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

August 18, 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 18th day of August, 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:

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 Lynn Kurtz of Myrtle Cruz, Inc.; Wendy Duncan of Inframark Water & Infrastructure Services; Garrett McCray and Josh Lindner of Storm Water Solutions, LLC; Leslie Cook of RBC Capital Markets; Kenrick Piercy, Graham Hall, and J.T. Gaden of EHRA Engineering; and Katie Carner, Allison Leatherwood, and Franky Wallace 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 July 14, 2026, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of the July 14, 2026, regular meeting, as presented. Director Quintero seconded the motion, which passed unanimously.

AUTHORIZE PREPARATION OF NOTICE TO PARTICIPANT DISTRICTS REGARDING PROPOSED CONTRACT TAX RATE

The Board considered authorizing the preparation of the annual notice to the Participant districts regarding the proposed contract tax rate and the contract payments owed to the Master District for calendar year 2027. After review and discussion, Director Spackman moved to authorize the preparation of the notice to the Participant districts regarding the contract tax and contract payments owed to the Master District for calendar year 2027. Director Steinberg seconded the motion, which passed unanimously. The Board discussed the estimated timetable for receipt of 2026 certified values from the Harris Central Appraisal District.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed the insurance renewal proposal from Arthur J. Gallagher & Co. ("Gallagher") for the District's insurance policies with a proposed annual renewal premium of $96,572.

Director Quintero requested that the general information for the cybersecurity application be updated to include the District's correct contact information and website.

Following review and discussion, Director Quintero moved to accept the proposal from Gallagher, including the revised cybersecurity application, as discussed, and direct that the proposal be filed appropriately and retained in the District's official records. Director Steinberg 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.

Ms. Kurtz noted hand-written check no. 6729 in the amount of $220.81 payable to Director Ottmann and hand-written check no. 6730 in the amount of $142,544.61 payable to Edustrial Solutions are also being presented for approval but are not included in the report.

After review and discussion, Director Quintero moved to approve the bookkeeper's report and payment of the bills listed in the report, including the hand-written check nos. 6729 and 6730, as discussed above. Director Steinberg seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Ms. Duncan presented the operator's report, a copy of which is attached. She reported on routine maintenance and repair items in the Service Area.

Ms. Duncan updated the Board regarding reports of odor at wastewater treatment plant no. 1 and actions taken in response to the same.

After review and discussion, Director Spackman moved to approve the operator's report. Director Steinberg 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 the report from AAAC, a copy of which is attached. Ms. Carner stated that the trapper reported the removal of a group nutria.

REPORT FROM THE TOWNE LAKE COMMUNITY ASSOCIATION REGARDING LAKE AND LANDSCAPE MAINTENANCE MATTERS, INCLUDING ISLAND EROSION CONTROL PROJECT

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

DISCUSS DISTRICT LAKE RULES, INCLUDING REPORT FROM SPECIAL COUNSEL

There was no discussion on this agenda item.

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.

Mr. McCray presented a proposal in the amount of $14,200 for regrouting the outfalls at detention ponds 1K, 1KA, and 1KB. Following discussion, the Board deferred action on this item.

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")

Ms. Cook presented a report on the financial impact of the UPRR/Highway 290 Project, a copy of which is attached. She discussed the District's funding of a portion of the project and the anticipated benefits of the project, including the potential to open approximately 81 acres to commercial or mixed-use development and the projected increase in the District's taxable assessed value.

Ms. Carner and Mr. Piercy updated the Board on the UPRR/Highway 290 project. Mr. Piercy stated that the Texas Department of Transportation has requested a temporary construction easement for the construction of the railroad shoofly that will carry rail traffic while the underpass is under construction. He requested that the Board authorize EHRA to prepare the metes and bounds for the temporary construction easement for an amount not to exceed $5,000.00. Following review and discussion, and as recommended, Director Spackman moved to authorize EHRA to prepare the metes and bounds for the shoofly temporary construction easement for an amount not to exceed $5,000.00. Director Quintero seconded the motion, which passed unanimously.

AUTHORIZE DESIGN, APPROVE PLANS AND SPECIFICATIONS, AUTHORIZE ADVERTISEMENT FOR BIDS, AND REVIEW BIDS AND AWARD CONTRACT

RESERVOIR DREDGING PROJECT

Mr. Piercy updated the Board on the reservoir dredging project. He stated that EHRA has re-evaluated the bid items for the project and plans to re-advertise for bids for the project next month.

LIFT STATION NO. 1 REHABILITATION PROJECT

Mr. Piercy updated the Board on the preconstruction meeting with McDonald Municipal and Industrial.

