

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

December 1, 2021

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 1st day of December, 2021, 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
Saundra Dahlke	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 Jennifer Vossler of McCall Gibson Swedlund Barfoot PLLC ("McCall"); Debbie Tomer of F. Matuska, Inc.; Michael Crahan and Becky Ullman of Caldwell Companies; Michael Ammel and Amanda Benzman of Environmental Development Partners, LLC ("EDP"); Loren Morales and Leslie Cook of RBC Capital Markets; J.T. Gaden and Robert Atkinson of Edminster Hinshaw Russ and Associates, Inc.; and Alia Vinson 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 November 3, 2021, regular meeting. After review and discussion, Director Spackman moved to approve the minutes, as presented. Director Dahlke seconded the motion, which passed by a vote of 3-0, with Directors Ottmann and Steinberg abstaining.

CONTRACT REVENUE BONDS (PARK FACILITIES), SERIES 2021 ("SERIES 2021 PARK BONDS")

APPROVE DEVELOPER REIMBURSEMENT REPORT FOR SERIES 2021 PARK BONDS

Ms. Vossler reviewed a developer reimbursement report related to the proceeds from the Series 2021 Park Bonds. Following review and discussion, Director Ottmann moved to approve the developer reimbursement report. Director Spackman seconded the motion, which passed unanimously.

AUTHORIZE DISBURSEMENT OF SERIES 2021 PARK BOND PROCEEDS

The Board considered authorizing disbursement of the proceeds from the Series 2021 Park Bonds, as reflected in the final developer reimbursement report. Following review and discussion, Director Ottmann moved to authorize disbursement of the Series 2021 Park Bond proceeds. Director Spackman seconded the motion, which passed unanimously.

TAXABLE CONTRACT REVENUE BONDS (WATER, SEWER, AND DRAINAGE FACILITIES), SERIES 2022

Ms. Vinson stated that the Texas Commission on Environmental Quality ("TCEQ") issued an order approving the issuance of the District's \$3,615,000 Taxable Contract Revenue Bonds (Water, Sewer, and Drainage Facilities), Series 2022 ("Series 2022 Bonds") and discussed the procedures for sale of the bonds. Ms. Cook discussed the proposed schedule of events for sale of the bonds.

PRELIMINARY OFFICIAL STATEMENT FOR THE DISTRICT'S SERIES 2022 BONDS

Ms. Cook reviewed the Preliminary Official Statement for the District's Series 2022 Bonds. After review and discussion, Director Ottmann moved to approve the Preliminary Official Statement, subject to final review. Director Spackman seconded the motion, which passed unanimously.

APPOINT PAYING AGENT/REGISTRAR

The Board considered appointing a paying agent/registrar for the Series 2022 Bonds. Following review and discussion, Director Ottmann moved to appoint The Bank of New York Mellon Trust Company, N.A., as the District's paying agent/registrar for the Series 2022 Bonds. Director Spackman seconded the motion, which passed unanimously.

## AUTHORIZE ADVERTISEMENT FOR SALE OF THE SERIES 2022 BONDS

The Board considered authorizing the District's financial advisor to advertise for the sale of the District's Series 2022 Bonds. After discussion, Director Ottmann moved to authorize the District's financial advisor to advertise for the sale of the District's Series 2022 Bonds. Director Spackman seconded the motion, which passed unanimously. The Board concurred to conduct the sale of the bonds at a special meeting on January 12, 2022, at 2:00 p.m., at the offices of ABHR.

## AUTHORIZE AUDITOR TO PREPARE DEVELOPER REIMBURSEMENT REPORT

The Board considered authorizing McCall to prepare a developer reimbursement report for the Series 2022 Bonds. After review and discussion, Director Ottmann moved to authorize McCall to prepare the developer reimbursement report for the Series 2022 Bonds. Director Spackman seconded the motion, which passed unanimously.

## FINANCIAL AND BOOKKEEPING MATTERS

Ms. Tomer reviewed the bookkeeper's report, a copy of which is attached, and submitted the bills for the Board's review.

After discussion, Director Ottmann moved to approve the bookkeeper's report and the payments presented. Director Dahlke seconded the motion, which passed unanimously.

## 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 updated the Board on the status of the cleanup of the landscaping adjacent to the wastewater treatment plant site.

Ms. Benzman updated the Board on the status of the replacement of the lift pump nos. 1 and 2 at lift station no. 2.

Ms. Benzman updated the Board on the status of the water plant no. 2 fence rehabilitation project.

