

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

January 10, 2023

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 10th day of January, 2023, at the offices of Caldwell Companies, 9955 Barker Cypress Road, Suite 250, Cypress, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Jeffrey 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 Spackman, thus constituting a quorum.

Also present at the meeting were Jennifer Vossler of McCall Gibson Swedlund Barfoot PLLC; JC Reno of Storm Water Solutions, LLC; Lynn Kurtz of Myrtle Cruz, Inc.; Leslie Cook of RBC Capital Markets; Amanda Benzman of Environmental Development Partners, LLC ("EDP"); J.T. Gaden and Robert Atkinson 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 December 7, 2022, regular meeting. After review and discussion, Director Steinberg moved to approve the minutes of the December 7, 2022, regular meeting, as presented. Director Collins seconded the motion, which passed unanimously.

APPROVE DEVELOPER REIMBURSEMENT REPORT FOR CONTRACT REVENUE BONDS (WATER, SEWER, AND DRAINAGE FACILITIES), SERIES 2023 AND AUTHORIZE DISBURSEMENT OF FUNDS

Ms. Vossler reviewed a developer reimbursement report reflecting the amounts reimbursable by the District to CW SCOA West, L.P. for construction of the projects

funded by the District's \$14,440,000 Contract Revenue Bonds (Water, Sewer, and Drainage Facilities), Series 2023.

After discussion, Director Collins moved to: (1) approve the developer reimbursement report and direct that the report be filed appropriately and retained in the District's official records; and (2) approve the disbursement of funds as provided in the 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.

Ms. Kurtz reviewed a draft budget for the Master District's fiscal year ending March 31, 2024, a copy of which is attached to the bookkeeper's report. The Board then discussed scheduling a budget workshop with two representatives of each of the Participant districts to discuss the proposed Master District budget.

The Board then considered accepting the annual disclosure statements of the bookkeeper and investment officer.

Ms. Carner reported on the District's compliance activities during the prior calendar year related to bond financings. She stated that no changes to the policy are required at this time.

After review and discussion, Director Steinberg moved to: (1) approve the bookkeeper's report and the payments presented; (2) authorize distribution of the proposed budget to the Participant districts; (3) authorize ABHR to schedule a budget workshop, as discussed, with the President and Vice President attending on behalf of the District; and (4) accept the annual disclosure statements of the bookkeeper and investment officer. 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 reviewed draft handouts as part of the proposed resident education plan regarding disposable wipes and rags. She requested that the Board review the handouts and provide any comments for discussion at the next meeting.

Ms. Benzman reported that, due to a power outage at the wastewater treatment plant ("WWTP") impacting its operation, the odor issues at the WWTP have increased recently. She stated that EDP is working to resolve the operational issues and address

the odor issues. Discussion ensued regarding timing and funding for installation of a generator at the WWTP.

Ms. Benzman updated the Board on the status of the repair of the guide rails on lift station no. 1 pump nos. 4 and 5.

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.

After review and discussion, Director Collins moved to accept the operator's report. Director Steinberg 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 December, a copy of which is attached.

EROSION, DREDGING, AND WATER QUALITY

Ms. Carner reported that the Board was unable to schedule a special meeting due to conflicting schedules. After discussion, the Board concurred to receive a presentation on the proposed erosion repair plan from the Erosion Control Committee and EHRA at the next regular meeting.

RECEIVE ESTIMATES FROM PARTICIPANT DISTRICTS REGARDING MONTHLY WATER AND SEWER DEMANDS, NUMBER OF NEW CONNECTIONS, AND AMOUNT OF RESERVED CONNECTIONS FOR THE UPCOMING FISCAL YEAR

Mr. Gaden reviewed a report containing the projected number of new connections for the Participant districts for the upcoming year, a copy of which is attached to the engineer's report.

ENGINEERING MATTERS

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

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. He stated that EHRA has submitted the 60% design plans to 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 then reviewed and recommended that the Board approve a proposal in the amount of \$6,400.00 for interim repairs to an area of erosion that is undermining a section of sidewalk near the phase 1A detention facility.

After review and discussion, Director Collins moved to approve the proposal in the amount of \$6,400.00, as recommended. Director Steinberg seconded the motion, which passed unanimously.

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. He stated the installation of a generator could be added to the plans for this project.

BARKER CYPRESS LEFT TURN LANE

Mr. Gaden stated that EHRA anticipates having bids for the Barker Cypress left turn lane project for the Board's review at the next regular meeting.

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. 8 in the amount of \$11,426.45, submitted by HCG.

After review and discussion, Director Quintero moved to approve Pay Estimate No. 8 in the amount of \$11,426.45 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.

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

There was no discussion on this agenda item.

UPDATE ON 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 the preparation of water, sewer, and drainage bond application no. 13 and preparation of road bond issue no. 5.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHCRWA") MATTERS

Ms. Benzman reported that during the recent freeze event, the WHCRWA did not receive water from the City of Houston for a period of time. She stated that the District continued to receive water from the WHCRWA as the District's well is not yet operational, but she noted that the conservation information sent to residents seemed to help reduce water demand.

LANDSCAPE ARCHITECT'S REPORT

The Board reviewed the landscape architect's report prepared by KGA DeForest

Design, LLC ("KGA"), a copy of which is attached.

Ms. Carner stated that KGA reported that the District received one bid for construction of the wastewater treatment plant no. 1 landscape improvements. She stated that KGA recommended that the Board award the contract to the low bidder, D.L. Meacham L.P. ("D.L. Meacham"), in the amount of \$131,584.00. The Board concurred that, in its judgment, D.L. Meacham was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

The Board then considered authorizing preparation of a surplus funds application to utilize available surplus park funds to partially fund the wastewater treatment plant no. 1 landscape improvements project.

Following review and discussion, Director Collins moved to: (1) award the contract for construction of the wastewater treatment plant no. 1 landscape improvements to D.L. Meacham in the amount of \$131,584.00, based on the landscape architect's recommendation and subject to approval of payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor; and (2) authorize preparation of a park surplus funds application. Director Steinberg seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS (CONT'D)

ADOPT RESOLUTION EXPRESSING INTENT TO REIMBURSE

The Board considered adopting a Resolution Expressing Intent to Reimburse for the wastewater treatment plant no. 1 landscape improvements project. After review and discussion, Director Collins moved to adopt the Resolution Expressing Intent to Reimburse and direct that the Resolution be filed appropriately and retained in the District's official records. Director Steinberg seconded the motion, which passed unanimously.

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.

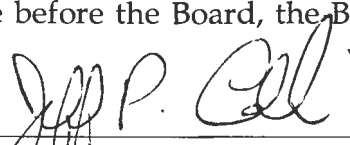
REVIEW AND REVISE ACTION LIST

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

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)



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