LAKE EROSION REHABILITATION PHASE 2 PROJECT

Mr. Piercy stated that EHRA conducted a boat tour to evaluate the status of the completed shoreline erosion rehabilitation project and to identify areas to include in the next phase of shoreline stabilization. He noted the Shoreline Committee is scheduled to meet on August 19, 2026, to discuss the areas to include in the next phase of the project.

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

Mr. Piercy updated the Board on the status of construction of the manhole rehabilitation project. He reviewed and recommended approval of Pay Estimate No. 1 and Final in the amount of $142,544.61, payable to Edustrial Solutions, and final acceptance of the project. Mr. Piercy also reviewed and recommended approval of Change Order No. 1 to the contract with Edustrial Solutions to increase the contract in the amount of $30,337.11. The Board determined that Change Order No. 1 is beneficial to the District. Following discussion, and based on the engineer's recommendation, Director Spackman moved to (1) approve Pay Estimate No. 1 and Final in the amount of $142,544.61, (2) approve Change Order No. 1 in the amount of $30,337.11 as an increase to the contract with Edustrial Solutions for the manhole rehabilitation project, based on the Board's finding that the Change Order is beneficial to the District, and (3) accept the project for maintenance. Director Quintero seconded the motion, which passed by a unanimous vote.

WASTEWATER TREATMENT PLANT NO. 1 EMERGENCY GENERATOR

Mr. Piercy provided an update on the installation of the wastewater treatment plant no. 1 emergency generator.

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

Mr. Piercy updated the Board on the status of construction of the wastewater treatment plant no. 1 expansion, phase 4 project. He reviewed and recommended approval of Pay Estimate No. 3 in the amount of $144,025.20, payable to C3 Constructors, LLC. Mr. Piercy also reviewed and recommended approval of Change Order No. 1 to the contract with C3 Constructors, LLC to increase the contract in the amount of $4,000.00. The Board determined that Change Order No. 1 is beneficial to the District. Following discussion and based on the engineer's recommendation, Director Spackman moved to approve (1) Pay Estimate No. 3 in the amount of $144,025.20, and (2) Change Order No. 1 in the amount of $4,000.00 as an increase to the contract with C3 Constructors, LLC for the wastewater treatment plant no. 1 expansion, phase 4 project, based on the Board's finding that the Change Order is beneficial to the District. Director Quintero seconded the motion, which passed by a unanimous vote.

DISCUSS OPTIONS FOR WATER REUSE, INCLUDING REPORT FROM REUSE COMMITTEE

Mr. Piercy stated that EHRA is continuing to coordinate with the Texas Commission on Environmental Quality regarding potential reclaimed water projects. He stated that EHRA is still investigating a possible distribution route in coordination with Harris County Municipal Utility District No. 172.

APPROVE REQUESTS FOR CAPACITY RESERVATIONS AND UTILITY COMMITMENT LETTERS

Mr. Piercy stated that EHRA is working with Alexan Apartments regarding potential water line and storm sewer easement encroachments and is awaiting full plans for review.

ACCEPT OR GRANT CONVEYANCE OF DEEDS, UTILITY DEEDS, AND EASEMENTS, APPROVE CONSENTS TO ENCROACHMENT, RIGHTS OF ENTRY, ABANDONMENTS OF EASEMENTS, AND ENVIRONMENTAL PROPOSALS

The Board considered authorizing LJA Environmental Services, LLC ("LJA") to perform a Phase I Environmental Site Assessment for conveyance of 60 tracts to the District. Mr. Gaden discussed the conveyance of the 60 tracts to the District. After review and discussion, Director Spackman moved to authorize execution of the proposal from LJA, subject to Director Ottmann's final review. Director Quintero seconded the motion, which passed unanimously.

UPDATE ON PREPARATION OF PARK BOND APPLICATION NO. 2, INCLUDING ADOPT RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR APPROVAL OF PROJECT AND BONDS

Mr. Gaden updated the Board on the preparation of park bond application no. 2. He then reviewed a preliminary summary of costs, a copy of which is attached.

The Board deferred adoption of a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHRCWA") MATTERS

The Board reviewed a notice from the WHCRWA regarding the upcoming 25th anniversary celebration, a copy of which is attached.

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 from the list.

DISCUSS MEETING SCHEDULE

The Board concurred to hold its next meeting on Tuesday, September 8, 2026, at noon, at the Lakehouse.

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

Secretary, Board of Directors

(SEAL)

LIST OF ATTACHMENTS TO MINUTES