

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

June 11, 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 11th day of June, 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 Director Spackman, thus constituting a quorum.

Also present at the meeting were Angel Ruvalcaba of KGA/DeForest Design, LLC ("KGA"); Leslie Cook of RBC Capital Markets; JC Reno of Storm Water Solutions, LLC ("SWS"); Lynn Kurtz of Myrtle Cruz, Inc.; Amanda Benzman of Environmental Development Partners ("EDP"); J.T. Gaden and Kenrick Piercy of EHRA Engineering ("EHRA"); and Katie Carner, Allison Leatherwood, and Rachel Wooten 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 May 14, 2024, regular meeting. After review and discussion, Director Quintero moved to approve the minutes of May 14, 2024, regular meeting, as presented. Director Collins seconded the motion, which passed unanimously.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board convened in Executive Session at 12:32 p.m. pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or

value of real property.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board reconvened in Open Session at 12:42 p.m. There was no action taken by the Board.

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. 5987 in the amount of \$359.00, payable to Arthur J. Gallagher.

After review and discussion, Director Quintero moved to approve the bookkeeper's report and the payments presented, including check no. 5987 as detailed above. Director Steinberg 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 reviewed and recommended approval of Pay Estimate No. 2 and Final in the amount of \$7,057.80, submitted by Allstar Landscaping ("Allstar"). Mr. Ruvalcaba also recommended the Board accept the project, subject to KGA's confirmation that none of the newly installed trees were damaged during the recent severe storm.

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, Director Quintero moved to (1) accept the landscape architect's report; and (2) approve Pay Estimate No. 2 and Final in the amount of \$7,057.80 to Allstar and accept the project, subject to KGA's confirmation that there was no storm damage, as recommended. Director Steinberg 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 presented and reviewed a proposal from Today's Integration, Inc., for the installation of a security system and surveillance system for the District's water and wastewater treatment plants. Discussion ensued.

Ms. Benzman updated the Board on the status of the District's facilities after the extreme weather event on May 16, 2024. She updated the Board on the fence repairs to lift station no. 1, wastewater treatment plant no. 1, and water plant no. 1.

Ms. Benzman reported that the installation of a safety ladder on one clarifier at each wastewater treatment plant and the replacement of the blower no. 1 motor at wastewater treatment plant no. 1 are complete.

Ms. Benzman updated the Board on the status of cleaning the digesters at wastewater treatment plant no. 1, the survey of the District's sanitary sewer manholes, and the painting of the fire hydrants.

After review and discussion, Director Quintero moved to approve the operator's report. Director Steinberg seconded the motion, which passed unanimously.

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

Ms. Carner reported that the District's engineer, bookkeeper, and operator have reviewed the updated critical load spreadsheet for the District's facilities, which now includes wastewater treatment plant no. 2. After review and discussion, Director Quintero moved to authorize the filing of the updated critical load spreadsheet. Director Steinberg seconded the motion, which passed unanimously.

DISCUSS LAKE MANAGEMENT AND MAINTENANCE

WILDLIFE MANAGEMENT, INCLUDING REPORT FROM A ALL ANIMAL CONTROL

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

EROSION, DREDGING, AND WATER QUALITY

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

REPORT FROM TOWNE LAKE COMMUNITY ASSOCIATION ("HOA") REGARDING LAKE AND LANDSCAPE MAINTENANCE MATTERS

The Board reviewed correspondence from the HOA, a copy of which is

attached, regarding a request from the Harris County Constable's Office, Precinct 5 to utilize the lake for high water rescue boat training.

After review and discussion, Director Spackman moved to approve an Agreement for Use of Facilities with Harris County Precinct 5 for the use of the lake for highwater rescue boat training, subject to final approval by the Lake Use Committee and ABHR, and direct that the Agreement be filed appropriately and retained in the District's official records. Director Quintero seconded the motion, which passed unanimously.

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. Discussion ensued regarding regrading of the access road to wastewater treatment plant no. 2. Mr. Reno stated Mr. Gaden would address the matter further under the engineer's report.

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 will provide the updated project schedule to the Board.

Ms. Carner updated the Board on the status of the funding of 80% of the project costs by the federal government through the Transportation Improvement Program.

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.

Mr. Gaden also reviewed and recommended approval of a proposal in the amount of \$13,400.00, submitted by Ninyo & Moore, for geotechnical engineering services. After review and discussion, Director Quintero moved to approve the proposal in the amount of \$13,400.00, as recommended. Director Collins seconded the motion, which passed unanimously.

REVIEW BIDS AND AWARD CONTRACT FOR THE WASTEWATER TREATMENT PLANT NO. 1 EMERGENCY GENERATOR AND ACCESS ROAD IMPROVEMENTS

The Board deferred the award of contract for the wastewater treatment plant no. 1 emergency generator and access road improvements project, pending receipt of bids.

REVIEW BIDS AND AWARD CONTRACT FOR THE LAKE EROSION REHABILITATION PROJECT

The Board deferred the award of contract for the lake erosion rehabilitation project, pending receipt of bids.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR CONSTRUCTION OF THE GREENHOUSE ROAD LEFT TURN LANE

Mr. Gaden updated the Board on the status of construction of the Greenhouse Road left turn lane project. He had no action items from Consta Build, LLC.

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. Mr. Reno reported that the access road to wastewater treatment plant no. 2 needs to be re-graded. He noted the estimated cost for SWS to regrade the roadway is approximately \$50,000.00.

Ms. Carner reported that the District's electricity broker, Acclaim Energy, stated wastewater treatment plant no. 2 cannot be added to the District's current contract for electricity. She stated that the District will need to approve a new electricity contract for wastewater treatment plant no. 2 that will be co-terminus with the District's current electricity contract.

After review and discussion, Director Collins moved to (1) authorize SWS to regrade the access road to wastewater treatment plant no. 2, subject to final approval by Director Ottmann; and (2) authorize execution of an electricity contract for wastewater treatment plant no. 2, subject to final approval by Director Ottmann or Director Quintero. Director Quintero seconded the motion, which passed unanimously.

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

Mr. Gaden updated the Board on the status of construction of the water plant no. 1 ground storage tank no. 2 recoating project. He had no action items from CFG Industries, LLC.

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 reviewed and recommended approval of Pay Estimate No. 2 and Final in the amount of \$9,576.29, submitted by SAS Concrete Construction, LLC ("SAS"). Mr. Gaden also recommended the Board accept the project.

After review and discussion, Director Quintero moved to approve Pay Estimate No. 2 and Final in the amount of \$9,576.29 to SAS and accept the project, as recommended. Director Collins seconded the motion, which passed unanimously.

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 had no action items from HCG, LLC ("HCG").

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

Mr. Gaden 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. Gaden 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 AND PARK BOND APPLICATION NO. 2

Ms. Carner updated the Board on the status of the preparation of road bond issue no. 6 and park bond application no. 2.

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

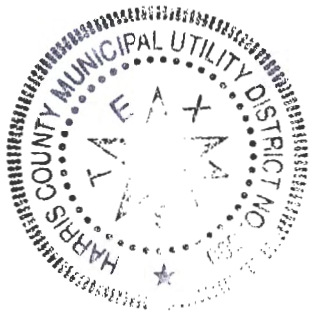
There was no discussion on this agenda item.

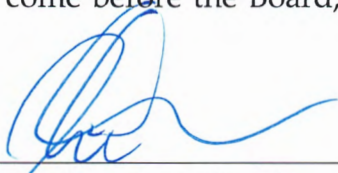
REVIEW AND REVISE ACTION LIST

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

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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