

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

May 13, 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 13th day of May, 2025, 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, thus constituting a quorum.

Also present at the meeting were Danielle Gonzalez, Director of Harris County Municipal Utility District No. 503; Mike Harrington of American Enerpower; Jennifer Vossler of McCall Gibson Swedlund Barfoot Ellis PLLC (“McCall”); Leslie Cook 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 April 8, 2025, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of April 8, 2025, regular meeting, as presented. Director Quintero seconded the motion, which passed unanimously.

APPROVE DEVELOPER REIMBURSEMENT REPORT AND AUTHORIZE
DISBURSEMENT OF BOND PROCEEDS

Ms. Vossler reviewed a supplemental developer reimbursement report reflecting additional amounts reimbursable by the District to CW SCOA West, L.P. for construction of the projects funded by the District's \$14,400,000 Contract Revenue Bonds (Water, Sewer, and Drainage Facilities), Series 2023.

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

Ms. Carner stated that the developer has submitted expenses for engineering work related to a previous lift station expansion project for reimbursement. The Board discussed authorizing ABHR to send a notice letter to the Texas Commission on Environmental Quality ("TCEQ") regarding the use of surplus funds for the eligible expenses and authorizing McCall to prepare a developer reimbursement report.

After review and discussion, Director Quintero moved to (1) authorize ABHR to send a notice letter to the TCEQ regarding the use of surplus funds for the reimbursement of eligible expenses from the lift station expansion project; and (2) authorize McCall to prepare a developer reimbursement report. Director Collins seconded the motion, which passed unanimously.

AUTHORIZE EXECUTION OF ELECTRICITY CONTRACT FOR WASTEWATER
TREATMENT PLANT NO. 2

Mr. Harrington reviewed a summary of the District's current electricity contract and usage by meter, a copy of which is attached. He discussed potential fees that could be imposed if the electricity usage continues to exceed the contractual energy usage limit. Mr. Harrington stated that he will continue to monitor the usage, and if necessary, will recommend additional action to stay within the contractual energy usage limit.

Mr. Harrington reported that the separate electricity contract for wastewater treatment plant no. 2 is expiring and cannot be added to the District's current contract for electricity for the other District facilities. He discussed pricing options for a new contract, based on expected energy usage for wastewater treatment plant no. 2, including future plant expansions. The Board directed EHRA to provide Mr. Harrington with an estimate of the projected future energy usage of wastewater treatment plant no. 2, factoring in increased plant load and future expansions.

After review and discussion, Director Collins moved to authorize Director Ottmann, with Director Quintero as an alternate, to execute an electricity contract for wastewater treatment plant no. 2 to be co-terminus with the electricity contract for the other facilities, subject to EHRA's confirmation of current and projected electricity usage. 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. 6235 in the amount of \$850.00, payable to Preventive Services LP.

After review and discussion, Director Spackman moved to approve the bookkeeper's report and the payments presented, including check no. 6235 as detailed above. Director Quintero 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 April, a copy of which is attached.

Ms. Carner reported that, in response to the correspondence sent by the District, the property owners on Rockport Hills Drive contacted her and stated that they would cease feeding the wildlife in compliance with the District's rules.

EROSION, DREDGING, AND WATER QUALITY

There was no discussion on this agenda item.

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

Ms. Carner stated that the District received a voicemail from a resident regarding pond weed and algae in the lake. She reported that the resident stated that the HOA informed her residents were required to handle the treatment themselves. She discussed the District's maintenance agreement with the HOA for lake maintenance. Mr. Crahan stated that the HOA does treat the lake for pond weed and algae and noted that the HOA will reach out to the resident and will ensure consistent messaging going forward.

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 excursion report with the TCEQ and Harris County for an excursion at wastewater treatment plant no. 2.

Ms. Benzman stated that Inframark received a proposal in the amount of \$38,000 for electronic smart meters for the four non-potable water pump stations. She stated that due to the higher-than-expected cost, Inframark does not recommend proceeding with the smart meters for the non-potable water pump stations. After discussion, the Board concurred with Inframark's recommendation.

In response to an inquiry from the Board, Ms. Benzman discussed recent break-ins at multiple plants in another nearby community. She stated there have been no reported security issues with the District's facilities.

Ms. Carner reported that the District's engineer, bookkeeper, and operator have reviewed the critical load spreadsheet for the District's facilities and discussed the filing requirements for the same.

After review and discussion, Director Collins moved to (1) approve the operator's report; and (2) authorize the annual filing of the critical load spreadsheet. Director Steinberg seconded the motion, which passed unanimously.

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.

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.

The Board reviewed a proposed Surface Transportation Block Grant ("STBG") Advance Funding Agreement Amendment No. 1 with the Texas Department of Transportation. The Board also reviewed a proposed Resolution Approving Advanced Funding Agreement Amendment No. 1. After review and discussion, Director Collins

moved to (1) approve STBG Advance Funding Agreement Amendment No. 1, subject to final review; (2) adopt the Resolution Approving Advanced Funding Agreement Amendment No. 1; and (3) direct that the documents be filed appropriately and retained in the District's official records. Director Quintero seconded the motion, which passed by unanimously.

