MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23

July 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 July, 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
Brian Cokes	Vice President
Ellen Hughes	Secretary
Chris Robinson	Assistant Vice President
Derek Coleman	Assistant Secretary

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

Also attending the meeting in person were Christie Leighton of Best Trash, LLC ("Best Trash"); Melanie Bartschi of Assessment of the Southwest, Inc.; Tracey Scott of Myrtle Cruz, Inc. ("Myrtle Cruz"); Jorge Gonzalez of LJA Engineering, Inc. ("LJA"); Austin Muse and Ursalla Kelly of Municipal District Services, LLC ("MDS"); Caleb Estes of Touchstone District Services ("Touchstone"); Jacque Washington, a resident of the District; and Adisa Harrington and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending the meeting by teleconference was Brett Tagtmeyer of LJA.

PUBLIC COMMENTS

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

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

CONSENT AGENDA

The minutes of the June 25, 2026, regular Board meeting, and consultant reports were provided in advance of the meeting. After discussion, Director Thomas moved to remove agenda item 2.d. 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 June 25, 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.

ITEMS REMOVED FROM CONSENT AGENDA

GARBAGE AND RECYCLING MATTERS

Ms. Leighton presented and reviewed information regarding the new curbside household hazardous waste program offered by Best Trash, a copy of which is attached. She stated that the cost would be 75 cents per household per month if the District chooses to participate in the program. Discussion ensued, and the Board concurred to further consider the matter at the August meeting.

PUBLIC COMMENTS (CONTINUED)

Ms. Harrington reopened public comments.

Mr. Washington discussed his delinquent water bill.

Director Robinson arrived at the meeting.

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

AMENDMENT TO AGREEMENT FOR SERVICES FOR SALES TAX MONITORING

This agenda item was deferred until the next meeting.

PARKS AND RECREATIONAL FACILITIES MATTERS

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

Mr. Tagtmeyer discussed the opportunity for the District to apply for a new Texas Parks and Wildlife Department Grant that was previously discussed at the July 14, 2026, special Board meeting. He requested the Board adopt the Local Park Grant Program Authorizing Application and authorize execution of the Local Park Grant Program Applicant's Certification and Program Assurances. Discussion ensued.

Ms. Harrington reported on correspondence received from Estates of Teal Run Homeowners Association (the "Association") requesting reimbursement from the District in the amount of $749.57 for damages to the Association's irrigation system that occurred during the District's recent trail construction project.

Following review and discussion, and based on the landscape architect's recommendation, Director Hughes moved to (1) approve the landscape architect's report; (2) adopt the Local Park Grant Program Resolution Authorizing Application; (3) authorize execution of the Local Park Grant Program Applicant's Certification and Program Assurances; and (4) approve payment in the amount of $749.57 to the Association for the costs incurred to repair the irrigation system damaged during the District's trail construction project, subject to receipt of an invoice from the Association. Director Thomas seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts, including check no. 2501 in the amount of $749.57 to the Association for damage to the Association's irrigation system.

Following review and discussion, Director Hughes moved to approve the bookkeeper's report, investment report, and payment of the bills, including check no. 2501. Director Cokes seconded the motion, which carried unanimously. A copy of the bookkeeper's report is attached.

ADDITIONAL TAX MATTERS, INCLUDING SCHEDULE IN-DISTRICT MEETING FOR WATER TERMINATIONS

Ms. Bartschi reported that the District's 2026 certified value is $1,252,817,031.

The Board discussed scheduling an in-District special meeting for termination of water service for delinquent tax accounts on Tuesday, September 15, 2026, at 6:30 p.m.

ENGINEERING MATTERS;

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

Mr. Gonzalez updated the Board on the Wastewater Treatment Plant Improvements. He recommended the Board approve Pay Estimate No. 2 in the amount of $164,250.00, payable to JTR Contractors, Inc.

