $14,257 for replacement of the diffusers; presented the 2025 Consumer Confidence Report (CCR), noting that she will put a link to the CCR on customer bills and provide a copy to Cindy Nichols to have uploaded to the District's website; and presented an Interlocal Agreement with Harris-Galveston Subsidence District to sponsor Bane Elementary's Water Smart Program.

Claudine next reviewed a customer request for a payment agreement for a delinquent account balance of $347.50, noting that the customer has not responded to an email or phone call from her office. A brief discussion was had at the conclusion of which **Director Ross moved approval of termination of service to the account, which motion was seconded by Director Mathewes and carried by unanimous vote.**

Claudine continued and reviewed the Monthly Operations and Maintenance Report, noting April water consumption of 9,457,000 gallons; pumpage of 9,577,000 gallons; water accountability of 100.73%; 55.12% 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. **Director Shepard moved approval of the utility operator's report, including the 2025 Consumer Confidence Report, the Interlocal Agreement with Harris-Galveston Subsidence District, accounts recommended to be moved to uncollectible list, approval of bid from NTS in the amount of $14,257 for replacement of the diffusers, and service terminations, noting that no persons were present to show cause why water service should not be terminated.**

The motion was seconded by Director Mathewes and carried by unanimous vote.

Discussion was next had concerning the amount of deposits of owners and renters. At the conclusion of discussion, **Direct Mathewes moved that the rate order be amended to reflect an increase in the renter deposit from $250 to $300. The motion was seconded by Director Ross and carried by unanimous vote**. A copy of the amended rate order is filed in the District's electronic records.

ATTORNEY REPORT

Michael Cole's attorney's report was provided prior to the meeting, a copy of which is filed in the District's electronic records. Cindy Nichols reported that in addition to items already reported during the course of the meeting, an audit continuance letter has been received from Joseph Ellis with McCall Gibson and shared with the Board; and reviewed a proposal received from Russ Lambert, webmaster, for an optional service to have an annual district accessibility audit done at a cost of $695. Discussion was had regarding the optional service, at the conclusion of which **Director Blackwell moved that the District move forward with the proposal for a full accessibility audit of the District's website at a cost of $695 per year. The motion was seconded by Director Ross and carried by unanimous vote**.

An updated District data sheet was provided to Directors and Consultants for review and to provide needed revisions to Cindy Nichols.

BUILDING COORDINATOR REPORT

The April, 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, two bookings for rental of the District's building, and upcoming HOA meetings for use of the District's building. Director Ross reported that he will have the air conditioning in the big room checked because it is not cooling like it should.

Discussion was had about bids received for security cameras and alarm contacts for the District's sewage treatment plant. Director Mathewes offered his opinion that the District would be better served with monitored alarm contacts rather than security cameras and provided an explanation. The Board reviewed the bids, at the conclusion of which **Director Mathewes moved approval of the bid from Today's Integrations Security for Security with monitored alarm contacts and not the surveillance, and to add $10,000 to the budget for this item, which motion was seconded by Director Ross and carried by unanimous vote**. Cindy Nichols will inform the bookkeeper to add $10,000 to the budget for this item.

CONSENT AGENDA

Director Shepard moved approval of the Consent Agenda, Engineer action items, 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.

Charles J McShane

(SEAL) Secretary, Board of Directors

COMMITMENTS FOR ACTION
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
MEETING OF MAY 14, 2026

BOOKKEEPER NONE.

TAX ASSESSOR/COLLECTOR NONE.

OPERATOR NONE

ATTORNEY to send a letter to TCEQ of designation for District correspondence to be sent to Tarryn Fossati with TNG Utility Corp. to ensure timely receipt of correspondence in the future; send 2025 Consumer Confidence Report to webmaster for posting on District's website; prepare rate order amendment to reflect an increase in the renter deposit from $250 to $300; inform webmaster of District's approval of a full accessibility audit of the District's website for $695 per year; and inform bookkeeper to add $10,000 to budget for security alarm contacts at the sewage treatment plant.

ENGINEER to review draft agreement from the City of Houston relating to its groundwater compliance, and then send to Michael Cole for his review and comment

BUILDING COORDINATOR NONE