

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

April 9, 2024

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 9th day of April, 2024, 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:

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 except Directors Ottmann and Spackman, thus constituting a quorum.

Also present at the meeting Sergeant Chacun Anderson, Deputy Kimberly Nobles, and Deputy Aaron Herrera of the Harris County Sheriff’s Office; Bethany Gray of the Towne Lake Community Association, Inc. (“HOA”); Brenda McLaughlin of Bob Leared Interests; Angel Ruvalcaba of KGA/DeForest Design, LLC; Leslie Cook and Larry Liu of RBC Capital Markets; JC Reno of Storm Water Solutions, LLC; Kenrick Piercy of EHRA Engineering (“EHRA”); Lynn Kurtz of Myrtle Cruz, Inc.; Amanda Benzman of Environmental Development Partners (“EDP”); 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 March 12, 2024, regular meeting. After review and discussion, Director Steinberg moved to approve the minutes of the March 12, 2024, regular meeting, as presented. Director Collins 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. 5921 in the amount of \$3,950.00, payable to Berg-Oliver Associates, Inc., and check no. 5922 in the amount of \$900.00, payable to A All Animal Control ("AAAC").

After review and discussion, Director Steinberg moved to approve the bookkeeper's report and the payments presented, including check nos. 5921 and 5922 as detailed above. Director Collins seconded the motion, which passed unanimously.

LANDSCAPE ARCHITECT'S REPORT

Mr. Ruvalcaba reviewed the landscape architect's report, a copy of which is attached.

Mr. Ruvalcaba updated the Board on the status of construction of the Greenhouse Road tree replacement project. He had no action items from Allstar Landscaping.

Mr. Ruvalcaba updated the Board on the status of construction of the Greenhouse Road landscape replacement project. He had no action items from Jinco, Inc.

After review and discussion, the Board concurred to accept the landscape architect's report.

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 requested the Board authorize EDP to conduct a survey of the District's sanitary sewer manholes for a cost of \$5,400.00.

Ms. Benzman requested the Board authorize the painting of 48 fire hydrants in the estimated cost of \$3,600.00.

After review and discussion, Director Collins moved to (1) approve the operator's report; (2) authorize EDP to conduct a survey of the District's sanitary sewer manholes for a cost of \$5,400.00; and (3) authorize the painting of 48 fire hydrants in the estimated cost of \$3,600.00. Director Steinberg seconded the motion, which passed unanimously.

REVIEW CRITICAL LOAD SPREADSHEET FOR DISTRICT'S FACILITIES AND AUTHORIZE ANNUAL FILING

The Board deferred discussion on this agenda item.

DISCUSS LAKE MANAGEMENT AND MAINTENANCE

WILDLIFE MANAGEMENT, INCLUDING REPORT FROM AAAC

The Board discussed the status of wildlife management in the District, including wildlife monitoring and trapping, and reviewed a report from AAAC for March, a copy of which is attached.

The Board discussed the District's rules and regulations governing the use of Master District parks and recreational facilities and lakes, which prohibit feeding wildlife. The Board requested the HOA include a notice in the HOA's weekly resident newsletter reminding residents that feeding wildlife is a violation of the District's park and lake rules which can result in a penalty of up to \$10,000.00 per incident.

The Board then reviewed a proposal from AAAC for Muscovy duck removal for a flat fee of \$100 per duck removed, a copy of which is attached. After review and discussion, Director Steinberg moved to approve the proposal from AAAC for Muscovy duck removal for a flat fee of \$100 per duck removed. Director Collins seconded the motion, which passed unanimously.

EROSION, DREDGING, AND WATER QUALITY

There was no discussion on this agenda item.

REPORT FROM HOA REGARDING LAKE AND LANDSCAPE MAINTENANCE MATTERS

There was no discussion on this agenda item.

REPORT ON STORMWATER FACILITIES MAINTENANCE AND REPAIRS

Mr. Reno reviewed the report on maintenance of the District's stormwater facilities, a copy of which is attached.

ENGINEERING MATTERS

Mr. Piercy 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. Piercy updated the Board on the status of design of the UPRR/Highway 290 project. He stated that EHRA will provide the updated project schedule to the Board.

