

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

August 8, 2023

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 8th day of August, 2023, 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
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 Jonathan Cowen, director of Harris County Municipal Utility District No. 501; Jerry Hlozek of Caldwell Companies; JC Reno of Storm Water Solutions, LLC ("SWS"); Lynn Kurtz of Myrtle Cruz, Inc.; Amanda Benzman of Environmental Development Partners ("EDP"); J.T. Gaden of EHRA Engineering ("EHRA"); and Katie Carner, Allison Leatherwood, 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 July 11, 2023, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of the July 11, 2023, regular meeting, as presented. Director Steinberg seconded the motion, which passed by a vote of 4-0 with Director Quintero absent from the meeting.

DISCUSS AND, IF APPROPRIATE, APPROVE ACCLAIM ENERGY MANAGEMENT AGREEMENT

The Board discussed the proposed Acclaim Energy Management Agreement with Acclaim Energy, which was previously presented to the Board. After discussion, the Board took no action on this agenda item.

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 2024. 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 2024. Director Collins seconded the motion, which passed by a vote of 4-0 with Director Quintero absent from the meeting.

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.

After review and discussion, Director Spackman moved to approve the bookkeeper's report and the payments presented. Director Steinberg seconded the motion, which passed by a vote of 4-0 with Director Quintero absent from the meeting.

ADOPT RESOLUTION EXPRESSING INTENT TO REIMBURSE

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 ("KGA"), a copy of which is attached.

The Board reviewed the status of construction of the wastewater treatment plant no. 1 landscape improvements. Ms. Carner stated that KGA recommends approval of Pay Estimate No. 6 in the amount of \$1,425.00, submitted by D.L. Meacham L.P. ("D.L. Meacham").

After review and discussion, and based upon the landscape architect's recommendation, Director Spackman moved to: (1) approve the landscape architect's report; and (2) approve Pay Estimate No. 6 in the amount of \$1,425.00 to D.L. Meacham. Director Collins seconded the motion, which passed by a vote of 4-0 with Director Quintero absent from the meeting.

Director Quintero entered the meeting.

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 stated that Stage 1 of the District's Drought Contingency Plan ("DCP") was initiated on July 26, 2023 and reviewed the notice that was sent to District customers, a copy of which is attached to the operator's report. She stated that EDP is monitoring water usage daily in the Service Area to determine if Stage 2 will need to be initiated. Discussion ensued regarding methods to reduce water demand. After discussion, the Board concurred to post a notice to the District's website requesting customers reduce water usage immediately to help avoid triggering mandatory water restrictions.

Ms. Benzman requested authorization to install a surge protector at wastewater treatment plant no. 1 in the approximate amount of \$4,000.00.

Ms. Benzman requested authorization to install a second chlorine system at wastewater treatment plant no. 1 in the approximate amount of \$7,000.00.

Ms. Benzman requested the Board authorize the replacement of the 10" check valve at lift station no. 1 in the approximate amount of \$9,700.00.

Ms. Benzman reported that the repair to blower no. 3 at wastewater treatment plant no. 1 is still ongoing.

Ms. Benzman reported that EDP filed an unauthorized discharge report with the Texas Commission on Environmental Quality ("TCEQ") and Harris County for an excursion at wastewater treatment plant no. 1 caused by a power outage.

Ms. Benzman updated the Board on the status of the SuperAll odor control system. She stated that the system is functioning well at lift station no. 1 and EDP has not received any odor complaints since it was installed at that location.

After discussion, and based on the operator's recommendation, Director Spackman moved to (1) approve the operator's report; (2) authorize the installation of a surge protector at wastewater treatment plant no. 1 in the approximate amount of \$4,000.00; (3) authorize the installation of a second chlorine system at wastewater treatment plant no. 1 in the approximate amount of \$7,000.00; and (4) authorize replacement of the 10" check valve at lift station no. 1 in the approximate amount of \$9,700.00. Director Collins 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 a report from AAAC for July, a copy of which is attached.

EROSION, DREDGING, AND WATER QUALITY

Director Ottmann inquired whether certain submerged pipes in the regional detention facilities need to be protected from boats due to the lower than usual water levels. Mr. Gaden stated that he believes that if the water levels become low enough to put the submerged pipes at risk, the Towne Lake Community Association, Inc. ("HOA") would have stopped boat traffic on the lake. He stated that EHRA will investigate further to confirm there are no issues with the submerged pipes.

The Board noted that there are still no "no wake" buoys under Tuckerton Bridge by the scaffolding for the bridge painting project. Mr. Gaden stated that he will follow up with the contractor and the HOA again.

AMENDMENT TO LAKE RULES, INCLUDING REQUEST FROM TOWNE LAKE COMMUNITY ASSOCIATION AND AMENDMENT TO DISTRICT LAKE RULES

Ms. Carner stated that the HOA is still working on updates to the proposed amendment to the HOA lake rules related to swimming.

ENGINEERING MATTERS

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

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 design of the UPRR/Highway 290 project. He stated that EHRA provided the updated project schedule.

Ms. Carner reported that Harris County Emergency Services District No. 9 approved the Interlocal Agreement for its funding contribution for the UPRR/Highway 290 project.

