

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

November 2, 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 2nd day of November, 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 except Directors Ottmann and Steinberg, thus constituting a quorum.

Also present at the meeting were Ryan Adkins of Triton Consulting Group; Becky Ullman of Caldwell Companies; JC Reno of Storm Water Solutions LLC ("SWS"); Lynn Kurtz of Myrtle Cruz, Inc. ("MCI"); Loren Morales of RBC Capital Markets; Amanda Benzman and Robert Cardenas of Environmental Development Partners, LLC ("EDP"); J.T. Gaden and Robert Atkinson of EHRA Engineering ("EHRA"); and Katie Carner, Allison Leatherwood, 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 October 5, 2022, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of the October 5, 2022, regular meeting, as presented. Director Collins seconded the motion, which passed unanimously.

CONTRACT REVENUE BONDS (WATER, SEWER, AND DRAINAGE FACILITIES),
SERIES 2023

Ms. Carner updated the Board on the status of the District's \$14,440,000 Contract Revenue Bonds (Water, Sewer, and Drainage Facilities), Series 2023 ("Series 2023

Bonds”), noting that the Texas Commission on Environmental Quality (“TCEQ”) has not yet issued an order approving the issuance of the bonds but approval is anticipated soon. Mr. Morales discussed the procedures and proposed schedule of events for sale of the bonds.

PRELIMINARY OFFICIAL STATEMENT FOR THE DISTRICT’S SERIES 2023 BONDS

Mr. Morales reviewed the Preliminary Official Statement for the District’s Series 2023 Bonds. After review and discussion, Director Collins moved to approve the Preliminary Official Statement, subject to final review. Director Spackman seconded the motion, which passed unanimously.

APPOINT PAYING AGENT/REGISTRAR

The Board considered appointing a paying agent/registrar for the Series 2023 Bonds. Following review and discussion, Director Collins moved to appoint The Bank of New York Mellon Trust Company, N.A., as the District’s paying agent/registrar for the Series 2023 Bonds. Director Spackman seconded the motion, which passed unanimously.

AUTHORIZE ADVERTISEMENT FOR SALE OF THE SERIES 2023 BONDS

The Board considered authorizing the District’s financial advisor to advertise for the sale of the District’s Series 2023 Bonds. After discussion, Director Collins moved to authorize the District’s financial advisor to advertise for the sale of the District’s Series 2023 Bonds, subject to receipt of the TCEQ order approving the issuance of the bonds. Director Spackman seconded the motion, which passed unanimously. The Board concurred to conduct the sale of the bonds at the regular meeting on December 7, 2022, at 12:00 p.m., at the Lakehouse.

AUTHORIZE DISTRICT ENGINEER TO REQUEST TCEQ INSPECTION OF FACILITIES

Mr. Gaden reported that the TCEQ pre-purchase inspection of facilities for the projects included in the bond application is complete.

AUTHORIZE TAX ASSESSOR/COLLECTOR TO REQUEST CERTIFICATE OF ASSESSED VALUE AS OF JANUARY 1 FROM THE APPRAISAL DISTRICT

The Board considered authorizing the District’s tax assessor/collector to request a Certificate of Assessed Value as of January 1, 2022, from the Harris County Appraisal District (“HCAD”) in connection with the Series 2023 Bonds. After discussion, Director Collins moved to authorize the tax assessor/collector

to request a Certificate of Assessed Value as of January 1, 2022, from the HCAD. Director Spackman seconded the motion, which passed unanimously.

AUTHORIZE AUDITOR TO PREPARE DEVELOPER REIMBURSEMENT REPORT

The Board considered authorizing McCall to prepare a developer reimbursement report for the Series 2023 Bonds. After review and discussion, Director Collins moved to authorize McCall to prepare the developer reimbursement report for the Series 2023 Bonds. Director Spackman 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 no. 5047, payable to GFL Environmental ("GFL").

After review and discussion, Director Spackman moved to approve the bookkeeper's report and the payments presented, including check no. 5047 as detailed above. 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 reported on odor complaints from residents near wastewater treatment plant no. 1. She stated that some of the issues appeared to be caused by a contractor's portable toilet left open and an on-site dumpster that had not been collected for several weeks. Ms. Benzman stated that EDP is also coordinating with EHRA on an alternate odor control system for the plant.

Ms. Benzman reported further regarding the on-site dumpster at wastewater treatment plant no. 1 that had not been collected for several weeks. She stated that EDP determined that account had been suspended by GFL for nonpayment due to the invoices not being received by MCI. She stated that EDP paid the outstanding bill to restart collection services and has provided MCI's contact information to GFL to avoid future payment issues.

Ms. Benzman requested authorization to repair the guide rails on lift station no. 1 pump nos. 4 and 5 for the estimated cost of \$10,000.00.

