

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

June 1, 2022

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 June, 2022, at the Lakehouse, 10000 Towne Lake Parkway, Cypress, Texas, outside the boundaries of the District but inside the boundaries of the Service Area, and the roll was called of the members of the Board:

Jeffry D. Ottmann	President
Joanne E. Quintero	Vice President
Jeff P. Collins	Secretary
James Spackman	Assistant Secretary
Alan Steinberg	Asst. Vice President/ Asst. Secretary

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

Also present at the meeting were Lonika Shanley, member of the public; Chief Kenny Grayson and Chief Jason Roberts of Cy-Fair Fire Department ("Cy-Fair FD"); Leslie Cook of RBC Capital Markets; Debbie Tomer of F. Matuska, Inc. ("FMI"); Amanda Benzman of Environmental Development Partners, LLC ("EDP"); J.T. Gaden and Robert Atkinson of EHRA Engineering ("EHRA"); Brenda McLaughlin of Bob Leared Interests; Becky Ullman of Caldwell Companies; and Alia Vinson, Katie Carner, Allison Leatherwood, and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Ms. Shanley expressed her support for the plaques containing scripture verses to be installed in the sidewalk around detention pond 1H.

APPROVE MINUTES

The Board reviewed the minutes of the May 4, 2022, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of the May 4, 2022, regular meeting, as presented. Director Steinberg seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Tomer reviewed the bookkeeper's report, a copy of which is attached, and submitted the bills for the Board's review.

After discussion, Director Quintero moved to approve the bookkeeper's report and the payments presented. Director Spackman seconded the motion, which passed unanimously.

Ms. McLaughlin reviewed a summary of the 2022 preliminary assessed values for the municipal utility districts in the Towne Lake Service Area, a copy of which is attached.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board deferred discussion on this agenda item, pending receipt of an insurance renewal proposal from Arthur J. Gallagher & Co. ("AJG"). After discussion, Director Spackman moved to delegate authority to Director Quintero to review the insurance renewal proposal from AJG, once available, to determine whether to solicit additional insurance proposals. Director Steinberg seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

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

Ms. Benzman stated that lift station no. 3 pump no. 1 requires repair in the amount of \$10,400.00 and pump no. 2 requires repair in the amount of \$10,500.00.

Ms. Benzman updated the Board on the status of the rebuild of booster pump no. 4 at water plant no. 1. She stated that the repairs are complete.

Ms. Benzman stated that EDP received a verbal quote for landscape maintenance of the wastewater treatment plant in the amount of \$950.00 per quarter. She stated that EDP is waiting to receive a written proposal for the Board's review.

Director Ottmann discussed the reports of lower than usual water pressure throughout the Towne Lake Service Area. Ms. Benzman stated that EDP's investigation narrowed down the issue to peak usage times during the morning hours. She stated that EDP installed four pressure monitoring sensors and determined it was a system-wide issue. She reported that EDP found some closed valves, which have since been opened, and identified a possible issue related to the autofill programming of the ground storage tank ("GST") at water plant no. 2, which is currently being bypassed. Mr. Gaden requested authorization for EHRA to update the water model completed several years ago. Discussion ensued. The Board directed that the website be updated with a notice requesting residents report operational issues to EDP and an insert regarding same be included in the next utility bills.

After review and discussion, Director Collins moved to: (1) accept the operator's report; (2) approve the repair of lift station no. 3 pump nos. 1 and 2 in the total amount of \$20,900.00; and (3) authorize EHRA to update the water model for the Master District Service Area. Director Spackman seconded the motion, which passed unanimously.

DISCUSS LAKE MANAGEMENT AND MAINTENANCE

WILDLIFE MANAGEMENT, INCLUDING REPORT AND PROPOSALS FROM A ALL ANIMAL CONTROL ("AAAC")

The Board discussed the status of wildlife management in the District, including wildlife monitoring and trapping, and reviewed a report from AAAC for May, a copy of which is attached.

EROSION, DREDGING, AND WATER QUALITY

Mr. Gaden stated that the report based on the drone survey is complete and another Erosion Control Committee meeting has been scheduled for June 2, 2022.

REQUEST RELATED TO USE OF STEEL PILING COFFER DAM AND REPORT ON INVESTIGATION OF CUT-IN BOAT SLIPS

Mr. Gaden updated the Board regarding his investigation into the request to utilize a cofferdam with steel sheet piling for the construction of a cut-in boat slip and the report that possible sections of clay liner that have been removed during the previous construction of cut-in boat slips. He stated that EHRA is looking into a product that could potentially be used to repair any potential damage to the clay liner. The Board discussed potentially charging a fee for consents to encroachment for cut-in boat slip construction to cover the expenses related to EHRA's time to monitor the repair of the clay liner. Mr. Gaden stated he would continue his investigation and update the Board at the next regular meeting.

AMENDMENT TO LAKE RULES

There was no discussion on this agenda item.

AGREEMENT FOR USE OF FACILITIES WITH CY-FAIR FIRE DEPARTMENT

Ms. Carner stated that ABHR received comments from the Lake Use Request Committee, comprised of Directors Quintero and Spackman, on the proposed Agreement for Use of Facilities with Cy-Fair FD. She stated that she will send a revised draft of the agreement to the Committee and then to Cy-Fair FD for review.

ENGINEERING MATTERS

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

Mr. Gaden reviewed the capital projects fund sheet, a copy of which is attached to the engineer's report.

