

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

June 13, 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 13th day of June, 2023, 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 Director Quintero, thus constituting a quorum.

Also present at the meeting were Athena Henrickson of the Towne Lake Community Association, Inc. ("HOA"); Becky Ullman and Michael Crahan of Caldwell Companies; JC Reno of Storm Water Solutions, LLC ("SWS"); Eric Steinman of KGA/DeForest Design, LLC ("KGA"); Leslie Cook of RBC Capital Markets ("RBC"); Lynn Kurtz of Myrtle Cruz, Inc.; Mike Ammel of Environmental Development Partners ("EDP"); J.T. Gaden of EHRA Engineering ("EHRA"); and Katie Carner, Allison Leatherwood, and Connie Rossi 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 May 9, 2023, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of the May 9, 2023, regular meeting, as presented. Director Collins 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. 5621 in the amount of \$225,501.73, payable to the West Harris County Regional Water Authority, and noted that it replaces lost check no. 5555.

After review and discussion, Director Steinberg moved to approve the bookkeeper's report and the payments presented, including check no. 5621 as detailed above. Director Collins seconded the motion, which passed unanimously.

#### ADOPT RESOLUTION EXPRESSING INTENT TO REIMBURSE

There was no discussion on this agenda item.

#### LANDSCAPE ARCHITECT'S REPORT

Mr. Steinman reviewed the landscape architect's report prepared by KGA, a copy of which is attached.

Mr. Steinman updated the Board on the status of construction of the wastewater treatment plant no. 1 landscape improvements. He reviewed and recommended approval of Pay Estimate No. 4 in the amount of \$2,970.00, submitted by D.L. Meacham L.P. ("D.L. Meacham").

Mr. Steinman updated the Board on the preparation of the Amended Master Parks Plan.

Mr. Steinman updated the Board on the status of the appraisal of existing parks and recreational facilities within certain road rights-of-way and adjacent reserves.

After review and discussion, and based upon the landscape architect's recommendation, Director Spackman moved to: (1) approve the landscape architect's report; and (2) approve Pay Estimate No. 4 in the amount of \$2,970.00 to D.L. Meacham. Director Steinberg seconded the motion, which passed unanimously.

#### OPERATION OF DISTRICT FACILITIES

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

Mr. Ammel updated the Board on the status of repairs to the three blowers at wastewater treatment plant no. 1.

Mr. Ammel reported that the rehabilitation of the rotating drum screen at wastewater treatment plant no. 1 is complete.

Mr. Ammel reported that the installation of the SuperAll odor control system is complete.

Mr. Ammel stated EDP will be prepared to present recommendations for facility security improvements next month.

After discussion, the Board concurred to accept the operator's report.

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 May, a copy of which is attached.

EROSION, DREDGING, AND WATER QUALITY

There was no discussion on this agenda item.

AGREEMENT FOR USE OF FACILITIES WITH CY-FAIR FIRE DEPARTMENT

There was no discussion on this agenda item.

Director Steinberg left the meeting.

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 will provide the updated project schedule.

Ms. Carner updated the Board on the discussions with Harris County Emergency Services District No. 9 regarding their funding contribution for the UPRR/Highway 290 project. She also reported that Harris County approved the Interlocal Agreement for the County's funding contribution for the UPRR/Highway 290 project.

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.

Mr. Gaden requested the Board authorize execution of the Storm Water Quality

Management Plan for the Mound Road East Utility Extension project. After review and discussion, Director Spackman moved to authorize execution of the Storm Water Quality Management Plan for the Mound Road East Utility Extension project, as recommended. Director Collins seconded the motion, which passed unanimously.

REVIEW BIDS AND AWARD CONTRACT FOR THE MOUND ROAD EAST UTILITY EXTENSION PROJECT

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

APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR THE 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.

LAKE EROSION REHABILITATION PROJECT

Mr. Gaden updated the Board on the status of design of the lake erosion rehabilitation 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 reviewed and recommended approval of Pay Estimate No. 5 in the amount of \$323,736.84, submitted by C4 Partners.

After review and discussion, Director Spackman moved to approve Pay Estimate No. 5 in the amount of \$323,736.84 to C4 Partners, as recommended. Director Collins seconded the motion, which passed unanimously.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR THE BARKER CYPRESS LEFT TURN LANE

Mr. Gaden updated the Board on the status of construction of the Barker Cypress left turn lane project. He had no action items from SAS Concrete Construction, LLC.

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 this project is complete and can be removed from the agenda.

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. 12 in the amount of \$68,328.00, submitted by HCG, LLC ("HCG").

After review and discussion, Director Spackman moved to approve Pay Estimate No. 12 in the amount of \$68,328.00 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.

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

The Board reviewed correspondence from the HOA regarding a homeowner that constructed a boathouse prior to the execution of a Consent to Encroachment ("CTE") with the District. Ms. Carner also reported that the homeowner completed construction of a new cut-in boat slip, which was covered under a previously executed CTE, and EHRA will need to complete an inspection of the boat slip. Discussion ensued.

The Board discussed the Tuckerton Road bridge painting project being completed by the Towne Lake Management District, which may involve installation of scaffolding in and around the lake. The Board requested that the HOA post temporary "No Wake" signs near the bridge and directed ABHR to coordinate with EHRA on a website notice regarding the project.

UPDATE ON PREPARATION OF WATER, SEWER, AND DRAINAGE BOND APPLICATION NO. 13, AND PARK SURPLUS FUNDS APPLICATION, INCLUDING ADOPT RESOLUTION AUTHORIZING APPLICATION TO THE TCEQ FOR USE OF SURPLUS FUNDS

Mr. Gaden updated the Board on the status of the preparation of water, sewer, and drainage bond application no. 13.

Ms. Carner updated the Board on the status of the preparation of the park surplus funds application. The Board deferred adoption of a Resolution Authorizing Application to the TCEQ for Use of Surplus Funds.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

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

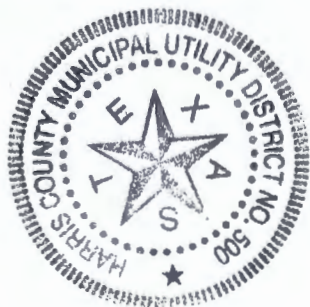
The Board reviewed the action list and noted items to be included and removed from the list.

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.

(SEAL)



  
Secretary, Board of Directors

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