

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

December 10, 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 10th day of December, 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, thus constituting a quorum.

Also present at the meeting were Bethany Gray of the Towne Lake Community Association, Inc. ("HOA"); 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.; Amanda Benzman 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 November 12, 2024, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of November 12, 2024, regular meeting, as presented. 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. She also requested the Board approve additional check no. 6166 in the amount of \$128,070.00, payable to Double Oak Erosion

("Double Oak"), and check no. 6167 in the amount of \$33,370.00, payable to Tank Builders, Inc. ("TBI").

After review and discussion, Director Collins moved to approve the bookkeeper's report and the payments presented, including check nos. 6166 and 6167 as detailed above. Director Quintero 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 Inframark filed an unauthorized discharge report with the Texas Commission on Environmental Quality ("TCEQ") and Harris County for an excursion at wastewater treatment plant no. 2 caused by an excess of sand in the system related to the construction of the facility.

The Board discussed the water plant no. 1 ground storage tank no. 2 recoating project. Mr. Piercy stated that the coating is in the final curing stage. The Board requested that EHRA obtain a proposal to conduct coating inspections for the rest of the District's facilities for the Board's review at the next regular meeting.

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

EROSION, DREDGING, AND WATER QUALITY

There was no discussion on this agenda item.

REPORT FROM 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 \$4,582.00 for cleanout of the CDS4040 storm unit, a copy of which is attached. After review and discussion, Director Steinberg moved to approve the proposal in the amount of \$4,582.00. Director Quintero 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 a task order from EHRA for additional project management services for the UPRR/Highway 290 project. After review and discussion, Director Quintero moved to approve the task order, to be incorporated as an additional exhibit to the engineering services agreement with EHRA for the project. Director Spackman seconded the motion, which passed unanimously.

Ms. Carner updated the Board on the status of the increased project funding request to the Houston-Galveston Area Council.

Ms. Carner updated the Board on the status of the utility relocations for the UPRR/Highway 290 project.

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.

APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR THE HOODED GREENHOUSE ROAD LEFT TURN LANE SOUTH OF CYPRESS NORTH HOUSTON

Mr. Piercy updated the Board on the status of design of the hooded Greenhouse Road left turn lane south of Cypress North Houston. He reported that the variance

request for intersection proximity was approved by Harris County.

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 reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$128,070.00, submitted by Double Oak.

After review and discussion, Director Quintero moved to approve Pay Estimate No. 2 in the amount of \$128,070.00 to Double Oak, as recommended. Director Spackman 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 had no action items from CFG Industries, LLC.

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 had no action items from C4 Partners.

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 reviewed and recommended approval of Pay Estimate No. 3 and Final in the amount of \$33,370.00, submitted by TBI. Mr. Piercy also recommended the Board accept the project.

After review and discussion, Director Quintero moved to approve Pay Estimate No. 3 and Final in the amount of \$33,370.00 to TBI and accept the project, as recommended. Director Spackman seconded the motion, which passed unanimously.

APPROVE CAPACITY RESERVATIONS AND UTILITY COMMITMENT LETTERS

There was no discussion on this agenda item.

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. Piercy stated that EHRA is working on preparing the projected number of new connections for the Participant districts for the upcoming year and will present the report on same next month.

CONVEYANCE OF EASEMENTS/DEEDS; ABANDONMENT OF EASEMENT; CONSENTS TO ENCROACHMENT, INCLUDING POTENTIAL ACQUISITION OF DRILL SITE ADJACENT TO EAST HIGHLANDS BAYOU

There was no discussion on this agenda item.

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

Ms. Carner updated the Board on the preparation of road bond issue no. 6 and stated that the total amount is estimated to be approximately \$7.5 million. The Board considered authorizing a notice to the Participant districts regarding the proposed road bond issue. After discussion, Director Steinberg moved to authorize a notice to the Participant districts regarding the proposed road bond issue. Director Quintero seconded the motion, which passed unanimously. Discussion ensued regarding the schedule for the proposed bond issue.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Crahan reviewed an exhibit of current and future planned park improvements, a copy of which is attached, some of which are located on District property. He requested that the Board authorize the developer to proceed with the park projects, as detailed in the exhibit.

After review and discussion, Director Spackman moved to authorize the developer to proceed with the park projects on District property as covered in the exhibit, including authorization to execute documents as necessary. 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.

Mr. Ruvalcaba presented and reviewed an appraisal report for landscape improvements in the Service Area, a copy of which is attached to the landscape architect's report. Discussion ensued.

Mr. Ruvalcaba stated that he is meeting with the parks committee after the regular meeting to discuss potential landscape improvements for the drill site located south of Tuckerton Road.

The Board reviewed a proposed Technical Services Agreement with KGA.

After review and discussion, Director Spackman moved to (1) accept the landscape architect's report; and (2) approve the Technical Services Agreement with KGA and direct that it be filed appropriately and retained in the District's official records. Director Quintero seconded the motion, which passed unanimously.

REPORTS FROM DISTRICT CONSULTANTS REGARDING DISTRICT CORRESPONDENCE AND PROVISION OF RECORDS

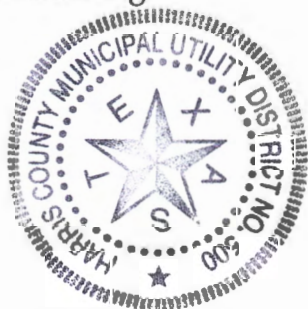
There was no discussion on this agenda item.

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.

(SEAL)





Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	1
Operator's report.....	2
Report from AAAC.....	2
Storm Water Solutions' report	3
SWS proposal.....	3
Engineer's report.....	3
Exhibit of current and future planned park improvements	5
Landscape architect's report.....	6