

## 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, March 17, 2026, at 1:00 p.m.**, at **Caldwell Companies, 9955 Barker Cypress Road, Suite 250, Cypress, TX 77433**, to discuss and, if appropriate, act upon the following items:

1. Public comments (3-minute limit).
2. Approve minutes.
3. Authorize auditor to conduct audit for fiscal year end March 31, 2026.
4. 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. adopt budget for fiscal year ending March 31, 2027, including update from annual financial workshop; and
  - c. adopt Resolution(s) Expressing Intent to Reimburse.
5. Operation of District facilities, including billings, repairs, and maintenance, including update on sanitary sewer trunk line and manhole televising and cleaning.
6. Review Critical Load Spreadsheet for District's facilities and authorize annual filing.
7. Discuss lake management and maintenance, including:
  - a. wildlife management, including report and proposals from A All Animal Control;
  - b. report from Towne Lake Community Association regarding lake and landscape maintenance matters, including adopt Amended and Restated Resolution Regarding Maintenance of District Parks and Recreational Facilities; and
  - c. 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.
8. Report from Storm Water Solutions on stormwater facilities maintenance and repairs, including proposals, and approve Submerged Storm Sewer Agreements and Maintenance Agreements.
9. Engineering matters, including:
  - a. Grade separation at Union Pacific Railroad and intersection improvements at Highway 290, including:
    - i. 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; and
    - iii. Asher Trailhead at Towne Lake water, sewer, drainage, paving and sidewalk improvements.
  - 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; and
    - ii. wastewater treatment plant no. 1 expansion, Phase 4 and access road improvements.
  - d. update on Geographic Information System mapping;
  - e. discuss options for water reuse, including report from reuse committee; and
  - f. approve requests for capacity reservations and utility commitment letters.
10. Accept or grant conveyance of deeds, utility deeds, and easements, approve consents to encroachment, rights of entry, abandonments of easements, and environmental proposals.
  11. Update on preparation of park bond application no. 2.
  12. West Harris County Regional Water Authority matters.
  13. 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. landscape improvements for Tuckerton Road drill site;
    - c. Towne Lake Parkway sidewalk extension; and
    - d. update on Phase 3 landscaping appraisals and authorize preparation of Phase 4 appraisals, if appropriate.
  14. Report regarding development in the District.
  15. Reports from District consultants regarding District correspondence and provision of records.
  16. Review and revise action list.
  17. Discuss meeting schedule.



/s/Katie Carner  
Attorney for the District

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  
 PROPOSED BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2027  
 2027 Proposed Budget

*1st DRAFT*

|                                    | \$38/SFE/MON     | WHCRWA FEES<br>Volumetric |
|------------------------------------|------------------|---------------------------|
| <b>REVENUE:</b>                    |                  |                           |
| 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                   |
| <b>TOTAL REVENUE:</b>              | <b>2,472,880</b> | <b>2,745,500</b>          |
| <b>EXPENSES:</b>                   |                  |                           |
| <b>Professional Fees</b>           |                  |                           |
| Auditing Fees                      | 27,000           |                           |
| Legal Fees-Master General          | 125,000          |                           |
| Legal Fees-Consent to Encroach     | 35,000           |                           |
| Engineering Fees-General           | 100,000          |                           |
| <br>                               |                  |                           |
| Landscape Architect Services       | 5,000            |                           |
| <b>Contracted Services</b>         |                  |                           |
| Bookkeeping Fees                   | 30,000           |                           |
| Operator Fees                      | 120,000          |                           |
| <br>                               |                  |                           |
| Utilities                          | 240,000          |                           |
| <b>Repairs &amp; Maintenance</b>   |                  |                           |
| 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           |                           |
| <b>Administrative</b>              |                  |                           |
| Director Fees                      | 15,500           |                           |
| Payroll Taxes                      | 1,000            |                           |
| Insurance & Bonds                  | 85,000           |                           |
| Office Expenses & Supplies         | 10,000           |                           |
| Travel & Expenses                  | 2,500            |                           |
| <b>Other Expenditures</b>          |                  |                           |
| Permit Fees                        | 10,000           |                           |
| WHCRWA Fees                        |                  | 2,745,500                 |
| Contingencies                      | 50,000           |                           |
| WHCRWA Admin Fee                   | 83,048           |                           |
| <b>TOTAL EXPESES:</b>              | <b>2,470,548</b> | <b>2,745,500</b>          |
| 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

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.