The Board tabled discussion on a First Amendment to Agreement with Harris County and CW SCOA West, L.P. related to Mound Road extension and construction of drainage facilities.

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

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

APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR THE LAKE EROSION REHABILITATION PROJECT

Mr. Piercy requested the Board approve the plans and specifications and authorize advertisement for bids for the lake erosion rehabilitation project.

After review and discussion, Director Collins moved to approve the plans and specifications and authorize advertisement for bids for the lake erosion rehabilitation project, subject to Director Ottmann's and Quintero's final review. Director Steinberg seconded the motion, which passed unanimously.

REVIEW BIDS AND AWARD CONTRACT FOR THE WATER PLANT NO. 1 GROUND STORAGE TANK NO. 2 RECOATING PROJECT

Mr. Piercy stated that the District received two bids for construction of the water plant no. 1 ground storage tank no. 2 recoating project. He recommended that the Board award the contract to the low bidder, CFG Industries, LLC ("CFG"), in the amount of \$226,000.00. The Board concurred that, in its judgment, CFG 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.

The Board discussed authorizing ABHR to send a notice letter to the Texas Commission on Environmental Quality ("TCEQ") regarding the use of surplus funds for the water plant no. 1 ground storage tank no. 2 recoating project.

After review and discussion, Director Collins moved to (1) award the contract for construction of the water plant no. 1 ground storage tank no. 2 recoating project to CFG in the amount of \$226,000.00, 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; and (2) authorize ABHR to send a notice letter to the TCEQ regarding the use of surplus funds for the water plant no. 1 ground storage tank no. 2 recoating project. Director Steinberg seconded the motion, which passed unanimously.

REVIEW BIDS AND AWARD CONTRACT FOR THE GREENHOUSE ROAD LEFT TURN LANE

The Board deferred award of contract for the Greenhouse Road left turn lane project, pending receipt of bids.

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

Mr. Piercy updated the Board on the status of construction of wastewater treatment plant no. 2. He had no action items from C4 Partners.

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

Mr. Piercy 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 WATER WELL NO. 1 AND WATER PLANT NO. 1 HYDROPNEUMATIC TANK ADDITION

Mr. Piercy updated the Board on the status of construction of water well no. 1 and the additional hydropneumatic tank. He had no action items from HCG, LLC.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR THE MOUND ROAD EAST UTILITY EXTENSION PROJECT

Mr. Piercy updated the Board on the status of construction of the Mound Road East Utility Extension project. He had no action items from Texasite, LLC.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR THE WATER PLANT NO. 1 GROUND STORAGE TANK NO. 2 EMERGENCY ROOF REPLACEMENT AND RECOATING

Mr. Piercy updated the Board on the status construction of the water plant no. 1 ground storage tank no. 2 emergency roof replacement project. He had no action items from Tank Builders, Inc.

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 ROAD BOND ISSUE NO. 6

Ms. Carner updated the Board on the status of the preparation of road bond issue no. 6.

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

The Board reviewed correspondence from a director on the Board of Harris County Municipal Utility District No. 502 requesting the Board consider holding an town hall meeting, a copy of which is attached. After discussion, the Board declined to hold a District town hall meeting, noting that there is information available on the District's website.

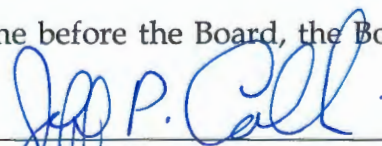
REVIEW AND REVISE ACTION LIST

The Board reviewed the action list and noted items to be included and removed from the list.

OPERATOR'S REPORT (CONT'D)

Ms. Benzman stated that the blower no. 1 motor at wastewater treatment plant no. 1 is leaking oil and requires repair in the amount of \$11,699.00 or replacement in the amount of \$16,235.00. She stated that EDP recommends replacement. After review and discussion, Director Collins moved to authorize the replacement of the blower no. 1 motor at wastewater treatment plant no. 1 in the amount of \$16,235.00, as recommended. Director Steinberg seconded the motion, which passed unanimously.

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



Secretary, Board of Directors

(SEAL)

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