

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

April 14, 2026

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 14<sup>th</sup> day of April, 2026, at the Lakehouse, 10000 Towne Lake Parkway, Cypress, Texas, outside the boundaries of the District and 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 Bill Collier, on behalf of the Towne Lake Community Association ("HOA"); Leslie Cook of RBC Capital Markets; Garrett McCray of Storm Water Solutions, LLC; Michael Crahan of Caldwell Companies; Lynn Kurtz of Myrtle Cruz, Inc.; Amanda Benzman and Constance Ehntholt of Inframark Water & Infrastructure Services ("Inframark"); Kenrick Piercy and Vanessa Flores of EHRA Engineering ("EHRA"); and Katie Carner, Allison Leatherwood, and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

APPROVE MINUTES

The Board reviewed the minutes of the March 17, 2026, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of the March 17, 2026, regular meeting, as presented. 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. 6622 in the amount of \$816.36, payable to Director Collins.

After review and discussion, Director Quintero moved to approve the bookkeeper's report and payments presented, including check no. 6622 as detailed above. Director Spackman seconded the motion, which passed unanimously.

## PUBLIC COMMENTS

Mr. Collier addressed the Board regarding erosion issues on the five islands located in the regional detention facilities. He stated that originally, the vegetation on the islands was trimmed back to address negative impacts of excessive numbers of nesting birds. He noted that the vegetation work corrected the issues caused by nesting birds, but the lack of vegetation now is causing erosion issues. Mr. Collier stated that the HOA plans to plant cattails around the islands, add native seed mix to the top of the islands, and install rabbit fencing around the perimeter of the islands in order to prevent further erosion. He stated that the HOA obtained a proposal from RES Environmental ("RES") in the amount of \$31,000.00 for the work on all five islands and is requesting that the District fund fifty percent of the total cost.

## DISCUSS LAKE MANAGEMENT AND MAINTENANCE

### REPORT FROM THE HOA REGARDING LAKE AND LANDSCAPE MAINTENANCE MATTERS

The Board discussed the HOA's request to cost share in the erosion remediation work around the islands in the regional detention facilities. After review and discussion, Director Collins moved to approve the request to fund fifty percent of the RES proposal, for a total contribution of \$15,500.00. Director Spackman seconded the motion, which passed unanimously. Ms. Carner requested that the HOA invoice the District for the District's fifty percent share following completion of the work.

The Board reviewed the Lake Management Services reports, copies of which are attached.

### 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 the report from AAAC, a copy of which is attached.

### DISCUSS DISTRICT LAKE RULES INCLUDING REPORT FROM SPECIAL COUNSEL

The Board deferred discussion on this item to Executive Session.

## 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 reviewed a letter from Inframark regarding the annual Consumer Price Index adjustment, a copy of which is attached to the operator's report.

Ms. Benzman reported that the well motor at water plant no. 1 failed on April 6, 2026. She stated that a rental unit was installed the following day and the motor was removed and sent for evaluation. Ms. Benzman stated that she anticipates the well motor will need to be replaced and requested the Board designate a Board member to approve a proposal for replacement of the well motor, if not covered under warranty. After review and discussion, Director Spackman moved to authorize Director Ottmann to approve a proposal for replacement of the well motor in an amount not to exceed \$75,000.00, if needed. Director Collins seconded the motion, which passed unanimously. Ms. Carner advised that the District may submit a surplus funds notice letter to the Texas Commission on Environmental Quality ("TCEQ") for this project.

Ms. Benzman reported on certain odor complaints at wastewater treatment plant no. 1. She discussed the factors that affect odor in and around the facility and measures that Inframark has taken and is continuing to take to mitigate odor concerns.

#### REPORT ON STORMWATER FACILITIES MAINTENANCE AND REPAIRS

Mr. McCray reviewed the report on maintenance of the District's stormwater facilities, a copy of which is attached. He reviewed a proposal in the amount of \$48,905.00 for rehabilitation of an outfall at detention pond 1k, a copy of which is attached. Ms. Carner advised that the District may submit a surplus funds notice letter to the TCEQ for this project.

Director Collins requested that EHRA provide the plans for the outfall to the Board for review. He stated that he believes the design of the outfall may have contributed to the washout issues and requested that EHRA consider contributing to the cost of the rehabilitation work.

After review and discussion, Director Spackman moved to (1) approve the proposal in the amount of \$48,905.00 for the detention pond 1k outfall rehabilitation; and (2) authorize submittal of a surplus funds notice letter to TCEQ for the outfall rehabilitation. Director Collins seconded the motion, which passed unanimously.

#### ENGINEERING MATTERS

Mr. Piercy reviewed the engineer's report, a copy of which is attached.

Mr. Piercy reviewed the updated Capital Improvement Plan, a copy of which is attached.

The Board considered approving an Amendment to the Professional Services Agreement with EHRA to adjust the rate schedules. After review and discussion, Director Collins moved to approve the Amendment to the Professional Services Agreement with EHRA and direct that it be filed appropriately and retained in the District's official records. Director Quintero seconded the motion, which passed unanimously.

