

MINUTES  
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23

April 23, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 23 (the "District") met in regular session, open to the public, on the 23rd day of April, 2026, at Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, and the roll was called of the members of the Board:

William Thomas	President
Anzilla Gilmore	Vice President
Ellen Hughes	Secretary
Chris Robinson	Assistant Vice President
Brian Cokes	Assistant Secretary

and all of the above were present except Director Robinson, thus constituting a quorum.

Also attending the meeting in person were Hunter Soape of CDC Unlimited, LLC ("CDC"); David Valdez of Storm Water Solutions, LLC; Melanie Garrett of Assessment of the Southwest, Inc.; Tracey Scott of Myrtle Cruz, Inc.; Jorge Gonzalez of LJA Engineering, Inc. ("LJA"); Dana Hollingsworth and Ursalla Kelly of Municipal District Services, LLC ("MDS"); Danae Dehoyos of Touchstone District Services ("Touchstone"); and Adisa Harrington and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending the meeting by teleconference were Brian Edwards and Chris Chomer of LJA; Marcus Campbell of Time and Season; Felicia Parker-Taylor, a resident of the District; and Gus Harper, a member of the public.

PUBLIC COMMENTS

Ms. Harrington offered any members of the public attending the meeting the opportunity to make public comment.

Mr. Harper stated that he was not able to deposit his water refund check due to his full name not being on the check. Following discussion, the Board concurred to reissue the check.

Ms. Parker-Taylor discussed her concerns regarding traffic on South Post Oak going through Andover Farms when South Post Oak reopens and discussed possible installation of speed bumps. It was noted that South Post Oak is a Fort Bend County road so the County would determine whether speed bumps are warranted. Ms. Parker-Taylor also discussed the retention pond in the front of the District and dumping

behind Andover Farms. It was noted that this retention pond is maintained by the HOA.

There being no additional members of the public requesting to make public comment, Ms. Harrington moved to the next agenda item.

### CONSENT AGENDA

The minutes of the March 26, 2026, regular Board meeting, and consultant reports were provided in advance of the meeting. After discussion, Director Cokes moved to remove item (f) and approve all remaining items, and to direct that, where appropriate, items are filed appropriately and retained in the District's official records, including the following: (1) the minutes from the March 26, 2026, regular Board meeting; (2) the tax assessor/collector's report and delinquent tax report; and (3) the operator's report. Director Hughes seconded the motion, which carried unanimously. Copies of all consultant reports are attached.

Ms. Harrington noted that the Arbitrage Rebate Report for the Series 2016 Refunding Bonds reflects no payment is due to the Internal Revenue Service.

The Board deferred approval of the SEC Rule 15c2-12 Annual Report and review of the District's Procedures for Continuing Disclosure Compliance until the next meeting.

### ITEMS REMOVED FROM CONSENT AGENDA

#### TCEQ PHASE II SMALL MS4 GENERAL PERMIT

Mr. Valdez updated the Board on the District's Storm Water Management Plan ("SWMP"). He reported that the Texas Commission on Environmental Quality ("TCEQ") approved the District Notice of Intent ("NOI") on March 27, 2026. Mr. Valdez reviewed the year 8 annual report for the SWMP. He also distributed and reviewed a summary of the year 8 training and goals under the SWMP, a copy of which is attached. Mr. Valdez began his training session with the Board and other consultants. The topic of the year 8 training was stormwater pollution prevention, the minimum control measures, and bacteria-specific elements. Mr. Valdez explained the importance of keeping household hazardous waste, pet waste, and yard waste out of the storm sewers to prevent adding to bacterial impairment. He then continued with the training, thoroughly explaining the sources of bacteria and outlining the program elements of the SWMP that deal with these sources.

Following review and discussion, Director Hughes moved to approve the year 8 annual SWMP report. Director Gilmore seconded the motion, which passed unanimously.

## PARKS AND RECREATIONAL FACILITIES MATTERS

Mr. Campbell reviewed the different maintenance items in Time and Season's bi-monthly inspection report for park and recreational facilities in the District, a copy of which is attached.

Mr. Campbell requested that seasonal flowers be added to the monument sign area at the Ellen Hughes Walking Trail. He also requested authorization to repair broken playground equipment.

