

**MINUTES OF MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
JULY 9, 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 9th day of July, 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, with Director Blackwell joining by telephone, thus constituting a quorum.

Persons also present included:

James Morrow of Texas Patrol Security;
Jeanelle Walker and Wally Byers of Courtyard Glen, 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
Cindy Nichols of Michael A. Cole P.C.

CUSTOMER COMMENTS, QUESTIONS AND REQUESTS

Jeanelle Walker, Wally Byers and Eloise Walker stated they had nothing to address the Board about.

SECURITY

James Morrow with Texas Patrol Security reported that there are still some homeless people being removed from the park area. He and another officer are going into the woods in the next couple of days to look for a homeless camp and remove it, and he will let Flood Control District know since the camp is believed to be on its property. It was next reported that there have been a few vacant homes that are for sale where a van backs into the driveway, someone breaks a back window of the home to gain access, and the stove is stolen from the home. Director Haney stated that the license plate number of the suspect's van was captured on a Flock camera and an investigation is ongoing. It was also reported that the District's morning Deputy was recently promoted so the District will

get a replacement.

The security services agreement with Texas Patrol Security expires tomorrow. Following a brief discussion, **Director Haney moved that a one-year renewal agreement with Texas Patrol Security at the same rates as the current agreement be approved, and that he or Director Shepard be authorized to sign the agreement on the District's behalf. The motion was seconded by Director Ross and carried by unanimous vote.** The agreement as authorized is filed in the District's electronic records.

MINUTES

Director Mathewes moved approval of the minutes of the Board's June 11, 2026 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, Deposit Summary, and the June Investment officer's report. It was noted that the TexPool rate is currently 3.6469%. In response to Director Ross, Cindy Nichols will email to him a copy of the current list of Authorized Brokers.

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 96.4% collected; reviewed account balances; presented (1) check for approval; reviewed the Depository Pledge Report; and noted that out-of-district taxes for 2025 are 100% collected.

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 June Monthly Operations and Maintenance Report, noting June water consumption of 9,547,000 gallons; pumpage of 10,263,000 gallons; water accountability of 94.10%; the rolling 12-month accountability at 99.08%; 62.70% conversion to surface water, so the utility operator will start blending the water again since the quota has been met; the wastewater treatment plant operated within permit parameters; and 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 been paid and water service has been restored.

In response to a question from Director Blackwell, Claudine stated that her office has created a work order for the leak at EFI at the meter box. Some discussion was had about the sidewalk and manhole repair at 7830 Terra Cotta and the Board's consensus was to have additional concrete

panels of the driveway replaced so that it wouldn't leave a checkerboard look.

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 the District's wastewater discharge permit expires on June 6, 2027 and he will begin the renewal process in December; he reported challenges with getting the easement recorded for the City of Houston Surface Water to Water Plant No. 1 project and in an effort to keep the project moving, he will instead route the line to go down Fairbanks North-Houston to Gulf Bank to Shady Mill; he has not yet heard back from the City of Houston regarding his and Michael Cole's comments to the proposed first amendment to the Water Supply Contract with the District; he has provided the Engineering Report of Values necessary to facilitate the District's insurance renewal process; and as requested by Director Blackwell, he has started looking into sources of federal or state funding to assist the District with any upcoming projects.

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. In addition to items already discussed during the course of the meeting, Cindy Nichols reported that the District's contract with Harris County for Law Enforcement Services expires on September 30, 2026 and an item will be placed on upcoming meeting agendas to discuss renewal; the District's rate order has been amended as approved at the last meeting 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; and that information and documentation has been provided to Arthur J. Gallagher/W.I.N. necessary for preparation of a proposal for renewal of the District's insurance policies.

BUILDING COORDINATOR REPORT

The June, 2026 Building Coordinator's report was presented by Director Ross, a copy of which is filed in the District's electronic records. He reported a check payment received from a renter had been returned NSF with a \$30 bank charged after the event, and explained that the deposit had already been returned to the renter. Discussion was had and no action was taken on the matter. Director Ross reported that he had invited representatives of Earthcare Management to tonight's meeting to discuss the billings to the District for services that were not provided, but they did not accept the invite; however, had responded that they are looking into the matter. Director Ross explained that the District has been billed in error for 2 years at \$442 per month to mow the front entrance at Battleoak and the esplanades which is not part of the contract with the District and which mowing has not been done. He further explained that prior to that, Earthcare Management was charging both the District and the HOA for these same services. Discussion was had, at the conclusion of which it was determined that if a response is not received by the Board's next meeting that Michael Cole will be directed to write a letter to Earthcare Management to request a refund for the charges paid for services the District did not receive. Cindy Nichols will reach out to Lesley Bryant to request that she provide copies of the Earthcare Management billings to Director Ross, and Cindy will discuss with Michael Cole how many years back the District can request a refund.

Director Mathewes reported that he has received a bid from BJ's Parks & Recreation Products for (3) trash cans for the walking trail in the amount of \$8,075, which includes removing, hauling off and replacing the concrete bases. The trash cans will have a textured gravel, dome lid with a flapper, and an inner liner. Discussion was had, at the conclusion of which Directors requested that Director Mathewes obtain one more bid.

Director Ross reported that the contact alarms at the sewage treatment plant have been installed and no calls have been received.

CONSENT AGENDA

Director Haney 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.

The seal is circular with a five-pointed star in the center. The words "SEAL" and "BOARD OF DIRECTORS" are visible around the star.

(SEAL)


Secretary, Board of Directors

COMMITMENTS FOR ACTION
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
MEETING OF JULY 9, 2026

BOOKKEEPER to *email a copy of the next Comcast bill to Director Ross*; and provide copies of the Earthcare Management billings to Director Ross.

TAX ASSESSOR/COLLECTOR NONE.

OPERATOR to replace additional panels of driveway at 7830 Terra Cotta to avoid a checkerboard appearance after repairs to sidewalk and manhole are completed.

ATTORNEY to send Director Ross a copy of the current List of Authorized Brokers; place items on August and September agendas for consideration of approval of renewal of Law Enforcement Services agreement with Harris County and proposal from Arthur J. Gallagher/W.I.N. for renewal of District's insurance policies; reach out to Lesley Bryant to request that she provide copies of the Earthcare Management billings to Director Ross; and determine how many years back the District can request a refund from Earthcare Management.

ENGINEER NONE

BUILDING COORDINATOR to follow-up for a response from Earthcare Management regarding the billings to the District for services not received.

DIRECTOR MATHEWES to get one more bid for (3) garbage cans for the walking trail.