Mr. Gonzalez updated the Board on the Water Supply Plant No. 1 Transfer Switch and Generator Replacement. He recommended the Board approve Pay Estimate No. 1 in the amount of $18,000.00, payable to McDonald Municipal & Industrial.

Following review and discussion, and based on the engineer's recommendation, Director Cokes moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 2 in the amount of $164,250.00, for the Wastewater Treatment Plant Improvements; and (3) approve Pay Estimate No. 1 in the amount of $18,000.00, for the Water Supply

Plant No. 1 Transfer Switch and Generator Replacement. Director Coleman seconded the motion, which carried unanimously.

UPDATE ON ANNEXATION MATTERS

The Board discussed the proposed annexation of a 52.49-acre tract at South Post Oak Boulevard and State Highway 6 (the "Morris Tract").

ADDITIONAL OPERATING MATTERS, INCLUDING TERMINATION OF WATER AND SEWER SERVICE; INTERLOCAL AGREEMENT WITH SUBSIDENCE DISTRICT FOR WATER CONSERVATION SCHOOL PROGRAM

Mr. Muse discussed the low water accountability for the past month and noted he will look into the matter and report back to the Board.

The Board considered the District customer's request that was discussed under public comments for adjustment of his delinquent water bill.

Mr. Muse 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.

Mr. Muse requested authorization to write off eight uncollectable accounts totaling $2,072.98 and send them to a collection agency.

The Board reviewed the Interlocal Agreement between the District and Fort Bend Subsidence District reflecting the sponsorship of Goodman Elementary and Burton Elementary for the Water Conservation School Program for the 2026-2027 school year at a cost of $40.00 per student. It was noted that due to a change in the program, if Goodman Elementary and Burton Elementary are not enrolled, the sponsorship will be transferred to any school within the Subsidence District that needs sponsorship, or a corresponding sponsorship will be provided in the Water Conservation Program.

Following review and discussion, Director Hughes moved to (1) approve an adjustment to the District customer's delinquent water bill by removing two security deposit fees totaling $200.00, and crediting the account in the amount of $50.00 for one of the disconnect fees, as discussed; (2) 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; (3) authorize MDS to write off eight uncollectable accounts totaling $2,072.98 and send them to a collection agency; and (4) approve the Interlocal Agreement between the District and Fort Bend Subsidence District for the Water Conservation School Program for the 2026-2027 school year at a cost of $40.00 per student. Director Cokes seconded the motion, which passed unanimously.

Director Coleman reported on debris in District ditches that needs to be removed.

DISTRICT SECURITY MATTERS

The Board discussed adding additional signs regarding unauthorized vehicles on the District's trails.

The Board discussed the new proposal received from the Fort Bend County Sheriff's Department for 4 security officers.

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 (1) approve the administrative manager's report; and (2) authorize Scanlan Signs to add nine additional signs on 6-foot signs poles regarding unauthorized vehicles on the District's trails at a cost not to exceed $3,000.00. Director Robinson seconded the motion, which passed unanimously.

UPDATE ON DISTRICT CONDEMNATION

Ms. Harrington reported that the District's outside counsel is still finalizing the paperwork for this matter.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

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

The Board concurred for Touchstone to take updated photographs of Directors for the District website on August 27, 2026 prior to the start of the Board meeting.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS ON DISTRICT OPERATIONS

The Board discussed the new EVO report. Following discussion, the Board concurred to add presentation of the new EVO report to the September special meeting agenda.

Ms. Harrington reported on a request from Winfield Lakes Community Association (the "CA") for an additional District contribution in the amount of the $3,400 per month for detention pond maintenance costs from November 1, 2025 through July 15, 2026. Following discussion, Director Coleman moved to authorize the additional contribution, as discussed, subject to the CA entering into a letter agreement with the District for the contribution. Director Hughes seconded the motion, which passed unanimously.

<u>CONVENE IN EXECUTIVE SESSION</u>

The Board did not convene in executive session.

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

Ellen Hughes

Secretary, Board of Directors

(SEAL)

LIST OF ATTACHMENTS TO MINUTES