

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23

August 27, 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 27th day of August, 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 Loren Morales of Rathmann & Associates, LP; David Denton and Alicia Hodge of ALJ Lindsey; Hunter Soape of CDC Unlimited, LLC ("CDC"); Melanie Bartschi of Assessment of the Southwest, Inc.; Mindy Selby of Myrtle Cruz, Inc. ("Myrtle Cruz"); Brian Edwards and Jorge Gonzalez of LJA Engineering, Inc. ("LJA"); Austin Muse and Ursalla Kelly of Municipal District Services, LLC ("MDS"); Danae Dehoyos and Terri Ruesch 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 Marcus Campbell of Time and Season and Chris Chomer of LJA.

PUBLIC COMMENTS

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

Mr. Denton discussed plans for a convenience store, gas station, and carwash at Trammel Fresno and Winfield Lakes Trail.

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 July 23, 2026, regular Board meeting, and July 14, 2026, special Board meeting, and consultant reports were provided in advance of the meeting.

After discussion, Director Hughes moved to approve all 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 July 23, 2026, regular Board meeting, and July 14, 2026, special Board meeting; (2) the tax assessor/collector's report and delinquent tax report; and (3) the operator's report. Director Thomas seconded the motion, which carried unanimously. Copies of all consultant reports are attached.

Ms. Harrington noted that the Arbitrage Rebate Report for the Series 2021 Refunding Bonds reflects no payment is due to the Internal Revenue Service.

GARBAGE AND RECYCLING MATTERS, INCLUDING PROPOSAL FOR CURSIDE HOUSEHOLD HAZARDOUS WASTE COLLECTION PROGRAM

The Board discussed the new curbside household hazardous waste program offered by Best Trash, LLC. Following discussion, the Board concurred to not participate in the household hazardous waste program at this time.

AMENDMENT TO AGREEMENT FOR SERVICES FOR SALES TAX MONITORING

This agenda item was deferred until the next meeting.

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 District's pending Texas Parks and Wildlife Department grant application. He reviewed and recommended approval of Change Order No. 4 for a grant writing consultant in the amount of \$7,000.00. The Board determined that Change Order No. 4 is beneficial to the District.

Following review and discussion, Director Hughes moved to approve Change Order No. 4 in an amount of \$7,000.00 as an increase to LJA's landscape architectural services fee for a grant writing consultant, based upon the Board's finding that the Change Order is beneficial to the District and the landscape architect's recommendation. Director Robinson seconded the motion, which carried unanimously.

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.

The Board discussed recommended locations for the new ATV signs on the Ellen Hughes Trail, Teal Run Trail, Teal Run North Trail, and Andover Farms detention facilities. A copy of the map recommending locations for the ATV signs is attached.

Following review and discussion, Director Hughes moved to approve the additional signs in an amount not to exceed \$5,000.00. Director Robinson seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Selby 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.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

Mr. Morales presented and reviewed a tax rate analysis of the recommended 2026 District tax rate, a copy of which is attached. Discussion ensued and the Board determined to publish notice of the 2026 tax rate at \$0.58 per \$100 of assessed valuation, with \$0.33 allocated to debt service on water, sewer, and drainage bonds and \$0.25 allocated to maintenance and operations. Ms. Harrington discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Hughes moved to (1) set the public hearing date for September 24, 2026; and (2) authorize the tax assessor/collector to publish notice of the tax hearing on September 24, 2026, at 5:30 p.m., and to set the proposed 2026 total tax rate of \$0.58 per \$100 of assessed valuation, with \$0.33 allocated for debt service on water, sewer, and drainage bonds and \$0.25 allocated for operations and maintenance. Director Thomas seconded the motion, which carried unanimously.

ENGINEERING 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 requested authorization for the Board to execute the CenterPoint Energy Consent to Encroach for the power lines over the Teal Run channels.

Mr. Gonzalez reported that the piping and elbows inside the wet well of the lift station at the District's wastewater treatment plant are corroded and need to be replaced. Following discussion, the Board concurred for LJA to provide a cost estimate for replacement of the piping and elbows at the September special Board meeting.

Mr. Gonzalez updated the Board on the Water Supply Plant No. 1 Transfer Switch and Generator Replacement. He presented and reviewed a proposal from Tolunay-Wong Engineers, Inc. ("Tolunay-Wong") for construction materials testing in the amount of \$1,739.00.

Mr. Gonzalez reviewed a 30-foot-wide Storm Sewer Easement (0.2450 acres) requested by Missouri City Management District No. 2 for an existing storm sewer outfall along the right-of-way for Trammel-Fresno Road south of the Winfield Lakes detention pond.

