

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

June 5, 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 5th day of June, 2019, at the Lakehouse, 10000 Towne Lake Parkway, Cypress, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

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

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

Also present at the meeting were Jim Rogers and Yemi Odufuye, members of the public; Rose Montalbano of F. Matuska, Inc.; Michael Ammel 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; Jerry Hlozek of Caldwell Companies; Matt Dustin of RBC Capital Markets; Robert DeForest of KGA DeForest Design, LLC ("KGA"); and Katie Carner and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Odufuye thanked the Board for moving the regular meetings to the Lakehouse, noting that he believes it is more convenient for residents who wish to attend. He then inquired whether the Towne Lake Community Association ("HOA") could restrict access by commercial entities to the lake pursuant to the Maintenance Agreement between the HOA and the District. Ms. Carner stated that matter will be discussed under the Master District agenda item no. 5.c.

APPROVE MINUTES

The Board reviewed the minutes of the May 1, 2019, regular meeting. Director Ottmann noted a revision to the minutes. After review and discussion, Director Dahlke moved to approve the minutes, as revised. The motion was seconded by Director Roberts and 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 Mathers moved to approve the bookkeeper's report and the payments presented. Director Roberts seconded the motion, which passed unanimously.

## TAX ASSESSMENT AND COLLECTION MATTERS

Ms. McLaughlin presented the monthly tax assessor/collector's report, a copy of which is attached. She also reviewed the District's delinquent tax roll, a copy of which is attached. Ms. McLaughlin reported that the District's 2019 preliminary assessed value from the Harris County Appraisal District is approximately \$152 million. Discussion ensued.

Following review and discussion, Director Dahlke moved to approve the tax report. Director Roberts seconded the motion, which carried unanimously.

## AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon"), to proceed with the collection of the 2018 delinquent tax accounts as of July 1, 2019. After discussion, Director Roberts moved to authorize Perdue Brandon to proceed with the collection of 2018 delinquent taxes. Director Mathers seconded the motion, which passed by unanimous vote.

## ADOPT RESOLUTION REQUESTING APPRAISAL OF PROPERTY AND CERTIFICATE OF ESTIMATED APPRAISED VALUE

The Board discussed adopting a Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value as of June 1, 2019. After discussion, Director Mathers moved that the Board adopt the Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value and direct that the Resolution be filed appropriately and retained in the District's official records. Director Dahlke seconded the motion, which carried by unanimous vote.

## SECURITY MATTERS

Ms. Carner stated the April report was distributed via e-mail and noted that the May report is not yet available. She stated ABHR will distribute the report when it is available. The Board discussed concerns from Towne Lake residents regarding

response times from the Harris County Sheriff's Office. Ms. Carner stated the concerns were reported to the HOA, as holder of the security contract, and the HOA stated they are coordinating with the Sheriff's Office regarding same.

#### WEBSITE MATTERS

The Board discussed content on the District's website, including increasing the prominence of the information regarding reporting of stormwater pollution prevention plan concerns and wildlife management matters. The Board requested eSiteful provide a monthly analytics report.

#### REPORT FROM WATER CONSERVATION COALITION ("WCC")

Director Ottmann reported on a WCC meeting held on May 13, 2019, at 6:30 pm with representatives of the other municipal utility districts in Towne Lake and distributed and reviewed notes from the meeting, a copy of which is attached. Director Ottmann requested the Board authorize any interested directors to attend the US Water Alliance One Water Summit in Austin on September 18-20, 2019. After review and discussion, Director Dahlke to authorize attendance of any interested director at the US Water Alliance One Water Summit. Director Mathers seconded the motion, which passed by unanimous vote.

#### OPERATION OF DISTRICT FACILITIES

Mr. Ammel presented the operator's report from EDP, a copy of which is attached. After review and discussion, Director Roberts moved to approve the operator's report. Director Mathers seconded the motion, which passed unanimously.

#### CONDUCT HEARING ON TERMINATION OF WATER AND SEWER SERVICE

Mr. Ammel submitted a list of delinquent accounts to the Board for termination of utility service. He stated that the accounts in question have been given written notification of the opportunity to appear, either in person or in writing, at the Board meeting to contest, explain, or correct the charges, services, or disconnection. Mr. Ammel noted that the accounts listed have neither attended the Board meeting nor contacted his office or the District to contest or explain the charges. After discussion, Director Mathers moved that the District's operator be authorized to proceed with termination of utility service to the delinquent accounts pursuant to the provisions of the District's Rate Order. The motion was seconded by Director Roberts and carried unanimously.

#### ENGINEERING MATTERS

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

APPROVE SUBMERGED STORM SEWER AGREEMENTS

There was no discussion on this matter.

REQUESTS FOR CAPACITY RESERVATION TO HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500 (MASTER), REQUEST FOR UTILITY COMMITMENTS, AND ANNEXATION REQUEST, INCLUDING UPDATE ON PETITION FOR ADDITION OF CERTAIN LAND AND PETITION FOR CITY CONSENT TO ANNEX LAND

Mr. Gaden updated the Board on the status of the pending annexation of the approximately 11.78-acre tract of land adjacent to the District.

CONVEYANCE OF EASEMENT/DEEDS; APPROVE ENCROACHMENT AGREEMENTS; APPROVE ABANDONMENT OF EASEMENTS

There was no discussion on this matter.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this matter.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Hlozek reported on development in the District.

REPORT FROM DISTRICT CONSULTANTS REGARDING DISTRICT CORRESPONDENCE AND PROVISION OF RECORDS

There was no discussion on this agenda item.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.076, TEXAS GOVERNMENT CODE, TO DELIBERATE THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL OR DEVICES, OR A SECURITY AUDIT

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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