Ms. Carner reviewed a task order from Stuart Consulting Group, Inc. for engineering services related to design of the HVAC system for the pump station to serve the UPRR/Highway 290 project. After review and discussion, Director Spackman moved to approve the task order from Stuart Consulting Group, Inc., 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.

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

Mr. Reno reviewed the report on maintenance of the District's stormwater facilities, a copy of which is attached. He stated that SWS will conduct the first drone survey of the regional detention facilities while the water levels are lower than usual.

Mr. Reno reviewed proposals in the total amount of \$97,250.00, submitted by SWS, for annual maintenance for detention pond 1L, phase II, detention pond 1K, phase III, detention pond 1KB, a swale in the back of lots in Towne Lake, Sections 64 and 66, and a swale in the back of lots in Towne Lake, Sections 55 and 61, copies of which are attached.

After review and discussion, Director Spackman moved to approve the proposal in the total amount of \$97,250.00. Director Quintero seconded the motion, which passed unanimously.

REVIEW BIDS AND AWARD CONTRACT FOR THE MOUND ROAD EAST UTILITY EXTENSION PROJECT

Mr. Gaden reported that the District received five bids for construction of the Mound Road East Utility Extension project. He recommended that the Board award the contract to the low bidder, Texasite, LLC ("Texasite"), in the amount of \$1,014,823.00. The Board concurred that, in its judgment, Texasite was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Following review and discussion, Director Spackman moved to award the contract for construction of the Mound Road East Utility Extension project to Texasite in the amount of \$1,014,823.00, based on the engineer's recommendation and subject to receipt of payment and performance bonds and the certificate of insurance and endorsements, if any, provided by the contractor. Director Quintero seconded the motion, which passed unanimously.

APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR THE WASTEWATER TREATMENT PLANT NO. 1 EXPANSION, PHASE 4

Mr. Gaden updated the Board on the status of design of the wastewater treatment plant no. 1 expansion, phase 4 project.

LAKE EROSION REHABILITATION PROJECT

Mr. Gaden updated the Board on the status of design of the lake erosion rehabilitation project.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR CONSTRUCTION OF WASTEWATER TREATMENT PLANT NO. 2

Mr. Gaden updated the Board on the status of construction of wastewater treatment plant no. 2. He reviewed and recommended approval of Pay Estimate No. 7 in the amount of \$618,770.21, submitted by C4 Partners.

After review and discussion, Director Spackman moved to approve Pay Estimate No. 7 in the amount of \$618,770.21 to C4 Partners, as recommended. Director Quintero seconded the motion, which passed unanimously.

Mr. Gaden reviewed and recommended approval of three invoices in the total amount of \$7,628.75, submitted by Ninyo & Moore. After review and discussion, Director Spackman moved to approve the invoices in the total amount of \$7,628.75, as recommended. Director Quintero seconded the motion, which passed unanimously.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR THE BARKER CYPRESS LEFT TURN LANE

Mr. Gaden updated the Board on the status of construction of the Barker Cypress left turn lane project. He had no action items from SAS Concrete Construction, LLC.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR EMERGENCY WATER INTERCONNECT

Mr. Gaden updated the Board on the status of construction of the emergency water interconnect with Harris County Municipal Utility District No. 196. He had no action items from P&Z Logistics, Inc.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR WATER WELL NO. 1 AND WATER PLANT NO. 1 HYDROPNEUMATIC TANK ADDITION

Mr. Gaden updated the Board on the status of construction of water well no. 1 and the additional hydropneumatic tank. He reviewed and recommended approval of Pay Estimate No. 14 in the amount of \$46,101.15, submitted by HCG, LLC.

After review and discussion, Director Spackman moved to approve Pay Estimate No. 14 in the amount of \$46,101.15 to HCG, LLC, as recommended. Director Quintero seconded the motion, which passed unanimously.

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

There was no discussion on this agenda item.

UPDATE ON PREPARATION OF WATER, SEWER, AND DRAINAGE BOND
APPLICATION NO. 13, AND PARK SURPLUS FUNDS APPLICATION, INCLUDING
ADOPT RESOLUTION AUTHORIZING APPLICATION TO THE TCEQ FOR USE OF
SURPLUS FUNDS

Ms. Carner updated the Board on the status of the preparation of water, sewer, and drainage bond application no. 13.

Ms. Carner updated the Board on the status of the preparation of the park surplus funds application. The Board deferred adoption of a Resolution Authorizing Application to the TCEQ for Use of Surplus Funds.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

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.

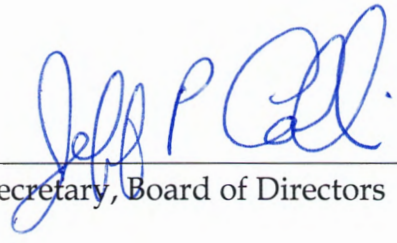
CONVENE IN EXECUTIVE SESSION TO CONSULT WITH ATTORNEY, PURSUANT
TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board did not convene in Executive Session.

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

(SEAL)




Secretary, Board of Directors

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