Mr. Campbell requested authorization to replace the signs and infant swings at the Estates of Teal Run Concrete Walking Trail. It was noted that the HOA handles the repair or replacement of the infant swings.

Mr. Campbell requested authorization to paint the light poles and the front gate at the tennis court at the Winfield Lakes Concrete Walking Trail.

Mr. Campbell requested authorization to replace the park sign and repair or replace rusted and broken playground equipment at M.R. Massey Park.

Following review and discussion, Director Gilmore moved to approve the repairs as outlined in the report, except for the infant swings, at a cost not to exceed \$6,000 subject to coordination with Ms. Kelly. Director Cokes seconded the motion, which passed unanimously.

Mr. Chomer presented and reviewed the landscape architect's report, a copy of which is attached.

Mr. Chomer updated the Board on the 10-acre park tract. He reported that CenterPoint Energy ("CenterPoint") has requested field verification of line depth for issuance of the Letter of No Objection. Mr. Chomer reviewed and recommended approval of Change Order No. 3 for survey work to field verify depth of the lowered CenterPoint gas main in an amount not to exceed \$5,000.00. The Board determined that Change Order No. 3 is beneficial to the District.

Following review and discussion, and based on the landscape architect's recommendation, Director Hughes moved to (1) approve the landscape architect's report; and (2) approve Change Order No. 3 in an amount not to exceed \$5,000.00 as an increase to LJA's landscape architectural services fee for the 10-acre park tract, based upon the Board's finding that the Change Order is beneficial to the District and the landscape architect's recommendation. Director Gilmore seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS; AMENDMENT TO BOOKKEEPING AGREEMENT

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts.

Following review and discussion, Director Hughes moved to approve the bookkeeper's report, investment report and payment of the bills. Director Cokes seconded the motion, which carried unanimously. A copy of the bookkeeper's report is attached. The Board deferred consideration of the amended and restated bookkeeping agreement until the next Board meeting.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS SUMMER CONFERENCE

The Board discussed the District's Travel Reimbursement Guidelines (the "Guidelines") and the Association of Water Board Directors ("AWBD") summer conference.

Following review and discussion, Director Gilmore moved to authorize the directors attending the conference to receive up to four per diems, three nights' hotel stay, and reimbursement for reasonable meals during the conference, submitted in accordance with the Guidelines. Director Cokes seconded the motion, which carried unanimously.

ENGINEERING MATTERS; UPDATE ON ANNEXATION MATTERS

Mr. Gonzalez presented and reviewed the engineer's report, a copy of which is attached.

Director Thomas arrived to the meeting.

Ms. Harrington and Mr. Edwards updated the Board regarding the Donation Agreement with Fort Bend County for conveyance of certain tracts to the County for its West Sycamore Road expansion project and County installation of a left-turn lane into the 10-acre park site. The Board discussed language in the Deeds that Fort Bend County is requesting be added.

Ms. Harrington updated the Board on the 52.49-acre tract at South Post Oak Boulevard and State Highway 6 (the "Morris Tract"). She reported that a drainage study has been submitted.

Following review and discussion, Director Hughes moved to (1) approve the engineer's report; and (2) approve the Deeds with the revised language from Fort Bend

County, as discussed. Director Cokes seconded the motion, which carried unanimously.

ADDITIONAL OPERATING MATTERS, INCLUDING TERMINATION OF WATER AND SEWER SERVICE; IDENTITY THEFT PREVENTION PROGRAM; CONSUMER CONFIDENCE REPORT; WATER CONSERVATION PLAN;

Ms. Hollingsworth presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Ms. Hollingsworth requested authorization to write off 4 uncollectable accounts totaling \$1,002.43 and send them to a collection agency.

Ms. Hollingsworth stated that the District's Identity Theft Prevention Program (the "Program") requires MDS to provide an annual written report evaluating the effectiveness of the Program, significant instances of identity theft detection, and any recommendations regarding changes to the Program. Ms. Hollingsworth reviewed the annual report on the Program, a copy of which is included in the operator's report. She stated that the procedures have been implemented and that MDS is not recommending any changes to the Program at this time.