PRELIMINARY PLANNING FOR GRADE SEPARATION AT UNION PACIFIC RAILROAD AND INTERSECTION IMPROVEMENTS AT HIGHWAY 290 ("UPRR/HIGHWAY 290 PROJECT")

Mr. Gaden updated the Board on the status of the UPRR/Highway 290 Project. He stated he will post an updated project schedule to the District's Share Point site.

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

Mr. Gaden stated that the Storm Water Solutions, LLC ("SWS") report will be provided to the Board.

REVIEW BIDS AND AWARD CONTRACT FOR EMERGENCY WATER INTERCONNECT

Mr. Gaden reported that EHRA will begin bidding the emergency water interconnect with Harris County Municipal Utility District No. 196 on June 6, 2022.

APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR THE MOUND ROAD EAST UTILITY EXTENSION PROJECT

Mr. Gaden updated the Board on the design of the Mound Road East Utility Extension project.

WASTEWATER TREATMENT PLANT NO. 1 GENERATOR

There was no discussion on this agenda item.

WASTEWATER TREATMENT PLANT NO. 1 EXPANSION, PHASE 4

Mr. Gaden updated the Board on the status of design of the wastewater treatment plant no. 1 expansion, phase 4 project.

BARKER CYPRESS LEFT TURN LANE

Mr. Gaden updated the Board on the status of design of the Barker Cypress left

turn lane project.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR CONSTRUCTION OF WASTEWATER TREATMENT PLANT NO. 2

Mr. Gaden reported that EHRA received developer approval to award the contract for construction of wastewater treatment plant no. 2 to C4 Partners, and a pre-construction meeting is being scheduled.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR TOWNE LAKE SECTION 60 TEMPORARY ACCESS ROAD

Mr. Gaden updated the Board on the construction of the Towne Lake Section 60 temporary construction access road. He stated that he had no pay estimates from SWS for the Board's approval.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR WATER WELL NO. 1 AND WATER PLANT NO. 1 HYDROPNEUMATIC TANK ADDITION

Mr. Gaden updated the Board on the status of construction of water well no. 1 and the additional hydropneumatic tank. He reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$280,788.39, submitted by Hassell Construction Group, LLC ("HCG").

Mr. Gaden reported that information on the project has been delivered to residents located adjacent to water plant no. 1 and drilling will begin later in the month. The Board discussed communication with residents during the project. After discussion, the Board concurred to authorize ABHR and EHRA to post weekly construction updates if needed.

After review and discussion, Director Spackman moved to approve Pay Estimate No. 1 in the amount of \$280,788.39, as recommended. Director Quintero seconded the motion, which passed unanimously.

APPROVE CAPACITY RESERVATIONS AND UTILITY COMMITMENT LETTERS

There was no discussion on this agenda item.

UPDATE ON TPDES PERMIT RENEWAL APPLICATION FOR HORSEPEN CREEK WASTEWATER TREATMENT PLANT

There was no discussion on this agenda item.

CONVEYANCE OF EASEMENTS/DEEDS; ABANDONMENT OF EASEMENT;
CONSENTS TO ENCROACHMENT

Mr. Gaden stated that EHRA is preparing an access easement for wastewater plant no. 2. Ms. Carner stated that the access easement might be required by the title company for the conveyance of the wastewater treatment plant no. 2 site if the existing sanitary sewer easement is deemed insufficient. After review and discussion, Director Spackman moved to accept an access easement for wastewater treatment plant no. 2, subject to receipt, if necessary. Director Quintero seconded the motion, which passed unanimously.

UPDATE ON PREPARATION OF PARK SURPLUS FUNDS APPLICATION AND
BOND APPLICATION NO. 12

Ms. Carner updated the Board on the preparation of a park surplus funds application and water, sewer, and drainage bond application no. 12.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA")
MATTERS, INCLUDING CONSTRUCTION OF SURFACE WATER DELIVERY LINE
FOR WATER PLANT NO. 2

Mr. Gaden updated the Board on the status of WHCRWA's construction of the surface water delivery line for water plant no. 2.

LANDSCAPE ARCHITECT'S REPORT

The Board discussed the public comments received during the Internal District meeting regarding the development of park facilities. The Board noted that the Arbor Grove park and the Marina Bay park are both owned by the Towne Lake Community Association ("HOA"). After discussion, the Board concurred to post an agenda for HOA annual meeting in the event that there are resident inquiries regarding park development or other District matters. The Board also requested that ABHR provide all documents submitted under public comment regarding park facilities to the HOA.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

There was no discussion on this agenda item.

REPORTS FROM DISTRICT CONSULTANTS REGARDING DISTRICT
CORRESPONDENCE AND PROVISION OF RECORDS

There was no discussion on this agenda item.

CONVENE IN EXECUTIVE SESSION TO CONSULT WITH ATTORNEY, PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board convened in Executive Session at 1:43 p.m. pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with their attorney. Ms. Vinson, Ms. Carner, Ms. Leatherwood, and Ms. Ramirez also were present.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in Open Session at 2:12 p.m. No action was taken by the Board.

REVIEW OF QUALIFICATIONS FOR BOOKKEEPING SERVICES AND AUTHORIZE APPROPRIATE ACTION

The Board deferred discussion on this agenda item.

REVIEW AND REVISE ACTION LIST

The Board reviewed the action list and noted items to be included and removed from the list.

DISCUSS MEETING SCHEDULE

The Board discussed the regular meeting schedule. After discussion, the Board concurred to reschedule the next regular meeting to June 29, 2022, at noon at the Lakehouse.

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

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	1
Summary of the 2022 preliminary assessed values.....	2
Operator's report.....	2
Report from A All Animal Control	3
Engineer's report.....	4