

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

October 8, 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 8th day of October, 2024, 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:

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 Collins and Spackman, thus constituting a quorum.

Also present at the meeting were Michael Crahan of Caldwell Companies; Angel Ruvalcaba of KGA/DeForest Design, LLC ("KGA"); Erik Scott of Storm Water Solutions, LLC; Lynn Kurtz of Myrtle Cruz, Inc.; Leslie Cook of RBC Capital Markets; Amanda Benzman and Justin Ubernosky of Inframark Water & Infrastructure Services ("Inframark"); Kenrick Piercy of EHRA Engineering ("EHRA"); Brenda McLaughlin of Bob Leared Interests; 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 September 10, 2024, regular meeting. After review and discussion, Director Steinberg moved to approve the minutes of September 10, 2024, 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. She also requested the Board approve

additional check no. 6106 in the amount of \$30,010.75, payable to Consta Build LLC ("Consta").

After review and discussion, Director Quintero moved to approve the bookkeeper's report and the payments presented, including check no. 6106 as detailed above. Director Steinberg seconded the motion, which passed unanimously.

LANDSCAPE ARCHITECT'S REPORT

Mr. Ruvalcaba reviewed the landscape architect's report, a copy of which is attached.

The Board discussed potential landscape improvements for the drill site located south of Tuckerton Road, which is owned by the District. Mr. Ruvalcaba noted that the site is currently being utilized for sports activities. After discussion, the Board requested KGA prepare a preliminary cost estimate and design proposal for the Board's review at the next regular meeting.

After review and discussion, and based on the landscape architect's recommendation, Director Steinberg moved to accept the landscape architect's report. Director Spackman 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 that the fence repairs at lift station no. 3 and the Priority 1 and Priority 2 sanitary sewer manhole repairs are complete.

Ms. Benzman updated the Board on the installation of the SuperAll system at wastewater treatment plant no. 2 and lift station nos. 2 and 3.

Ms. Benzman reported that wastewater treatment plant no. 2 is online and pumping and hauling concluded on September 24, 2024.

Ms. Benzman stated that currently, the chlorine distribution system for wastewater treatment plant no. 2 utilizes potable water. She stated that Inframark is requesting to either meter the potable water, in order to accurately account for effluent flow and water accountability, or modify the system to use nonpotable water. Discussion ensued regarding the system. Mr. Piercy stated that he will investigate the reasoning behind the original design and prepare a cost estimate to modify the system to use nonpotable water for the next meeting.

After review and discussion, Director Quintero moved to approve 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

The Board discussed the status of wildlife management in the District, including wildlife monitoring and trapping.

EROSION, DREDGING, AND WATER QUALITY

There was no discussion on this agenda item.

REPORT FROM TOWNE LAKE COMMUNITY ASSOCIATION ("HOA") REGARDING LAKE AND LANDSCAPE MAINTENANCE MATTERS

There was no discussion on this agenda item.

REPORT ON STORMWATER FACILITIES MAINTENANCE AND REPAIRS

Mr. Scott reviewed the report on maintenance of the District's stormwater facilities, a copy of which is attached.

Mr. Scott reviewed a proposal in the amount of \$3,985.00 for cleanout of the CDS 4040 storm unit due to high sediment levels. After review and discussion, Director Quintero moved to approve the proposal in the amount of \$3,985.00. Director Steinberg seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Piercy reviewed the engineer's report, a copy of which is attached.

GRADE SEPARATION AT UNION PACIFIC RAILROAD AND INTERSECTION IMPROVEMENTS AT HIGHWAY 290 ("UPRR/HIGHWAY 290 PROJECT")

Mr. Piercy updated the Board on the status of design of the UPRR/Highway 290 project, including the project schedule.

Ms. Carner reviewed the following task orders recommended for approval by EHRA, as project manager for the UPRR/Highway 290 project: (1) a task order from Stuart Consulting Group, Inc. for engineering services related to design of the pump station to serve the UPRR/Highway 290 project; (2) a task order from TNP for storm drain design and drainage analysis for the UPRR/Highway 290 project; and (3) a task order from DECON Structural Engineering for engineering services related to design of

retaining walls to serve the UPRR/Highway 290 project. After review and discussion, Director Quintero moved to approve the task orders from Stuart Consulting Group, Inc., TNP, and DECON Structural Engineering, each to be incorporated as additional exhibits to the engineering services agreement with EHRA for the project. Director Spackman seconded the motion, which passed unanimously.