Ms. Carner reviewed a task order recommended for approval by EHRA, as project manager for the UPRR/Highway 290 project, from Honesty Environmental Services, Inc. for asbestos and lead inspection services related to the UPRR/Highway 290 project.

After review and discussion, and as recommended by the engineer, Director Collins moved to approve the task order from Honesty Environmental Services, Inc., to be incorporated as an additional exhibit to the engineering services agreement with EHRA for the UPRR/Highway 290 project, subject to final review. Director Quintero seconded the motion, which passed unanimously.

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 requested the Board approve the plans and specifications and authorize advertisement for bids for the hooded Greenhouse Road left turn lane south of Cypress North Houston project.

Mr. Piercy then stated that the District received two bids for construction of the hooded Greenhouse Road left turn lane south of Cypress North Houston. He recommended that the Board award the contract to the low bidder, Beyer Construction LLC ("Beyer"), in the amount of \$144,582.50. The Board concurred that, in its judgment, Beyer was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

After review and discussion, Director Quintero moved to (1) approve the plans

and specifications and authorize advertisement for bids for the hooded Greenhouse Road left turn lane south of Cypress North Houston project; and (2) award the contract for construction of the hooded Greenhouse Road left turn lane south of Cypress North Houston to Beyer in the amount of \$144,582.50, based on the engineer's recommendation and subject to receipt of payment and performance bonds and the certificate of insurance and endorsements, if any, provided by the contractor. Director Collins seconded the motion, which passed unanimously.

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.

Mr. Piercy reviewed a proposal in the amount of \$83,450.00 from CenterPoint Energy for natural gas service for the generator, a copy of which is attached to the engineer's report. After review and discussion, Director Quintero moved to approve the proposal from CenterPoint Energy. Director Collins seconded the motion, which passed unanimously.

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 ("Double Oak"). He stated that the cost for the wetland grasses will exceed the originally approved amount of \$12,000.00 and may cost closer to \$35,000.00. Mr. Piercy recommended the Board authorize EHRA to prepare a Change Order to remove the plantings from the Double Oak contract and allow the HOA to purchase and install the wetland grasses, to be reimbursed by the District, pursuant to the terms of the existing Consent to Encroachments for the plantings. After discussion, the Board concurred to authorize EHRA to proceed with preparation of the Change Order as discussed and to work with the HOA regarding replacement plantings.

Mr. Piercy stated that Director Ottmann reported an additional area of sidewalk undermined by erosion near the Hamilton Hills bridge. He stated that rehabilitation of the area can be added to the scope of the current contract in an amount not to exceed \$2,000.00. The Board determined that such a Change Order is beneficial to the District.

After review and discussion, and as recommended by the engineer, Director Quintero moved to authorize execution of a Change Order in an amount not to exceed \$2,000.00, based on the Board's determination that such a Change Order is beneficial to the District. Director Collins 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 had no action items from C4 Partners.

UPDATE ON WATER PLANT AND LIFT STATION COATING INSPECTIONS

Mr. Piercy reported that the contractor has completed the inspection of lift station no. 3, and EHRA is reviewing the reports provided by the contractor. He then requested the Board approve the coating inspection invoice in the amount of \$850.00, submitted by Preventive Services, Inc.

After review and discussion, Director Quintero moved to approve the inspection invoice in the amount of \$850.00, submitted by Preventive Services, Inc., as recommended. Director Collins seconded the motion, which passed unanimously.

Mr. Piercy requested the Board authorize design of the lift station no. 1 rehabilitation project. After review and discussion, Director Quintero moved to authorize design of the lift station no. 1 rehabilitation project, as recommended. Director Collins seconded the motion, which passed unanimously.

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.

LANDSCAPE ARCHITECT'S REPORT

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

Mr. Ruvalcaba updated the Board on the preparation of the Phase 3 landscaping appraisals report and stated KGA anticipates having the report for the Board's approval at the July meeting.

Mr. Ruvalcaba reviewed the updated design options and cost estimates for the landscape improvements for the drill site located south of Tuckerton Road. After discussion, the Board concurred to proceed with design option no. 1. Mr. Ruvalcaba stated he would prepare a design proposal for the Board's review at the next meeting.

After review and discussion, Director Quintero moved to accept the landscape architect's report. Director Spackman seconded the motion, which passed unanimously.

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 AND
AUTHORIZE PREPARATION OF ROAD BOND ISSUE NO. 7

The Board considered authorizing the preparation of road bond issue no. 7. After review and discussion, Director Spackman moved to authorize the preparation of road bond issue no. 7. Director Quintero seconded the motion, which passed unanimously.

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

The Board reviewed correspondence from the HOA regarding the well abandonment on the Tuckerton Road drill site, a copy of which is attached.

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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