

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500
(Master)

May 1, 2019

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 500 (the "District") met in regular session, open to the public, on the 1st day of May, 2019, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Joanne E. Quintero	President
Jeffrey D. Ottmann	Vice President
Saundra Dahlke	Secretary
Gerald P. Mathers	Assistant Secretary
Marilyn Roberts	Assistant Vice President

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

Also present at the meeting were Rose Montalbano of F. Matuska, Inc.; Michael Ammel and Amanda Benzman of Environmental Development Partners, LLC ("EDP"); J.T. Gaden and Truman Edminster of Edminster Hinshaw Russ and Associates, Inc. ("EHRA"); Brenda McLaughlin of Bob Leared Interests ("BLI"); Peter Barnhart of Caldwell Companies; Matt Dustin of RBC Capital Markets; and Alia Vinson, Katie Carner, and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board then reviewed the minutes of the April 3, 2019, regular meeting. After review and discussion, Director Roberts moved to approve the minutes of the April 3, 2019, regular meeting, as presented. Director Ottmann seconded the motion, which passed by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Montalbano presented the bookkeeper's report and submitted the bills for the Board's review. A copy of the bookkeeper's report is attached.

After review and discussion, Director Roberts moved to approve the bookkeeper's report and the payments presented. Director Mathers seconded the motion, which passed by unanimous vote.

OPERATION OF DISTRICT FACILITIES

Mr. Ammel presented the operator's report, a copy of which is attached. He reported on routine maintenance and repair items in the Service Area.

Mr. Ammel reported that EDP completed the District's annual contact information update with the Texas Commission on Environmental Quality ("TCEQ") and the Department of Homeland Security.

Mr. Ammel reported on generator testing as part of the District's emergency preparedness plan.

Mr. Ammel requested the Board authorize the replacement of the gate at the wastewater treatment plant ("WWTP"). He stated EDP solicited three bids and the lowest proposal was submitted by Foster Fence in the amount of \$5,570.00, a copy of which is attached. Discussion ensued regarding funding options for the project.

After review and discussion, Director Ottmann moved to (1) approve the operator's report; (2) authorize the replacement of the gate at the WWTP by Foster Fence, as a subcontractor to EDP; and (3) authorize ABHR and EHRA to submit notification to the TCEQ regarding the use of surplus funds for the WWTP gate replacement project. Director Roberts seconded the motion, which passed by unanimous vote.

REVIEW CRITICAL LOAD SPREADSHEET FOR DISTRICT'S FACILITIES

Ms. Carner reported that the District's engineer, bookkeeper, and operator have reviewed the critical load spreadsheet for the District's facilities. Following discussion, Director Ottmann moved to authorize filing of the critical load spreadsheet, subject to final review. Director Roberts seconded the motion, which carried unanimously.

DISCUSS LAKE MANAGEMENT AND MAINTENANCE

WILDLIFE MANAGEMENT, INCLUDING REPORT AND PROPOSALS FROM A ALL ANIMAL CONTROL

Ms. Carner updated the Board on the status of wildlife management in the District, including alligator monitoring and Egyptian geese and beaver removal.

The Board considering authorizing A All Animal Control to remove Egyptian geese for an additional three-month period for a set-up fee of \$1,050, pursuant to a previously approved proposal.

The Board then considered approving a proposal for extension of the alligator monitoring services provided by A All Animal Control, in the amount of \$500 per week.

The Board also considered authorizing A All Animal Control to set up for beaver trapping in Section 2 in the amount of \$2,000, pursuant to a previously approved proposal.

After review and discussion, Director Ottmann moved to (1) authorize A All Animal Control to set up for an additional three-month period for Egyptian geese removal in the amount of \$1,050; (2) approve the extension of the alligator monitoring services provided by A All Animal Control for an additional six months, at the rate of \$500 per monitoring visit per week; and (3) authorize A All Animal Control to proceed with set up for beaver trapping in Section 2 in the amount of \$2,000. Director Mathers seconded the motion, which passed by unanimous vote.

EROSION, DREDGING, AND WATER QUALITY

The Board reviewed correspondence from residents regarding the lake 1G dredging project, copies of which are attached.

Ms. Carner reported that EHRA provided a partial list of encroachments for which the District has not approved a Consent to Encroachment ("CTE"). Discussion ensued. The Board requested ABHR coordinate with the Towne Lake Community Association ("HOA") to contact the affected residents regarding the process to obtain a CTE from the District.