Ms. Carner stated that the Board previously approved upgrading Harris County's outfall pipe to serve the drainage for the UPRR/Highway 290 project to reinforced concrete pipe, per the Texas Department of Transportation's requirements for adjacent outfalls within a shared drainage easement, in an amount not to exceed \$50,000. She stated that, due to increased construction costs, the cost of reinforced concrete pipe has increased to \$57,065.00 above the original not-to-exceed allowance. After review and discussion, Director Quintero moved to approve the additional cost in the amount of \$57,065.00. Director Steinberg seconded the motion, which passed unanimously.

Ms. Carner updated the Board on the status of the utility relocations.

APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR THE WASTEWATER TREATMENT PLANT NO. 1 EXPANSION, PHASE 4 AND ACCESS ROAD IMPROVEMENTS

Mr. Piercy updated the Board on the status of design of the wastewater treatment plant no. 1 expansion, phase 4 and access road improvements project.

The Board discussed the design of the chlorine distribution system for the wastewater treatment plant no. 1 expansion. The Board requested that EHRA investigate if potable water is currently being planned for the system and if so, determine the feasibility to change the system design to utilize nonpotable water.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR THE WASTEWATER TREATMENT PLANT NO. 1 EMERGENCY GENERATOR

Mr. Piercy updated the Board on the status of construction of the wastewater treatment plant no. 1 emergency generator project. He had no action items from McDonald Municipal and Industrial.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR THE LAKE EROSION REHABILITATION PROJECT

Mr. Piercy updated the Board on the status of construction of the lake erosion rehabilitation project. He had no action items from Double Oak Erosion, Inc.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR CONSTRUCTION OF THE GREENHOUSE ROAD LEFT TURN LANE

Mr. Piercy updated the Board on the status of construction of the Greenhouse Road left turn lane project. He reviewed and recommended approval of Pay Estimate No. 2 and Final in the amount of \$30,010.75, submitted by Consta. He also recommended the Board accept the project, subject to final acceptance by Harris County.

After review and discussion, and based on the engineer's recommendation, Director Quintero moved to approve Pay Estimate No. 2 and Final in the amount of \$30,010.75 to Consta, and accept the project, subject to final acceptance by Harris County. Director Steinberg seconded the motion, which passed unanimously.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR CONSTRUCTION OF WASTEWATER TREATMENT PLANT NO. 2

Mr. Piercy updated the Board on the status of construction of wastewater treatment plant no. 2. He reviewed and recommended approval of Pay Estimate No. 15 in the amount of \$89,526.48, submitted by C4 Partners.

After review and discussion, Director Quintero moved to approve Pay Estimate No. 15 in the amount of \$89,526.48 to C4 Partners, as recommended. Director Steinberg seconded the motion, which passed unanimously.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR THE WATER PLANT NO. 1 GROUND STORAGE TANK NO. 2 RECOATING PROJECT

Mr. Piercy updated the Board on the status of construction of the water plant no. 1 ground storage tank no. 2 recoating project. He reviewed and recommended approval of Change Order No. 1 to increase the contract in the amount of \$55,000.00, submitted by CFG Industries, LLC ("CFG"). Mr. Piercy stated that Change Order No. 1 is to add exterior recoating of the tank. The Board determined that Change Order No. 1 is beneficial to the District.

After review and discussion, Director Quintero moved to approve Change Order No. 1 to increase the contract in the amount of \$55,000.00, submitted by CFG, based on the engineer's recommendation and the Board's determination that the Change Order is beneficial to the District. Director Steinberg seconded the motion, which passed unanimously.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR THE WATER PLANT NO. 1 GROUND STORAGE TANK NO. 2 EMERGENCY ROOF REPLACEMENT

Mr. Piercy updated the Board on the status of construction of the water plant no. 1 ground storage tank no. 2 emergency roof replacement project. He had no action items from Tank Builders, Inc.

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

Ms. Carner reviewed with the Board a legal conflicts waiver regarding representation by ABHR of the West Harris County Regional Water Authority (“WHCRWA”) and the District in connection with a proposed Consent to Encroachment with the WHCRWA and the HOA. After review and discussion, Director Steinberg moved to approve the legal conflicts waiver. Director Quintero seconded the motion, which passed unanimously.

The Board then considered authorizing execution of a Consent to Encroachment with the WHCRWA and the HOA. After review and discussion, Director Steinberg moved to authorize execution of the Consent to Encroachment and direct that it be filed appropriately and retained in the District’s official records. Director Quintero seconded the motion, which passed unanimously.

UPDATE ON PREPARATION OF ROAD BOND ISSUE NO. 6 AND PARK BOND APPLICATION NO. 2

Ms. Carner updated on the Board on the preparation of road bond issue no. 6 and park bond application no. 2.

WCHRWA 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.

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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