

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

March 5, 2025

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 5th day of March, 2025, at Caldwell Companies, 9955 Barker Cypress Road, Suite 250, Cypress, Texas, inside the boundaries of the District and 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 Steinberg, thus constituting a quorum.

Also present at the meeting were Danielle Gonzalez, director of Harris County Municipal Utility District No. 503; Jennifer Vossler of McCall Gibson Swedlund Barfoot Ellis PLLC ("McCall"); Leslie Cook and Jake Terry of RBC Capital Markets; 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"); 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 February 11, 2025, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of February 11, 2025, regular meeting, as presented. Director Quintero seconded the motion, which passed unanimously.

APPROVE DEVELOPER REIMBURSEMENT REPORT 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 \$5,470,000 Contract Revenue Bonds (Road Facilities), Series 2025.

After discussion, Director Spackman moved to (1) approve the developer reimbursement report, subject to final review, 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, subject to receipt of executed receipt from the developer. Director Quintero seconded the motion, which passed unanimously.

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END MARCH 31, 2025

The Board considered authorizing the District's auditor to prepare the District's audit for fiscal year end March 31, 2025. The Board reviewed an audit continuance letter from McCall, a copy of which is attached, noting that preparation of the District's annual audit will cost an estimated \$25,000-\$26,500 for the Master District accounts. Following review and discussion, Director Quintero moved to authorize McCall to prepare the District's audit for fiscal year end March 31, 2025. Director Spackman seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS, INCLUDING ADOPT BUDGET FOR FISCAL YEAR END MARCH 31, 2026

Ms. Kurtz reviewed the bookkeeper's report, a copy of which is attached, and submitted the bills for the Board's review.

After review and discussion, Director Spackman moved to approve the bookkeeper's report and the payments presented. Director Collins seconded the motion, which passed unanimously.

Ms. Kurtz reviewed a revised draft budget for the Master District's fiscal year ending March 31, 2026, a copy of which is attached to the bookkeeper's report. Discussion ensued regarding the budget workshop held with representatives from the Participant districts and revisions to the draft budget recommended as a result of the workshop. After review and discussion, Director Spackman moved to adopt the Master District budget for the fiscal year ending March 31, 2026, as presented. Director Collins 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 reviewed a proposal in an amount not to exceed \$25,000.00, submitted by KGA, for the appraisal of existing parks and recreational facilities within certain road rights-of-way and adjacent reserves.

Mr. Ruvalcaba updated the Board on the status of design of the landscape improvements for the drill site located south of Tuckerton Road, including coordination with the Parks Committee.

After review and discussion, and as recommended by the landscape architect, Director Quintero moved to (1) accept the landscape architect's report; and (2) approve the proposal from KGA for the appraisal of existing parks and recreational facilities within certain road rights-of-way and adjacent reserves. 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 inquired if the Board would consider changing the non-potable irrigation pump station water meters to electronic smart meters. After discussion, the Board concurred to have Inframark prepare a proposal for electronic smart meters for the non-potable irrigation pump stations for the Board's consideration at the next regular meeting.

After review and discussion, Director Spackman moved to approve the operator's report. Director Collins seconded the motion, which passed unanimously.

REVIEW CRITICAL LOAD SPREADSHEET FOR DISTRICT'S FACILITIES AND AUTHORIZE ANNUAL FILING

The Board deferred discussion on this agenda item.

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.

Ms. Carner stated that ABHR sent correspondence to a property owner regarding enforcement of the District's rules regarding feeding wildlife, as discussed at the previous meeting.

EROSION, DREDGING, AND WATER QUALITY

There was no discussion on this agenda item.

REPORT FROM TOWNE LAKE COMMUNITY ASSOCIATION 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 the drone inspection report for the regional detention facilities, copy of which is attached.

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 and Ms. Carner updated the Board on the status of design of the UPRR/Highway 290 project, including the project schedule.

Mr. Piercy reviewed task orders recommended for approval by EHRA, as project manager for the UPRR/Highway 290 project, from Raba Kistner, Inc. and Pape-Dawson Consulting Engineers, LLC for supplemental engineering services related to design of the UPRR/Highway 290 project.

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.

Ms. Carner updated the Board on the status of the Interlocal Agreement among the District, Harris County Municipal Utility District No. 503, and Harris County Emergency Services District No. 9 related to the UPRR/Highway 290 project.

After review and discussion, and as recommended by the engineer, Director Collins moved to approve the task orders from Raba Kistner, Inc. and Pape-Dawson Consulting Engineers, LLC, to be incorporated as additional exhibits to the engineering

services agreement with EHRA for the UPRR/Highway 290 project. Director Spackman seconded the motion, which passed unanimously.

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.

RESERVOIR DREDGING PHASE ONE

Mr. Piercy updated the Board on the status of the bathymetric survey for the lake dredging project.

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.

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 ("C4"). Ms. Carner reviewed proposed correspondence to C4 with the Board.

UPDATE ON WATER PLANT AND LIFT STATION COATING INSPECTIONS

Mr. Piercy updated the Board on the status of the water plant and lift station

coating inspections. He had no action items from Preventive Services, Inc.

DISCUSS OPTIONS FOR WATER REUSE, INCLUDING REPORT FROM REUSE COMMITTEE

There was no discussion on this agenda item.

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 PARK BOND APPLICATION NO. 2

There was no discussion on this agenda item.

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.

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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