GRADE SEPARATION AT UNION PACIFIC RAILROAD AND INTERSECTION IMPROVEMENTS AT HIGHWAY 290 ("UPRR/HIGHWAY 290 PROJECT")

Ms. Carner updated the Board on the UPRR/Highway 290 project, stating that an authorization to begin work has been issued to the contractor. The Board discussed the proposed task order from EHRA for surveying and construction phase services, which was presented at the previous meeting. Ms. Carner stated that a process has been established with the Texas Department of Transportation ("TxDOT") for payment of EHRA's invoices for such services. After review and discussion, Director Collins moved to approve the task order from EHRA for surveying and construction phase services with all funding to be provided by TxDOT, to be incorporated as an additional exhibit to the engineering services agreement with EHRA for the project. Director Quintero seconded the motion, which passed unanimously.

GEOGRAPHIC INFORMATION SYSTEM ("GIS") MAPPING

Mr. Piercy updated the Board on the status of the GIS mapping. Ms. Carner stated that the Board of Directors of Harris County Municipal Utility District No. 501 has requested access to the Master District's GIS data. Discussion ensued regarding restrictions on the release of documents and information related to critical infrastructure. After discussion, the Board took no action on the request.

AUTHORIZE DESIGN, APPROVE PLANS AND SPECIFICATIONS, AND AUTHORIZE ADVERTISEMENT FOR BIDS

RESERVOIR DREDGING PROJECT

Mr. Piercy updated the Board on the reservoir dredging project and the status of the advertisement for bids for the project.

Mr. Piercy stated that the District received two bids for the reservoir dredging project. He stated that both bids were significantly above the cost estimate and recommended the Board reject the bids and authorize EHRA to re-advertise the project. Mr. Piercy discussed planned

changes to the bid package to help ensure receipt of more competitive bids following re-advertisement. After review and discussion, and based on the engineer's recommendation, Director Collins moved to reject all bids received for the reservoir dredging project and authorize re-advertisement for bids for the project, with the changes as noted to the bid package. Director Quintero seconded the motion, which passed unanimously.

#### LIFT STATION NO. 1 REHABILITATION PROJECT

Mr. Piercy stated that EHRA anticipates advertising the lift station no. 1 rehabilitation project for bids in May 2026.

#### APPROVE PAY ESTIMATES, CHANGE ORDERS, AND FINAL ACCEPTANCE OF PROJECTS

##### WASTEWATER TREATMENT PLANT NO. 1 EMERGENCY GENERATOR

Mr. Piercy provided an update on the installation of the wastewater treatment plant no. 1 emergency generator. He stated that there were no action items from McDonald Municipal and Industrial for the Board's approval.

##### WASTEWATER TREATMENT PLANT NO. 1 EXPANSION, PHASE 4 AND ACCESS ROAD IMPROVEMENTS

Mr. Piercy provided an update on the status of the construction for the wastewater treatment plant no. 1 expansion, phase 4 project. He stated that there were no action items from C3 Constructors, LLC for the Board's approval.

#### DISCUSS OPTIONS FOR WATER REUSE, INCLUDING REPORT FROM REUSE COMMITTEE

Mr. Piercy stated that EHRA is continuing to coordinate with the TCEQ regarding potential reclaimed water projects.

#### 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

The Board considered ratifying approval of a Consent to Encroachment with CenterPoint Energy Houston Electric, LLC. After review and discussion, Director Collins moved to ratify approval of the Consent to Encroachment and direct that it be filed appropriately and retained in the District's official records. Director Quintero seconded the motion, which passed unanimously.

UPDATE ON PREPARATION OF PARK BOND APPLICATION NO. 2

Ms. Carner updated the Board on the status of preparation of park bond application no. 2.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

LANDSCAPE ARCHITECT'S REPORT

The Board reviewed the landscape architect's report prepared by KGA/DeForest Design, LLC, a copy of which is attached. No action was taken by the Board.

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.

CONVENE IN EXECUTIVE SESSION TO CONSULT WITH ATTORNEY, PURSUANT  
TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board convened in Executive Session at 2:04 p.m. pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with their attorney. Ms. Carner and Ms. Ramirez also were present.

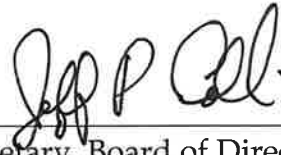
RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 2:07 p.m. No action was taken by the Board.

DISCUSS MEETING SCHEDULE

The Board concurred to hold its next meeting on Tuesday, May 12, 2026.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.



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Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

	<u>Minutes</u>
	<u>Page</u>
Bookkeeper's report.....	1
Lake Management Services reports.....	2
Report from AAAC.....	2
Operator's report.....	2
Storm Water Solutions' report .....	3
Proposal from SWS .....	3
Engineer's report.....	3
Landscape architect's report.....	6