

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

May 14, 2024

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 14th day of May, 2024, at the Lakehouse, 10000 Towne Lake Parkway, Cypress, Texas, outside 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, thus constituting a quorum.

Also present at the meeting were Lydia Morgan, member of the public; Deputy Kimberly Nobles of the Harris County Sheriff's Office ("HCSO"); Michael Crahan of Caldwell Companies; Bethany Gray of the Towne Lake Community Association, Inc. ("HOA"); Angel Ruvalcaba of KGA/DeForest Design, LLC; Leslie Cook of RBC Capital Markets; JC Reno of Storm Water Solutions, LLC; Lynn Kurtz of Myrtle Cruz, Inc.; Amanda Benzman of Environmental Development Partners ("EDP"); J.T. Gaden and Kenrick Piercy of EHRA Engineering; Brenda McLaughlin of Bob Leared Interests ("BLI"); and Katie Carner, Allison Leatherwood, and Jennifer Ramirez of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

There were no comments from the public.

CONSENT AGENDA

Director Ottmann offered Board members the opportunity to remove items from the Consent Agenda for individual discussion. After discussion, Director Quintero moved to approve all items on the Consent Agenda, and direct that, where appropriate, the documents be filed appropriately and retained in the District's official records, including: (1) the minutes of the April 9, 2024, regular meeting; (2) the bookkeeper's report; (3) authorizing payment of up to four per diems, reimbursement of hotel expenses for a maximum of three nights, and reimbursement for reasonable and necessary meals for Board members attending the Association of Water Board Directors summer conference, all to be submitted in accordance with the Travel Reimbursement

Guidelines; (4) the tax assessor's report; (5) the operator's report; (6) approving the Consumer Confidence Report ("CCR") and authorizing distribution of the CCR to District customers and filing with the Texas Commission on Environmental Quality ("TCEQ"); and (7) the engineer's report. Director Steinberg seconded the motion, which passed unanimously. Copies of the bookkeeper's report, tax assessor's report, operator's report, and engineer's report are attached.

#### ITEMS REMOVED FROM THE CONSENT AGENDA

There were no items removed from the Consent Agenda.

#### 2024 DIRECTORS ELECTION

##### APPROVE AND DISTRIBUTE CERTIFICATES OF ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Joanne Quintero and James Spackman to the Board of Directors of the District each for a four-year term. After review and discussion, Director Collins moved to approve the Certificate of Election and the distribution of same to Directors Quintero and Spackman, and direct that the Certificate be filed appropriately and retained in the District's official records. Director Quintero seconded the motion, which passed unanimously.

##### APPROVE DIRECTORS' SWORN STATEMENTS, BONDS, AND OATHS OF OFFICE

Ms. Carner reviewed the Sworn Statements and Oaths of Office for Directors Quintero and Spackman. After review and discussion, Director Collins moved to approve the Sworn Statements and Oaths of Office for Directors Quintero and Spackman and direct that the documents be filed appropriately and retained in the District's official records, and that the Oaths of Office be filed with the Secretary of State as required by law. Director Quintero seconded the motion, which passed unanimously.

#### REORGANIZE BOARD AND ELECT OFFICERS

The Board considered reorganizing the Board of Directors. After discussion, the Board concurred to retain the existing slate of officers.

#### DISTRICT REGISTRATION FORM

The Board then considered authorizing filing of an updated District Registration Form with the TCEQ, reflecting the terms of the newly elected directors. Following review and discussion, Director Quintero moved to authorize filing of the updated District Registration Form with the TCEQ and direct that the District Registration Form

be filed appropriately and retained in the District's official records. Director Spackman seconded the motion, which passed unanimously.

#### OPEN MEETINGS ACT AND PUBLIC INFORMATION ACT TRAINING REQUIREMENTS

Ms. Carner discussed the Texas Public Information Act ("TPIA") and noted that the Texas Legislature has made it explicit that officers and employees of governmental entities are temporary custodians of public information. She distributed a memorandum regarding Texas Open Meetings Act ("TOMA") and TPIA training requirements, noted that all Directors have previously completed TOMA training, and encouraged the Board to receive TPIA training as soon as possible and forward their certificate of completion to ABHR for inclusion in the District's permanent records.

#### DELINQUENT TAX REPORT

The Board reviewed a delinquent tax report from Perdue, Brandon, Fielder, Collins & Mott L.L.P. ("Perdue Brandon") regarding the status of the District's delinquent tax accounts, a copy of which is attached. The Board noted that the information regarding the account for Deluxe Nails & Spa appears to be incorrect and requested BLI contact Perdue Brandon to get an updated status.

#### SECURITY MATTERS, INCLUDING REPORT FROM THE HCSO AND SECURITY COMMITTEE

Director Quintero updated the Board on security matters in Towne Lake. She reported on the Towne Lake/MUD Security Seminar held on May 9, 2024, noting that the Towne Lake/MUD Security Committee anticipates hosting future seminars quarterly.

The Board discussed potentially requesting the HOA add an additional deputy to the HOA's law enforcement contract with the HCSO. The Board requested that ABHR inquire if the other Towne Lake participants would be willing to contribute to the cost of an additional deputy.

The Board reviewed the security reports provided by the HOA and the HCSO for the month of April and directed that they be filed in the District's records. Ms. Morgan discussed the traffic-related statistics included in the reports.

#### ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

There was no discussion on this agenda item.

ADDITIONAL OPERATIONAL MATTERS

Ms. Benzman updated the Board on the status of installation of electronic smart meters in the District.

The Board considered amending the District’s Rate Order to bring the District’s rates in line with the rates included in EDP’s contract amendment and certain other changes recommended by EDP. Ms. Carner reviewed a draft Amended Rate Order with the proposed changes. The Board noted a revision to Section 20 of the Amended Rate Order.

After review and discussion, Director Steinberg moved to adopt the Amended Rate Order, revised as discussed, and direct that it be filed appropriately and retained in the District’s official records. Director Quintero seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE

There was no discussion on this agenda item.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

ADDITIONAL ENGINEERING MATTERS, INCLUDING APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR BARKER CYPRESS UTILITY EXTENSION PHASE 2 PROJECT

Mr. Gaden updated the Board on the status of construction of the Barker Cypress Utility Extension Phase 2 project. He had no action items from Double D Industries.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Crahan updated the Board on the status of development in Towne Lake.

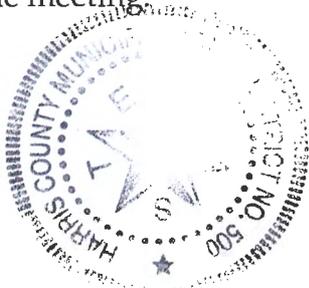
REVIEW AND REVISE ACTION LIST

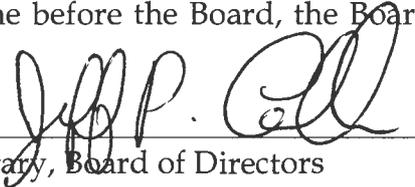
The Board reviewed the action list and noted items to be included on the list.

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

(SEAL)

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Secretary, Board of Directors

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