Ms. Benzman updated the Board on the status of the lift pump no. 1 at lift station no. 1, lift pump no. 3 at lift station no. 3, and lift pump no. 5 at lift station no. 1 repairs.

Ms. Benzman reported that the replacement of lift pump no. 4 at lift station no. 1 is complete.

After review and discussion, Director Spackman moved to: (1) accept the operator's report; and (2) approve the repair of the guide rails on lift station no. 1 pump nos. 4 and 5 for the estimated cost of \$10,000.00. Director Collins 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 October, a copy of which is attached.

EROSION, DREDGING, AND WATER QUALITY

Mr. Gaden and Ms. Carner reported on the most recent Erosion Control Committee meeting. Mr. Gaden stated that EHRA is working on analyzing the data received from the bathymetric survey in order to incorporate any necessary dredging work into a prioritization plan in coordination with any erosion repairs needed.

AMENDMENT TO LAKE RULES

There was no discussion on this agenda item.

ENGINEERING MATTERS

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

Ms. Carner discussed several requests for cut-in boat slips received from residents. She reviewed the recommended procedures developed in coordination with EHRA and stated that ABHR would incorporate the procedures into a new form of Consent to Encroachment ("CTE") specifically to be used for cut-in boat slips. After discussion, Director Collins moved to approve the new form of CTE, incorporating the recommended procedures for cut-in boat slips, subject to final review, and authorize the Board President and Secretary to execute such CTEs. Director Spackman seconded the motion, which passed unanimously.

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, each with the Texas Department of Transportation.

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

Mr. Reno reviewed the report on maintenance of the District's stormwater facilities, a copy of which is attached. He reported on an area of erosion that is undermining a section of sidewalk near detention 1A. The Board requested SWS bring a proposal to make temporary repairs to the erosion to the next regular meeting. Discussion ensued regarding timing for consideration of the broader lake erosion repair plan.

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 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 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 Nos. 5 and 6 in the amounts of \$696,351.60 and \$70,086.60, respectively, and Change Order No. 1 to increase the contract in the amount of \$12,696.05, submitted by HCG. Mr. Gaden stated that Change Order No. 1 is for electrical modifications. The Board determined that Change Order No. 1 is beneficial to the District.

After review and discussion, Director Collins moved to approve Pay Estimate Nos. 5 and 6 in the amounts of \$696,351.60 and \$70,086.60, respectively, to HCG and Change Order No. 1 to increase the contract in the amount of \$12,696.05, submitted by HCG, based on the engineer's recommendation and the Board's determination that the Change Order is beneficial to the District. Director Spackman seconded the motion, which passed unanimously.

APPROVE CAPACITY RESERVATIONS AND UTILITY COMMITMENT LETTERS

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

There was no discussion on this agenda item.

UPDATE ON PARK SURPLUS FUNDS APPLICATION, PREPARATION OF WATER,
SEWER, AND DRAINAGE BOND APPLICATION NO. 13, AND PREPARATION OF
ROAD BOND ISSUE NO. 5

Ms. Carner updated the Board on the status of park surplus funds application, the preparation of water, sewer, and drainage bond application no. 13, and the preparation of road bond issue no. 5.

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

The Board reviewed correspondence from the Houston Cy-Fair Lions Club, a copy of which is attached.

Ms. Carner reported on her attendance at a Harris County Precinct 3 parks and trails meeting to discuss their proposed Master Parks Plan, which includes the portion of Cypress Creek within the Towne Lake Service Area.

Mr. Gaden updated the Board on the status of the landscaping improvements at wastewater treatment plant no. 1. He stated that, based on the updated pricing for the project due to design changes, EHRA recommends that the Board publicly bid the project. After discussion, Director Spackman moved to authorize KGA DeForest Design, LLC to advertise for bids for the project. Director Collins seconded the motion, which passed unanimously.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Ms. Ullman updated the Board on the status of development in Towne Lake. The Board requested additional information regarding commercial development.

REPORTS FROM DISTRICT CONSULTANTS REGARDING DISTRICT
CORRESPONDENCE AND PROVISION OF RECORDS

There was no discussion on this agenda item.

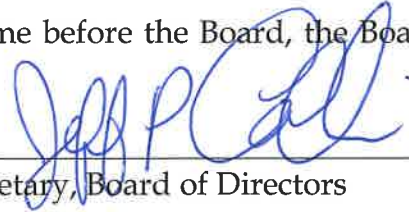
REVIEW AND REVISE ACTION LIST

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

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.


Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	3
Operator's report.....	3
Report from A All Animal Control	4
Engineer's report.....	4
SWS report	5
Correspondence from the Houston Cy-Fair Lions Club	7