

NOTICE OF MEETING

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500 (Master)

The Board of Directors of Harris County Municipal Utility District No. 500 will hold a regular Master District meeting on **Tuesday, February 10, 2026, at 12:00 p.m.**, at **The Lakehouse, 10000 Towne Lake Parkway, Cypress, Texas**, to discuss and, if appropriate, act upon the following items:

1. Public comments (3-minute limit).
2. Approve minutes.
3. Financial and bookkeeping matters, including:
 - a. payment of the bills, review of investments, collection of monthly charges for operation and maintenance, and fund transfers;
 - b. budget for fiscal year ending March 31, 2027, including update on annual financial workshop; and
 - c. adopt Resolution(s) Expressing Intent to Reimburse.
4. Operation of District facilities, including billings, repairs, and maintenance.
5. Discuss lake management and maintenance, including:
 - a. wildlife management, including report and proposals from A All Animal Control;
 - b. erosion, dredging, and water quality, including update on development of lake maintenance plan;
 - c. report from Towne Lake Community Association regarding lake and landscape maintenance matters; and
 - d. discuss Rules and Regulations Governing the Use of District Lakes, including report from special counsel and discuss pending or contemplated litigation and authorize appropriate action.
6. Report from Storm Water Solutions on stormwater facilities maintenance and repairs, including proposals, and approve Submerged Storm Sewer Agreements and Maintenance Agreements.
7. Engineering matters, including:
 - a. Review bids for grade separation at Union Pacific Railroad and intersection improvements at Highway 290, including:
 - i. grade separation at Union Pacific Railroad and intersection improvements at Highway 290 project and, if appropriate, approve recommendation of award and related Task Orders for construction phase services;
 - ii. update on Houston-Galveston Area Council Transportation Improvement Program participation;
 - iii. project schedule; and
 - iv. communication plan.

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 860-6400 at least three business days prior to the meeting so that appropriate arrangements can be made.

- b. authorize design, approve plans and specifications, authorize advertisement for bids, and review bids and award construction contracts, including for the following construction projects:
 - i. reservoir dredging project, phase one, including authorize preparation of surplus funds notice letter;
 - ii. lift station no. 1 rehabilitation project;
 - iii. Asher Trailhead at Towne Lake water, sewer, drainage, paving and sidewalk improvements; and
 - iv. update on Geographic Information System mapping.
 - c. approve pay estimates, change orders, substantial completion, final acceptance, termination, and/or settlement agreements, including for the following construction projects:
 - i. wastewater treatment plant no. 1 emergency generator;
 - ii. hooded Greenhouse Road left turn lane south of Cypress North Houston; and
 - iii. wastewater treatment plant no. 1 expansion, Phase 4 and access road improvements.
 - d. discuss options for water reuse, including report from reuse committee; and
 - e. approve requests for capacity reservations and utility commitment letters.
- 8. Accept or grant conveyance of deeds, utility deeds, and easements, approve consents to encroachment, rights of entry, abandonments of easements, and environmental proposals.
- 9. Update on preparation of park bond application no. 2.
- 10. West Harris County Regional Water Authority matters.
- 11. Landscape architect's report, including authorize design, approve plans and specifications, authorize advertisement for bids, review bids and award construction contracts, approve pay estimates and change orders, substantial completion, and final acceptance, for landscaping/park facilities, including:
 - a. amended Master Parks Plan;
 - b. Greenhouse Road landscaping rehabilitation;
 - c. landscape improvements for Tuckerton Road drill site;
 - d. Towne Lake Parkway sidewalk extension; and
 - e. update on Phase 3 landscaping appraisals and authorize preparation of Phase 4 appraisals, if appropriate.
- 12. Report regarding development in the District.
- 13. Reports from District consultants regarding District correspondence and provision of records.
- 14. Review and revise action list.
- 15. Discuss meeting schedule.



/s/Katie Carner
Attorney for the District

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Harris County Municipal Utility District No. 500 reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Personnel or Devices), and Section 551.086 (Economic Development).

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HARRIS COUNTY MUD 500 MASTER DISTRICT
TAXPAYER IMPACT STATEMENT

Harris County MUD 500 Master District does not levy an operations and maintenance tax to fund its operations and maintenance budget, and the proposed operations and maintenance budget will not impact the property tax bill of a homestead within the boundaries of Harris County MUD 500 Master District.

HARRIS COUNTY MUD #500 MASTER
 PROPOSED BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2027
 2027 Proposed Budget

1st DRAFT

	\$38/SFE/MON	WHCRWA FEES Volumetric
REVENUE:		
Non-Potable Water Revenue	35,000	
Penalties	0	
Interest Earned	84,000	
HC MUD 500 O&M Fees (646)	294,576	
HC MUD 501 O&M Fees (1761)	803,016	
HC MUD 502 O&M Fees (1873)	854,088	
HC MUD 503 O&M Fees (575)	262,200	
WHCRWA Admin Fee (5%)	140,000	
HC MUD 500 WHCRWA		242,250
HC MUD 501 WHCRWA		1,211,250
HC MUD 502 WHCRWA		1,102,000
HC MUD 503 WHCRWA		190,000
TOTAL REVENUE:	2,472,880	2,745,500
EXPENSES:		
Professional Fees		
Auditing Fees	27,000	
Legal Fees-Master General	125,000	
Legal Fees-Consent to Encroach	35,000	
Engineering Fees-General	100,000	
Landscape Architect Services	5,000	
Contracted Services		
Bookkeeping Fees	30,000	
Operator Fees	120,000	
Utilities	240,000	
Repairs & Maintenance		
Solid Waste Disposal	300,000	
Laboratory Expenses	30,000	
Repairs & Maintenance-Non-Operator	50,000	
Repairs & Maintenance-Operator	600,000	
Storm Water Solutions	200,000	
Chemicals	300,000	
Telephone	1,500	
Wildlife Management	50,000	
Administrative		
Director Fees	15,500	
Payroll Taxes	1,000	
Insurance & Bonds	85,000	
Office Expenses & Supplies	10,000	
Travel & Expenses	2,500	
Other Expenditures		
Permit Fees	10,000	
WHCRWA Fees		2,745,500
Contingencies	50,000	
WHCRWA Admin Fee	83,048	
TOTAL EXPESES:	2,470,548	2,745,500
Surplus (Deficit)	2,332	0

Total connections 4855		
2,330,400	\$	40.00
2,272,140	\$	39.00
2,213,880	\$	38.00
2,184,750	\$	37.50
2,155,620	\$	37.00
2,097,360	\$	36.00

3 months reserve with WHCRW Expense 1,304,012
 3 months reserve without WHCRW Expense 617,637

HC 500 ID-646
 HC 501-1761
 HC 502-1873
 HC 503-575
 Total-4855