Mr. Edwards discussed updating the District's Capital Improvements Plan.

Following review and discussion, and based on the engineer's recommendation, Director Robinson moved to (1) approve the engineer's report; (2) approve the CenterPoint Energy Consent to Encroach for the Teal Run Estates Drainage Channel Rehabilitation, subject to finalization; (3) approve the proposal from Tolunay-Wong for the Water Supply Plant No. 1 Transfer Switch and Generator Replacement in the amount of \$1,739.00, subject to Tolunay-Wong utilizing ABHR's form service agreement, as discussed; and (4) accept the Easement, subject to finalization. Director Hughes seconded the motion, which carried unanimously.

ADDITIONAL OPERATING MATTERS, INCLUDING TERMINATION OF WATER AND SEWER SERVICE

Mr. Muse reported that the District had nine permit excursions in July due to rehabilitation of the wastewater treatment plant.

Mr. Muse presented and reviewed a proposal from NTS Pumps, Motors and Controls ("NTS") in the amount of \$8,400.00 to replace drum screen bearings at the wastewater treatment plant.

Mr. Muse presented and reviewed a proposal from Elite Pumps & Mechanical Services, LLC ("Elite Pumps") in the amount of \$14,310.00 to repair the drum screen motor and gearbox at the wastewater treatment plant.

Mr. Muse presented and reviewed a proposal from Magna Flow Environmental ("Magna Flow") in the amount of \$4,500.00, plus a 10% fuel surcharge, for bottom cleaning Digester #3 at the wastewater treatment plant.

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 11 uncollectable accounts totaling \$2,319.91 and send them to a collection agency.

Following review and discussion, Director Hughes moved to (1) approve the proposal from NTS in the amount of \$8,400.00 to replace drum screen bearings at the wastewater treatment plant; (2) approve the proposal from Elite Pumps in the amount of \$14,310.00 to repair the drum screen motor and gearbox at the wastewater treatment plant; (3) approve the proposal from Magna Flow in the amount of \$4,500.00, plus the 10% fuel surcharge, for bottom cleaning Digester #3 at the wastewater treatment plant; (4) 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 (5) authorize MDS to write off 11 uncollectable accounts totaling \$2,319.91 and send them to a collection agency. Director Thomas seconded the motion, which passed unanimously.

The Board discussed replacement of the swing gate at the Andover Farms detention pond. Following discussion, Director Hughes moved to approve replacement of the swing gate at the Andover Farms detention pond at a cost not to exceed \$5,000.00. Director Robinson seconded the motion, which passed unanimously.

Mr. Soape presented and reviewed a proposal for picking up and hauling trash in the District in the amount of \$350.00 each week. He added that CDC will provide this service every other week. Mr. Soape further added that the trash will be transferred into a roll-off container that will be provided by Best Trash and stored at the District's wastewater treatment plant. Following discussion, Director Coleman moved to authorize CDC to provide this trash pickup and hauling service every other week at a cost of \$350 each week. Director Hughes seconded the motion, which passed unanimously.

DISTRICT SECURITY MATTERS, INCLUDING APPROVE INTERLOCAL AGREEMENT FOR ADDITIONAL LAW ENFORCEMENT SERVICES

The Board discussed the new proposal received from the Fort Bend County Sheriff's Department for four security officers. Following discussion, Director Hughes moved to approve the proposal. Director Thomas seconded the motion, which passed unanimously.

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. Director Cokes seconded the motion, which passed unanimously.

UPDATE ON DISTRICT CONDEMNATION

Ms. Harrington reported that the District's outside counsel has finalized the paperwork for this matter.

FINANCIAL AND BOOKKEEPING MATTERS (CONTINUED)

Ms. Selby presented and reviewed an additional check for the annexation refund from the proposed annexation of a 52.49-acre tract at South Post Oak Boulevard and State Highway 6 (the "Morris Tract") for payment from the District's accounts. It was noted that the amount of the check will be determined after the bookkeeper calculates all costs that were incurred for the proposed Morris Tract annexation.

Following review and discussion, Director Hughes moved to approve additional check no. 2528, as discussed. Director Cokes seconded the motion, which carried unanimously.

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.

Following discussion, the Board requested that Touchstone send a text message to District residents regarding unauthorized vehicles with a link to the website.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS ON DISTRICT OPERATIONS

The Board discussed possibly obtaining Request for Proposals for operating services in the District.

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.

(SEAL)




Secretary, Board of Directors

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