

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

September 7, 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 7th day of September, 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 Travis Singleton, member of the public; Becky Ullman and Michael Crahan of Caldwell Companies ("Caldwell"); JC Reno of Storm Water Solutions, LLC ("SWS"); Lynn Kurtz of Myrtle Cruz, Inc.; Loren Morales of RBC Capital Markets; Amanda Benzman of Environmental Development Partners, LLC ("EDP"); J.T. Gaden and Robert Atkinson of EHRA Engineering ("EHRA"); Brenda McLaughlin of Bob Leared Interests; Alia Vinson, Katie Carner, Allison Leatherwood, and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR"); and members of the public as shown on the attached list.

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board reviewed the minutes of the August 3, 2022, regular meeting. After review and discussion, Director Quintero moved to approve the minutes of the August 3, regular meeting, as presented. Director Collins seconded the motion, which passed unanimously.

AUTHORIZE AUDITOR TO PREPARE SUPPLEMENTAL DEVELOPER REIMBURSEMENT REPORT

The Board considered authorizing the District's auditor, McCall Gibson Swedlund Barfoot PLLC ("McCall"), to prepare a supplemental developer

reimbursement report related to the use of surplus park funds. After review and discussion, Director Quintero moved to authorize McCall to prepare a supplemental developer reimbursement report. Director Steinberg seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Kurtz reviewed the bookkeeper's report, a copy of which is attached, and submitted the bills for the Board's review. She also requested the Board approve additional check nos. 5360 and 5361 in the amounts of \$300.00 and \$500.00, respectively, payable to A All Animal Control ("AAAC") and check no. 5362 in the amount of \$7,700.00, payable to The Goodman Corporation. She noted that these checks were replacing previous checks that were never received by the vendors and subsequently voided.

After discussion, Director Spackman moved to approve the bookkeeper's report and the payments presented, including check nos. 5360, 5361, and 5362, as detailed above. Director Quintero 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 reported that EDP filed an unauthorized discharge report with the Texas Commission on Environmental Quality ("TCEQ") and Harris County for an excursion caused by the automatic drum screen tripping.

Ms. Benzman requested the Board authorize the replacement of lift station no. 1 pump no. 5 in the amount of \$21,000.00. She stated that a buildup of disposable wipes contributed to the damage to pump and requested the Board consider distributing educational materials to District customers regarding the damage that disposable wipes and rags can cause to the sanitary sewer system. The Board discussed ways of encouraging the participant districts to educate their customers on this issue.

Ms. Benzman reported that the repair of lift station no. 3 pump nos. 1 and 2 is complete.

Ms. Benzman distributed a report on the results of the valve survey performed in the District, a copy of which is attached.

In response to an inquiry from the Board, Mr. Gaden updated the Board on the status of the water plant no. 2 fence rehabilitation project.

Mr. Gaden updated the Board on the status of the landscaping improvements at wastewater treatment plant no. 1. He stated that the Board previously approved the project for a cost in the amount of approximately \$58,000.00, based on KGA DeForest Design, LLC's ("KGA") initial cost estimate for the project. Mr. Gaden stated that KGA received two bids, with the low bid being submitted by Yellowstone Landscape ("Yellowstone") in the amount of \$80,370.50. After review and discussion, Director Quintero moved to approve the proposal in the amount of \$80,370.50, submitted by Yellowstone. Director Spackman seconded the motion, which passed unanimously.

After review and discussion, Director Steinberg moved to: (1) accept the operator's report; and (2) authorize the replacement of lift station no. 1 pump no. 5 in the amount of \$21,000.00, as recommended. Director Spackman seconded the motion, which passed unanimously.

DISCUSS LAKE MANAGEMENT AND MAINTENANCE

WILDLIFE MANAGEMENT, INCLUDING REPORT FROM AAAC

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

EROSION, DREDGING, AND WATER QUALITY

There was no discussion on this agenda item.

AMENDMENT TO LAKE RULES

The Board deferred discussion on this agenda item until Executive Session.

REQUEST FROM FEDERAL BUREAU OF INVESTIGATION ("FBI") FOR AGREEMENT FOR USE OF FACILITIES FOR BOAT SAFETY AND NAVIGATION TRAINING

The Board reviewed correspondence from the FBI requesting periodic use of the regional detention facilities for boat safety and navigation training. Discussion ensued. After discussion Director Spackman moved to approve the request and authorize execution of an Agreement for Use of Facilities, subject to final approval by the Lake Use Committee. Director Quintero seconded the motion, which passed unanimously.

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.

Mr. Gaden reported on the bathymetric survey to identify the current conditions around some of the marina areas authorized at the last meeting and noted that the final cost was \$8,900.00.