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

## DISCUSS LAKE MANAGEMENT AND MAINTENANCE

### WILDLIFE MANAGEMENT, INCLUDING REPORT AND PROPOSALS 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 November, a copy of which is attached.

### EROSION, DREDGING, AND WATER QUALITY

Ms. Vinson reported that EHRA is preparing a report based on the drone survey results and will schedule the next Erosion Control Committee meeting once complete.

### AMENDMENT TO LAKE RULES

Ms. Vinson stated that ABHR is still coordinating with the HOA on the proposed amendment to the lake rules.

## ENGINEERING MATTERS

Mr. Gaden presented an engineer's report, a copy of which is attached, and reviewed it with the Board.

Mr. Gaden reviewed the capital projects fund sheet, a copy of which is attached to the engineer's report.

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

Mr. Gaden updated the Board on the status of the UPRR/Highway 290 Project.

### REPORT ON STORMWATER FACILITIES MAINTENANCE AND REPAIRS, AND APPROVE SUBMERGED STORM SEWER AGREEMENTS AND MAINTENANCE AGREEMENTS

Mr. Gaden stated that the Storm Water Solutions, LLC, report will be provided to the Board.

### REVIEW BIDS AND AWARD CONTRACT FOR EMERGENCY WATER INTERCONNECT

Mr. Gaden updated the Board on the status of design of the emergency water interconnect with HC 196.

REVIEW BIDS AND AWARD CONTRACT FOR WATER WELL NO. 1 AND WATER PLANT NO. 1 HYDROPNEUMATIC TANK ADDITION

Mr. Gaden updated the Board on the status of the design of water well no. 1.

REVIEW BIDS AND AWARD CONTRACT FOR CONSTRUCTION OF WASTEWATER TREATMENT PLANT NO. 2

Mr. Gaden updated the Board on the design of wastewater treatment plant no. 2.

APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR THE MOUND ROAD EAST UTILITY EXTENSION PROJECT

Mr. Gaden updated the Board on the design of the Mound Road East Utility Extension project.

WASTEWATER TREATMENT PLANT NO. 1 GENERATOR

There was no discussion on this agenda item.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR WASTEWATER TREATMENT PLANT AERATION AND DIGESTER BASIN REHABILITATION PROJECT

Mr. Gaden updated the Board on the status of the wastewater treatment plant aeration and digester basin rehabilitation project. He stated that he had no pay estimates from T&G Services for the Board's approval.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR TOWNE LAKE SECTION 60 TEMPORARY ACCESS ROAD

Mr. Gaden updated the Board on the construction of the Towne Lake Section 60 temporary construction access road. He stated that he had no pay estimates from Storm Water Solutions, LLC for the Board's approval.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR DETENTION 1L, PHASE 2

Mr. Gaden updated the Board on the status of construction of detention 1L, Phase 2. He stated that he had no pay estimates from Allgood Construction Co., Inc. for the Board's approval.

APPROVE CAPACITY RESERVATIONS AND UTILITY COMMITMENT LETTERS

There was no discussion on this agenda item.

UPDATE ON TPDES PERMIT RENEWAL APPLICATION FOR HORSEPEN CREEK WASTEWATER TREATMENT PLANT

There was no discussion on this agenda item.

RECEIVE ESTIMATES FROM PARTICIPANT DISTRICTS REGARDING MONTHLY WATER AND SEWER DEMANDS, NUMBER OF NEW CONNECTIONS, AND AMOUNT OF RESERVED CONNECTIONS FOR THE UPCOMING FISCAL YEAR

Mr. Gaden stated that EHRA is still finalizing the annual projection of water and sewer connections for each Participant district, for the fiscal year ending March 31, 2023.

After review and discussion, Director Spackman moved to approve the engineer's report. Director Dahlke seconded the motion, which passed unanimously.

CONVEYANCE OF EASEMENTS/DEEDS; ABANDONMENT OF EASEMENT; CONSENTS TO ENCROACHMENT

There was no discussion on this agenda item.

SURPLUS FUNDS APPLICATION

There was no discussion on this agenda item.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS, INCLUDING CONSTRUCTION OF SURFACE WATER DELIVERY LINE FOR WATER PLANT NO. 2

Ms. Vinson updated the Board on the status of construction of the surface water line to serve water plant no. 2.

LANDSCAPE ARCHITECT'S REPORT

There was no discussion on this agenda item.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Crahan reported on development in Towne Lake.

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.

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

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