Ms. Hollingsworth reported that the District's drinking water is regulated by the TCEQ to ensure the water is meeting all of the requirements as stated in the Federal Drinking Water Standards, which also requires the District to publish a Consumer Confidence Report ("CCR") to residents in the District regarding the status of the drinking water. A copy of the CCR is attached.

Ms. Hollingsworth reviewed the annual report for the District's Water Conservation Plan.

Ms. Hollingsworth presented and reviewed a proposal from Accurate Utility Supply, LLC ("Accurate") in the amount of \$800.00 for Beacon Account Maintenance.

Following review and discussion, Director Hughes moved to (1) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records; (2) authorize MDS to write off 4 uncollectable accounts totaling \$1,002.43 and send them to a collection agency; (3) accept the annual report on the Program, continue the Program as currently operating, and direct that the report be filed appropriately and retained in the District's official records; (4) approve the CCR, subject to the additional of a different photo and final review by Director Hughes, as

discussed, and authorize the operator to mail the CCR to District customers; (5) approve the annual report for the Water Conservation Plan, subject to finalization by MDS, direct that the report be filed appropriately and retained in the District's official records, and authorize MDS to submit the report to the Texas Water Development Board; and (6) approve the proposal from Accurate in the amount of \$800.00. Director Gilmore seconded the motion, which passed unanimously.

#### ANNUAL REVIEW OF CDC MAINTENANCE AGREEMENT

Mr. Soape discussed CDC's agreement. Following discussion, the Board concurred to take no action on this agenda item.

#### UPDATE ON WASTEWATER TREATMENT PLANT OXIDATION DITCH REPAIR INSURANCE REIMBURSEMENT

There was no discussion on this agenda item.

#### DISTRICT SECURITY MATTERS

The Board discussed security matters in the District. Director Thomas discussed the recent Fresno meeting conducted by Commissioner Grady Prestage. He reported that Commissioner Prestage stated that Fort Bend County has secured funding to hire 10 additional officers who will office in the substation on FM 521.

#### ADMINISTRATIVE MANAGER/BUILDING MATTERS

Ms. Kelly presented and reviewed the administrative manager's report, a copy of which is attached.

Following review and discussion, Director Hughes moved to approve the administrative manager's report, as discussed. Director Gilmore seconded the motion, which passed unanimously.

#### DISTRICT AMENITIES OPERATION AND MAINTENANCE MATTERS

Mr. Soape presented and reviewed a proposal from CDC for maintenance of 3.8 acres around the Winfield Lakes detention pond in the amount of \$19,950.00 annually. The Board discussed terminating the Maintenance Agreement with Winfield Lakes Community Association (the "CA") for maintenance around the Winfield Lakes detention pond effective July 1, 2026. The Board also discussed paying the CA an additional \$2,700.00 for additional maintenance costs from October 2025 through June 2026, as discussed.

Following review and discussion, Director Cokes moved to (1) approve the proposal from CDC for maintenance of 3.8 acres around the Winfield Lakes detention

pond in the annual amount of \$19,950.00; and (2) terminate the Maintenance Agreement with the CA for maintenance around the Winfield Lakes detention pond effective July 1, 2026. Director Thomas seconded the motion, which passed unanimously.

UPDATE ON DISTRICT CONDEMNATION

Ms. Harrington reported that the District's outside counsel will be providing documents at the next meeting for this matter.

2026 SHRED EVENT/WATER CONSERVATION PROGRAM

The Board discussed the 2026 shred event scheduled for April 25, 2026.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

Ms. Dehoyos discussed communication matters in the District and updates to the District's website. A copy of the communications report is attached.

Discussion ensued regarding the District's pending trail project. Following discussion, the Board concurred to post an article regarding the new trail following completion of construction.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS ON DISTRICT OPERATIONS

The Board discussed dates for canvassing the 2026 directors election. Following discussion, the Board concurred to schedule the special meeting for canvassing the election on May 12, 2026, at 10:00 a.m. at ABHR.

CONVENE IN EXECUTIVE SESSION

The Board did not convene in executive session.

There being no further business to come before them, the Board concurred to adjourn the meeting.

  
Secretary, Board of Directors



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