

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

October 5, 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 5th day of October, 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:

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|--------------------|---------------------------------------|
| 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 except Director Steinberg, thus constituting a quorum.

Also present at the meeting were Ashley Simberg and Ryan Adkins of Triton Consulting Group; Becky Ullman of Caldwell Companies ("Caldwell"); Lynn Kurtz of Myrtle Cruz, Inc. ("MCI"); Loren Morales of RBC Capital Markets; Amanda Benzman and Bruce Dubiel of Environmental Development Partners, LLC ("EDP"); J.T. Gaden of EHRA Engineering ("EHRA"); and 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 reviewed the minutes of the September 7, 2022, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of the September 7, regular meeting, as presented. Director Quintero 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.

Ms. Kurtz reported that there was attempted fraud against the District's Central Bank checking account with a payment to a contractor that was intercepted in the mail.

She stated that MCI closed the affected account and reopened a new checking account. Discussion ensued.

After review and discussion, Director Quintero moved to approve the bookkeeper's report and the payments presented. Director Collins 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 pump no. 1 at lift station no. 1 requires repair in the estimated amount of \$17,000.00.

Ms. Benzman stated that lift pump no. 4 at lift station no. 1 requires replacement in the estimated amount of \$17,000.00 for an ABS pump or \$31,500.00 for a Flygt pump.

Ms. Benzman stated that lift pump no. 3 at lift station no. 3 requires repair in the estimated amount of \$8,000.00.

Ms. Benzman updated the Board on the status of the replacement of lift station no. 1 pump no. 5.

Ms. Benzman stated that EDP is working on a resident education plan regarding disposable wipes and rags.

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 proposal from Yellowstone Landscape ("Yellowstone") in the amount of \$80,370.50. Mr. Gaden stated that KGA DeForest Design, LLC revised the design to raise the height of the berm to 5 feet, which changed the cost of the project to \$131,934.29. The Board discussed the design change and inquired about the project warranty and the future maintenance responsibility. After discussion, the Board tabled discussion on the revised proposal, pending receipt of additional information from the engineer.

Mr. Gaden and Ms. Benzman updated the Board on the preparation of the five-year facility maintenance plan. The Board requested that the plan include an assessment of all District lift stations.

After review and discussion, Director Collins moved to: (1) accept the operator's report; (2) approve the repair of lift pump no. 1 at lift station no. 1 in the estimated amount of \$17,000.00; (3) approve the replacement of lift pump no. 4 at lift station no. 1 in the estimated amount of \$17,000.00 for an ABS pump; and (4) approve the repair of

lift pump no. 3 at lift station no. 3 in the estimated amount of \$8,000.00. Director Spackman seconded the motion, which passed unanimously.

DISCUSS LAKE MANAGEMENT AND MAINTENANCE

WILDLIFE MANAGEMENT, INCLUDING REPORT 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 September, a copy of which is attached.

EROSION, DREDGING, AND WATER QUALITY

Mr. Gaden reported on a meeting with representatives from the Towne Lake Community Association, Inc. and Caldwell to discuss the proposed erosion repair action plan and funding for the project. He also reported that EHRA conducted a second site visit to evaluate the current conditions compared to the conditions during the original site visit. Mr. Gaden stated that EHRA is updating the priority repair list and working on cost estimates. He reported that the Erosion Control Committee will hold another meeting the following week.

AMENDMENT TO LAKE RULES

There was no discussion on this agenda item.

AGREEMENT FOR USE OF FACILITIES WITH FEDERAL BUREAU OF INVESTIGATION ("FBI")

Ms. Carner stated that the attorney for the FBI has requested certain revisions to the District's standard form of Agreement for Use of Facilities to comply with certain requirements of federal law. After review and discussion, Director Spackman moved to approve the Agreement for Use of Facilities with the FBI, as revised, and direct that the Agreement be filed appropriately and filed in the District's official records. Director Quintero seconded the motion, which passed unanimously. The Board concurred to post notice on District's website when safety trainings are scheduled.

Ms. Carner reviewed a website post from the Cy-Fair Fire Department indicating that they completed their safety training at a lake outside the Service Area.

ENGINEERING MATTERS

Mr. Gaden presented the 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.

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 design of the UPRR/Highway 290 Project..

Ms. Carner updated the Board on the proposed Advance Funding Agreement Amendment No. 1 and Surface Transportation Block Grant Advance Funding Agreement ("AFA"), each with the Texas Department of Transportation ("TxDOT"). She stated that the District will need to make an additional payment to TxDOT for the project once the new AFA is approved by the Board. Ms. Carner stated that EHRA is beginning work on the next road bond issue, which will include funds for the additional TxDOT payment and certain design costs.

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 report on maintenance of the District's stormwater facilities was posted to the District's Share Point site.

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

Mr. Gaden stated this project is on hold, pending completion of other District projects.

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.

Mr. Gaden reviewed a proposal in the amount of \$7,975.00, submitted by Ninyo & Moore, for construction materials testing and observation services for the project. After review and discussion, Director Spackman moved to approve the proposal in the amount of \$7,975.00, as recommended. Director Quintero seconded the motion, which passed unanimously.

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 stated that the pay estimate listed on his report for this project is not yet ready for Board approval.

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

Mr. Gaden reported that the District's TPDES permit renewal application for the Horsepen Creek wastewater treatment plant was approved.

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

There was no discussion on this agenda item.

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

Ms. Carner updated the Board on the status of park surplus funds application, water, sewer, and drainage bond application no. 12, and the preparation of water, sewer, and drainage bond application no. 13. The Board discussed the timing of issuance for the proposed road bond issue no. 5.

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

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

LANDSCAPE ARCHITECT'S REPORT

There was no discussion on this agenda item.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Ms. Ullman updated the Board on the status of development in Towne Lake.

REPORTS FROM DISTRICT CONSULTANTS REGARDING DISTRICT
CORRESPONDENCE AND PROVISION OF RECORDS

The Board reviewed correspondence from a resident regarding park development, a copy of which is attached.

The Board reviewed correspondence regarding an open records request received by the District, a copy of which is attached.

REVIEW AND REVISE ACTION LIST

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

CONVENE IN EXECUTIVE SESSION TO CONSULT WITH ATTORNEY, 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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