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, including the design of certain preliminary planning projects, including illumination, traffic signals, environmental and storm water pollution prevention plan.

The Board reviewed an Agreement for Engineering Services with EHRA and a Task Order for engineering services related to the design of the UPRR/Highway 290 Project. The Board then considered authorizing design of the UPRR/Highway 290 Project. After review and discussion, Director Spackman moved to: (1) approve the Agreement for Engineering Services and related Task Order for design of the UPRR/Highway 290 Project and direct that the documents be filed appropriately and retained in the District's official records; and (2) authorize design of the UPRR/Highway 290 Project. Director Collins seconded the motion, which passed unanimously.

Ms. Carner updated the Board on the status of a new Advance Funding Agreement with the Texas Department of Transportation.

Ms. Carner updated the Board on the status of coordination with the funding partners for the project. She reported that the District's request to the Houston-Galveston Area Council for increased federal funding allotment and the 80% federal funding was approved. Ms. Carner also reported on discussions with the Harris County Toll Road Authority regarding potential funding of a portion of project. Discussion ensued.

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

Mr. Reno introduced himself and reviewed the report on maintenance of the

District's stormwater facilities, a copy of which is attached.

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 updated the Board on the status of construction of wastewater treatment plant no. 2. He had no action items from C4 Partners.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR EMERGENCY WATER INTERCONNECT

Mr. Gaden updated the Board on the status of construction of the emergency water interconnect with Harris County Municipal Utility District No. 196. He had no action items from P&Z Logistics, Inc.

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

Mr. Gaden updated the Board on 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. 4 in the amount of \$31,815.00, submitted by Hassell Construction Group, LLC ("HCG").

After review and discussion, Director Spackman moved to approve Pay Estimate No. 4 in the amount of \$31,815.00 to HCG, as recommended. Director Collins 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.

DISCUSS POTENTIAL RECLAIMED WATER FACILITIES AT HORSEPEN CREEK WASTEWATER TREATMENT PLANT

Mr. Gaden stated that EHRA is working on options for potential reclaimed water facilities at the Horsepen Creek wastewater treatment plant.

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

The Board considered approving a Special Warranty Deed for conveyance of the water plant no. 2 site from CW SCOA West, L.P. to the District. After discussion, Director Quintero moved to approve the Special Warranty Deed and direct that the Deed be filed appropriately and retained in the District's official records. Director Steinberg seconded the motion, which passed unanimously.

The Board considered acceptance of a buffer zone easement from CW SCOA West, L.P. and a buffer zone easement from the Towne Lake Community Association, Inc. ("HOA") (collectively, the "Easements"). After review and discussion, Director Quintero moved to accept the Easements and direct that the Easements be filed appropriately and retained in the District's official records. Director Steinberg seconded the motion, which passed unanimously.

UPDATE ON PREPARATION OF PARK SURPLUS FUNDS APPLICATION, PREPARATION OF BOND APPLICATION NO. 12, AND AUTHORIZE PREPARATION OF WATER, SEWER, AND DRAINAGE BOND APPLICATION NO. 13

Ms. Carner reported that the park surplus funds application and water, sewer,

and drainage bond application no. 12 have both been submitted to the TCEQ and declared administratively complete.

The Board then considered authorizing preparation of water, sewer, and drainage bond application no. 13. Ms. Carner noted this is expected to be a taxable bond issue. After discussion, Director Quintero moved to authorize preparation of water, sewer, and drainage bond application no. 13. Director Steinberg seconded the motion, which passed unanimously.

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

There was no discussion on this agenda item.

LANDSCAPE ARCHITECT'S REPORT, INCLUDING DISCUSS POND 1H LANDSCAPE DEVELOPMENT MATTERS

Ms. Ullman addressed the Board regarding the previous public comments received during the Internal District meeting requesting that plaques owned by the developer be installed in the District's sidewalks around pond 1H. She stated that, as owner of the plaques, Caldwell supports the installation of the plaques in the Towne Lake community in a suitable location owned by either the developer or the HOA. She stated Caldwell is working on determining the location for the plaques, and she will provide an update when more information is available.

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

The Board convened in Executive Session at 1:51 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.

OPEN SESSION

The Board reconvened in Open Session at 2:11 p.m.

Director Spackman left the meeting.

LANDSCAPE ARCHITECT'S REPORT, INCLUDING DISCUSS POND 1H LANDSCAPE DEVELOPMENT MATTERS (CONT'D)

Director Ottmann stated that the Board appreciates the developer's comments regarding their plaques and looks forward to hearing the developer's plans for where they plan to install their plaques in the Towne Lake community.

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.

REVIEW AND REVISE ACTION LIST

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

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



Secretary, Board of Directors

(SEAL)



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