

**MINUTES OF MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
JUNE 11, 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 11th day of June, 2026, and the roll was called of the duly constituted officers and members of the Board, to-wit:

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

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

Persons also present included:

Heidi Gregory-Judd of Spick & Span Trash Cans;
Deputy Becerra of Harris County Sheriff's Office;
Jeanelle Walker of Courtyard Glen, Francisco Munoz of MUD 220 Board, and
Eloise Ramirez, member of the MUD 220 Board and the Terrace Brook HOA;
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, QUESTIONS AND REQUESTS

Heidi Gregory-Judd introduced herself to the Board and explained that she is with Spick & Span Trash Cans. She passed out a company brochure and gave a brief explanation of how the company cleans trash cans, and stated that the cost is \$20 per can plus \$5.00 for each additional can. She asked for the Board's consideration of her company if ever in need of trash can cleaning services. Ms. Gregory-Judd excused herself from the meeting.

Jeanelle Walker, Eloise Walker and Francisco Munoz stated they had nothing to address the Board about.

SECURITY

James Morrow with Texas Patrol Security was not at the meeting and did not provide a report. Director Haney noted that there are still a lot of homeless people being removed from the

park area after hours.

Officer Becerra discussed a minor incident; and confirmed it is illegal to make a left going against traffic out of the Little Buddy parking lot, even if it is less than 50 feet. Director Haney reported that Jose Olivares had his car keyed, and it was discovered that it was done by a person who Mr. Olivares knows. Director Blackwell stated that he had been confronted by a homeless man looking for his friend; there was a woman at the park who had 3 dogs who were not on leashes; and there is an ongoing issue of dirt bikes traveling through the District at high speed. Director Blackwell next stated that the business next to the Day Care looks suspicious to him, and Director Haney stated that James Morrow is surveilling the business. It was also noted that the security services agreement with Texas Patrol Security expires on July 9, 2026 and automatically renews unless notice of termination is provided. The attorney's office was directed to place an item on the next agenda for consideration of approval of a renewal agreement.

MINUTES

Director Mathewes moved approval of the minutes of the Board's May 14, 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, Deposit Summary, and the May investment officer's report. In response to Director Ross, Lesley confirmed that all of the Comcast charges are billed in one billing and she will email a copy of the next bill to Director Ross, when received.

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 95.9% collected; she reviewed account balances; presented (3) checks for approval; reviewed the Depository Pledge Report; and noted that out-of-district taxes for 2025 are 100% collected. She requested the Board's approval to move \$5.80 uncollectible accounts to the write-off list. **Director Blackwell moved approval for the bookkeeper to move \$5.80 to the uncollectible write-off list, which motion was seconded by Director Mathewes and carried by unanimous vote.**

Sean Humble recommended that the District's rate order be amended to increase the water and sanitary sewer capacity commitment fee to \$1,500 and to reflect that any unused portion of such fee will be refunded upon request from the property owner. **Director Ross moved that the rate order be amended as recommended by Mr. Humble, 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.**

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 the head of Harris County Flood Control has resigned; he awarded the City of Houston Surface Water to Water Plant No. 1 project to On par Civil Services as authorized at the Board's last meeting; the City of Houston has provided a proposed first amendment to the Water Supply Contract with the District and has requested a cap on the rate the District receives surface water to Water Plant No. 2, and the utility operator and attorney have reviewed and provided comments and he is still reviewing; he is awaiting a response from TCEQ regarding the District's submission of an exception request for the water well completion data for both water wells; he will bring bids to a future meeting for the replacement of the hydropneumatic tank at Water Plant No. 2; and he has started preparation of a submission to the TCEQ to change the disinfection at the District's water plants. In response to a question from Director Blackwell about what a homeowner can do about corrosive surface water, Claudine Pacioni responded that the District is adding phosphates which will help over time.

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 May water consumption of 10,447,000 gallons; pumpage of 10,592,000 gallons; water accountability of 100.76%; 58.93% 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, noting that there were 3 service terminations after the last meeting and all have paid and been restored. In response to questions from Director Blackwell, Claudine stated that her office is working with a collection agency for accounts past due from 2022 forward and prior years have been moved to an uncollectible list; and that the resident granted a payment plan at the May 14th meeting is current with two months left on the plan.

Some discussion was had about a manhole located at 7830 Terra Cotta where the sidewalk around it has shifted causing some infiltration and a trip hazard. **Director Haney moved that utility operator have the sidewalk around the manhole repaired, 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. He reported that the agreement with Today's Integration is presented for execution with the Board's input for contact name and preference for either paying on a per call basis or 10% annually of the Security price. **Director Haney moved that he be listed as the Contact and that the selection be made to pay on a per call basis, which motion was seconded by Director Ross and carried by unanimous vote.** The agreement as adopted is filed in the District's electronic records.

BUILDING COORDINATOR REPORT

The May, 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; that the urinal in the men's bathroom has been repaired, and the water saver will be turned off per Director Blackwell's request; that he will invite representatives of Earthcare Management to the Board's next meeting to discuss the double billing of the esplanade maintenance; and the air conditioning in the big room has been fixed.

In response to Director Ross, Claudine stated that she will have the rusted fire hydrants in the District painted. Director Mathewes reported that he is still looking at trash cans for the walking trails and will speak with vendors at the AWBD Conference.

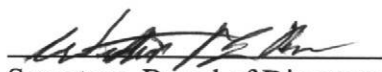
CONSENT AGENDA

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 JUNE 11, 2026

BOOKKEEPER to email a copy of the next Comcast bill to Director Ross.

TAX ASSESSOR/COLLECTOR NONE.

OPERATOR repair sidewalk around manhole located at 7830 Terra Cotta; and have rusted fire hydrants in the District painted.

ATTORNEY to place item on next agenda for consideration of approval to renew security services agreement with Texas Patrol Security; prepare rate order amendment to increase water and sanitary sewer commitment fee to \$1,500 and reflect that any unused portion of such fee will be refunded upon request from the owner of the property.

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 to invite representatives of Earthcare Management to the Board's next meeting to discuss the double billing of the esplanade maintenance.