DISCUSS INSTALLATION OF DEPTH GAUGES

Mr. Gaden stated that EHRA investigated the request from the HOA for approval for installation of additional depth gauges. He stated that the existing depth gauge under the Greenhouse Road (South) bridge is acceptable for installation by the HOA at other bridge locations.

DISCUSS AMENDMENT TO MAINTENANCE AGREEMENT WITH TOWNE LAKE COMMUNITY ASSOCIATION, INC., AND LAKE ACCESS AND RULES

Ms. Vinson stated that the District has not yet received a draft amendment to the Maintenance Agreement from the HOA. Discussion ensued.

ENGINEERING MATTERS, INCLUDING ALTERNATE WATER SUPPLY SOURCES

Mr. Gaden presented an engineer's report from EHRA, a copy of which is attached, and reviewed it with the Board.

Mr. Gaden noted the phone number residents can call to report potential Storm Water Pollution Prevention Plan ("SWPPP") violations to Harris County, the enforcement agency for SWPPPs in Harris County.

The Board discussed options for odor remediation at the WWTP. Mr. Gaden stated that after further review, EHRA believes that the pending headworks improvement project should help to remediate the odor issues at the WWTP.

PRELIMINARY PLANNING FOR GRADE SEPARATION AT UNION PACIFIC RAILROAD AND INTERSECTION IMPROVEMENTS AT HIGHWAY 290 ("UPRR/HIGHWAY 290 PROJECT"), INCLUDING UPDATE ON HOUSTON-GALVESTON AREA COUNCIL ("H-GAC") TRANSPORTATION IMPROVEMENT PROGRAM ("TIP") APPLICATION

Mr. Edminster updated the Board on the status of the UPRR/Highway 290 Project, including a preliminary estimated timeline for design, construction, and completion of the project. He stated that pursuant to the Advance Funding Agreement ("AFA") between the District and the Texas Department of Transportation ("TxDOT"), the District is required to submit a \$100,000 payment to TxDOT for project plan review and approval. Mr. Edminster explained the proposed phasing plan for the UPRR/Highway 290 Project and requested that the Board authorize EHRA, as program manager, to initiate preliminary engineering for the project. He also requested that the Board authorize the Board President to send periodic correspondence to the District's funding partners and supporters regarding the project.

After review and discussion, Director Mathers moved to (1) authorize payment to TxDOT in the amount of \$100,000, pursuant to the AFA; (2) authorize EHRA to initiate preliminary engineering work for the UPRR/Highway 290 Project; and (3) authorize the Board President to execute periodic correspondence to the District's funding partners and supporters on behalf of the Board. Director Dahlke seconded the motion, which passed by unanimous vote.

REPORT ON STORMWATER FACILITIES MAINTENANCE AND REPAIRS, AND APPROVE SUBMERGED STORM SEWER AGREEMENTS AND MAINTENANCE AGREEMENTS

The Board reviewed a report from Storm Water Solutions, LLC ("SWS"), a copy of which is attached.

AUTHORIZE DESIGN OF CLEARING AND GRUBBING FOR DETENTION 1K AND 1L

There was no discussion on this matter.

APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE ADVERTISEMENT FOR BIDS

The Board deferred approval of plans and specifications and authorizing advertisement for bids for the following construction projects: (1) detention 1L, Phase 2; and (2) detention 1K, Phase 2.

REVIEW BIDS AND AWARD CONTRACT FOR REHABILITATION OF TIE-BACK WALLS

The Board deferred award of contract for rehabilitation of tie-back walls.

The Board discussed the bulkhead damage near Greenhouse Road. Mr. Gaden stated that EHRA cannot determine a clear cause for the damage, but noted that EHRA recommends the damage be repaired promptly. After review and discussion, Director Dahlke moved to authorize EDP to repair the bulkhead damage near Greenhouse Road, in an amount not to exceed \$15,000. Director Ottmann seconded the motion, which passed by unanimous vote.

The Board discussed the cleats attached to the tie-back walls by certain residents. Mr. Gaden stated that he will need to consult with a structural engineer to determine how to proceed regarding the cleats.

REVIEW BIDS AND AWARD CONTRACT FOR WWTP HEADWORKS IMPROVEMENT PROJECT

Mr. Gaden stated that EHRA is ready to solicit bids for the project, as previously authorized by the Board.

