

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23

February 26, 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 26th day of February, 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 Gilmore, thus constituting a quorum. Director Gilmore called into the meeting by telephone but did not participate in deliberations or voting, pursuant to the Texas Open Meetings Act.

Also attending the meeting in person were Cameron Brown of Assessment of the Southwest, Inc.; Tracey Scott of Myrtle Cruz, Inc.; Brian Edwards and Jorge Gonzalez of LJA Engineering, Inc. ("LJA"); Calvin Browne and Ursalla Kelly of Municipal District Services, LLC ("MDS"); Danae Dehoyos and Caleb Estes of Touchstone District Services ("Touchstone"); Brian Srubar of McFadden Trachtenberg PLLC; and Adisa Harrington and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending the meeting by teleconference was Chris Chomer 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 January 27, 2026, regular Board meeting, and consultant reports were provided in advance of the meeting. After discussion, Director Thomas moved to remove item (b) 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 January 27, 2026, regular Board

meeting; and (2) the operator's report. Director Hughes seconded the motion, which carried unanimously. Copies of all consultant reports are attached.

ITEMS REMOVED FROM CONSENT AGENDA

TAX ASSESSMENT AND COLLECTION MATTERS

The Board discussed tax matters in the District. Mr. Brown reviewed the tax assessor/collector's report and the delinquent tax roll, copies of which are attached.

Following discussion, Director Hughes moved to approve the tax assessor/collector's report and payment of the tax bills. Director Thomas seconded the motion, which passed by unanimous vote.

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. She requested the Board add an item to the next agenda to consider amending the bookkeeping agreement.

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.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board considered adopting a Resolution Concerning Exemptions from Taxation. After review and discussion, Director Hughes moved to adopt a Resolution Concerning Exemptions from Taxation, granting a \$10,000 exemption for persons 65 years of age or older or disabled and rejecting a general homestead exemption, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Robinson seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Ms. Harrington discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49, Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. Ms. Harrington reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developed District for the 2026 tax year.

Following review and discussion, Director Hughes moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developed District for the 2026 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Cokes seconded the motion, which carried unanimously.

PARKS AND RECREATIONAL FACILITIES MATTERS

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 and the District trails project, as outlined in the report. He presented and reviewed a proposal from Tolunay-Wong Engineers, Inc. ("Tolunay-Wong") for geotechnical services related to the trails project in the amount of \$12,295.00.

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 the proposal from Tolunay-Wong for geotechnical services for the trails project in the amount of \$12,295.00, subject to Tolunay-Wong utilizing ABHR's form, as discussed. Director Robinson 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.

Mr. Gonzalez updated the Board on the Teal Run Estates Drainage Channel Rehabilitation. He reviewed and recommended approval of Change Order No. 1 to increase LJA's engineering services fee for rehabilitation of the drainage channel along Teal Bend Boulevard and behind the Wastewater Treatment Plant in Teal Run Meadows in the amount of \$8,000.00. The Board determined that Change Order No. 1 is beneficial to the District.

Mr. Gonzalez updated the Board on the Water Supply Plant No. 1 Automatic Transfer Switch and Generator Replacement. He stated that bids were received for the Water Supply Plant No. 1 Automatic Transfer Switch and Generator Replacement. Mr. Gonzalez recommended that the Board award the contract to McDonald Municipal & Industrial, Inc. ("McDonald Municipal") in the amount of \$584,469.00. The Board concurred that, in its judgment, McDonald Municipal was a responsible bidder who

would be most advantageous to the District and would result in the best and most economical completion of the project.

Following review and discussion, and based on the engineer's recommendation, Director Hughes moved to (1) approve the engineer's report; (2) approve Change Order No. 1 in the amount of \$8,000.00 as an increase to LJA's engineering services fee for the Teal Run Estates Drainage Channel Rehabilitation, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation; and (3) award the contract for the Water Supply Plant No. 1 Automatic Transfer Switch and Generator Replacement to McDonald Municipal in the amount of \$584,469.00, subject to receipt of the payment and performance bonds and the certificates of insurance and endorsements, if any, provided by the contractor. Director Cokes seconded the motion, which carried unanimously.

ADDITIONAL OPERATING MATTERS, INCLUDING TERMINATION OF WATER AND SEWER SERVICE

Mr. Browne discussed detention pond maintenance and mowing tiers. A copy of an exhibit outlining the three mowing tiers is attached to the operators report. Discussion ensued.

Mr. Browne 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. Browne requested authorization to write off 6 uncollectable accounts totaling \$1,231.92 and send them to a collection agency.

Following review and discussion, Director Hughes moved to (1) approve the mowing tiers, as revised; (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; and (3) authorize MDS to write off 6 uncollectable accounts totaling \$1,231.92 and send them to a collection agency. Director Cokes seconded the motion, which passed unanimously.

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.

ADMINISTRATIVE MANAGER/BUILDING MATTERS

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

Ms. Kelly updated the Board on the dumpster at the M.R. Massey Building. She stated that GFL Environmental's contract expires on July 16, 2026, and Ms. Kelly will notify them that the District is terminating their contract.

The Board discussed the LED sign at the M.R. Massey Building. Following discussion, the Board concurred for Ms. Kelly to provide sign repair options at the next meeting.

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

DISTRICT AMENITIES OPERATION AND MAINTENANCE MATTERS

The Board discussed the rules for the District's tennis court. Following discussion, the Board concurred for Ms. Kelly to respond to the homeowners' questions regarding the tennis court. The Board discussed adding a tennis court etiquette article on the website.

The Board discussed issues with the gate at the tennis court and obtaining a proposal for a spring-loaded gate. Following review and discussion, Director Hughes moved to authorize Ms. Kelly to purchase a spring-loaded gate for the tennis court at a cost not to exceed \$1,800.00. Director Robinson seconded the motion, which passed unanimously.

UPDATE ON DISTRICT CONDEMNATION

There was no discussion on this agenda item.

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.

2026 DIRECTORS ELECTION

ADOPT RESOLUTION ADOPTING VOTING SYSTEM

Ms. Harrington discussed procedures related to the 2026 Directors Election. She presented and reviewed a Resolution Adopting Voting System (the "Resolution").

AUTHORIZE POSTING OF EARLY VOTING AND ELECTION DAY ROSTER

Ms. Harrington discussed that early voting rosters must be posted during the early voting period for the 2026 Directors Election.

Following review and discussion, Director Hughes moved to (1) adopt the Resolution and direct that the Resolution be filed appropriately and retained in the District's official records; and (2) authorize posting of the early voting rosters during the early voting period for the 2026 Directors Election, as required, and direct that the rosters be filed appropriately and retained in the District's official records. Director Robinson seconded the motion, which passed unanimously.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS ON DISTRICT OPERATIONS

The Board discussed an email received from a District resident regarding trespassing and security concerns. Following discussion, the Board concurred for Director Cokes to discuss this matter with the resident.

CONVENE IN EXECUTIVE SESSION

The Board convened in executive session at 7:04 p.m., pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss pending or contemplated litigation, or a settlement offer.

RECONVENE IN OPEN SESSION

The Board reconvened in open session at 7:23 p.m. Director Hughes moved to authorize the Board action discussed in executive session and approve the settlement agreement. Director Thomas seconded the motion, which passed unanimously.

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

(SEAL)




Secretary, Board of Directors

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