The Board deferred award of contract for WWTP headworks improvement project, pending receipt of bids.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR DREDGING OF RESERVOIRS (PHASE ONE)

Mr. Gaden updated the Board on the status of dredging of reservoirs (phase one). He stated the project is complete, and EHRA is waiting for a final pay estimate.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR WATER PLANT NO. 2

Mr. Gaden updated the Board on the status of construction of water plant no. 2. He stated that he had no pay estimates from W.W. Payton Corporation for the Board's approval.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR DETENTION 1J, PHASE 2

Mr. Gaden updated the Board on the status of construction of the detention 1J, Phase 2 project, including the installation of inlets on Mound Road. He reported that the installation of the inlets is complete. Mr. Gaden reviewed and recommended approval of Pay Estimate No. 8 in the amount of \$245,567.25, submitted by R&T Ellis Excavating, Inc. After review and discussion, and based on the engineer's recommendation, Director Mathers moved to approve Pay Estimate No. 8 in the amount of \$245,567.25. Director Dahlke seconded the motion, which passed by unanimous vote.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR TOWNE LAKE PARKWAY, SEGMENT ONE (FROM GREENHOUSE ROAD TO CYPRESS NORTH HOUSTON)

Mr. Gaden updated the Board on the status of Towne Lake Parkway, Segment One (from Greenhouse Road to Cypress North Houston). He reviewed and recommended approval of Change Order No. 2 to increase the contract in the amount of \$3,868.35, submitted by Hassell Construction Company, Inc. ("Hassell"). The Board determined that Change Order No. 2 is beneficial to the District. After review and discussion, Director Mathers moved to approve Change Order No. 2 to increase the contract in the amount of \$3,868.35, submitted by Hassell, based upon the Board's determination that the Change Order is beneficial to the District and the engineer's recommendation. Director Dahlke seconded the motion, which passed by unanimous vote.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR TWO LEFT TURN LANES AT INTERSECTION OF BARKER CYPRESS AND TUCKERTON

Mr. Gaden updated the Board on the status of construction of the two left turn lanes at the intersection of Barker Cypress Road and Tuckerton Road. He stated that he had no pay estimates from WadeCon, LLC for the Board's approval.

REPAIRS TO 24-INCH SANITARY SEWER LINE NEAR TOWNE LAKE PARKWAY AND TUCKERTON ROAD

There was no discussion on this matter.

APPROVE CAPACITY RESERVATIONS AND UTILITY COMMITMENT LETTERS

There was no discussion on this matter.

UPDATE ON BOND APPLICATION NO. 9, SURPLUS FUNDS APPLICATION, AND ROAD BOND ISSUE

Mr. Gaden updated the Board on the status of bond application no. 9, the surplus funds application, and the proposed road bond issue.

CONVEYANCE OF EASEMENTS/DEEDS; ABANDONMENT OF EASEMENT

The Board considered approving a Special Warranty Deed for a 0.5683-acre tract within Detention 1J to be conveyed from the District to CW SCOA West, L.P. After discussion, Director Mathers moved to approve the Special Warranty Deed and direct that the Deed be filed appropriately and retained in the District's official records. Director Dahlke seconded the motion, which carried unanimously.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

There was no discussion on this matter.

LANDSCAPE ARCHITECT'S REPORT

The Board reviewed the landscape architect's report prepared by KGA DeForest Design, LLC ("KGA"), a copy of which is attached.

APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR GREENHOUSE ROAD, SEGMENT SIX

The Board deferred approval of plans and specifications and authorizing advertisement for bids for Greenhouse Road, Segment Six.

TRAILS, TREES, AND SIDEWALKS

There was no discussion on this matter.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR GREENHOUSE ROAD, SEGMENT FIVE HARDSCAPE IMPROVEMENTS

The Board reviewed the status of Greenhouse Road, Segment Five hardscape improvements. Ms. Carner stated the landscape architect's report provides that KGA had no pay estimates from Texas Wall & Landscapes, LLC for the Board's approval.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR GREENHOUSE ROAD,
SEGMENT FIVE LANDSCAPE IMPROVEMENTS

The Board reviewed the status of Greenhouse Road, Segment Five landscape improvements. Ms. Carner stated the landscape architect's report provides that KGA had no pay estimates from Classic Irrigation & Landscape, LLC for the Board's approval.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

There was no discussion on this matter.

REPORTS FROM DISTRICT CONSULTANTS REGARDING DISTRICT
CORRESPONDENCE AND PROVISION OF RECORDS

There was no discussion on this matter.

CONVENE IN EXECUTIVE SESSION CONDUCT A PRIVATE CONSULTATION
WITH ATTORNEY TO DISCUSS PENDING OR CONTEMPLATED LITIGATION, OR
A SETTLEMENT OFFER, PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT
CODE

The Board did not convene in executive session.

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

(SEAL)




Secretary, Board of Directors

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