

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

September 10, 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 10th day of September, 2024, at the offices of Caldwell Companies, 9955 Barker Cypress Road, Suite 250, Cypress, Texas, inside the boundaries of the District, 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 except Director Collins, thus constituting a quorum.

Also present at the meeting were Peter Barnhart and Michael Crahan of Caldwell Companies; Angel Ruvalcaba of KGA/DeForest Design, LLC ("KGA"); Erik Scott of Storm Water Solutions, LLC; Lynn Kurtz of Myrtle Cruz, Inc.; Leslie Cook of RBC Capital Markets; Amanda Benzman of Inframark Water & Infrastructure Services ("Inframark"); Kenrick Piercy of EHRA Engineering; Brenda McLaughlin of Bob Leared Interests; 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 August 13, 2024, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of August 13, 2024, regular meeting, as presented. 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 reviewed proposals for installation of the SuperAll system at

wastewater treatment plant no. 2 and lift station nos. 2 and 3 in the total amounts of \$7,331.25 for installation and \$12,099.63 for monthly service. She also reviewed a handout detailing the cost savings thus far related to the use of the SuperAll system at the onsite lift station at wastewater treatment plant no. 1, a copy of which is attached.

Ms. Benzman updated the Board on the fence repairs at lift station no. 3, the digester cleaning at wastewater treatment plant no. 1, and the Priority 1 and Priority 2 sanitary sewer manhole repairs.

After review and discussion, Director Spackman moved to (1) approve the operator's report; and (2) approve the proposals for installation of the SuperAll system at wastewater treatment plant no. 2 and lift station nos. 2 and 3 in the total amounts of \$7,331.25 for installation and \$12,099.63 for monthly service. 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 landscape replacement project. He reviewed and recommended approval of Pay Estimate No. 3 in the amount of \$11,522.98, submitted by Jinco, Inc. ("Jinco"). The Board then discussed the previously presented Change Order to increase the contract in the amount of \$15,881.00, which the Board deferred to consider until the completion of the project. After further discussion, the Board concurred to defer consideration of the Change Order until completion of the warranty period.

The Board inquired about the ownership of the drill sites located south of Tuckerton Road. The Board requested that KGA prepare a design proposal for landscape improvements to the drill sites, if the sites are confirmed to be owned by the District.

After review and discussion, and based on the landscape architect's recommendation, Director Steinberg moved to (1) accept the landscape architect's report; and (2) approve Pay Estimate No. 3 in the amount of \$11,522.98 to Jinco. Director Spackman 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.

After review and discussion, Director Quintero moved to approve the bookkeeper's report and the payments presented. Director Spackman seconded the

motion, which passed unanimously.

The Board reviewed the interim arbitrage rebate report for the District's \$12,615,000 Contract Revenue Bonds (Water, Sewer, and Drainage Facilities), Series 2019, noting that there were no payments owed to the Internal Revenue Service.

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 August, a copy of which is attached.

EROSION, DREDGING, AND WATER QUALITY

There was no discussion on this agenda item.

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

There was no discussion on this agenda item.

REPORT ON STORMWATER FACILITIES MAINTENANCE AND REPAIRS

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

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")

Mr. Piercy updated the Board on the status of design of the UPRR/Highway 290 project, including the project schedule.

Ms. Carner reported that the District submitted a request to the Houston-Galveston Area Council for approval of increased project funding due to design modifications and related cost increases.

Ms. Carner also updated the Board on the status of the utility relocations.

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

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

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

Mr. Piercy stated that the District received two bids for construction of the wastewater treatment plant no. 1 emergency generator project. He recommended that the Board award the contract to the low bidder, McDonald Municipal and Industrial ("McDonald"), in the amount of \$927,469.00. The Board concurred that, in its judgment, McDonald 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.

After review and discussion, Director Quintero moved to award the contract for construction of the wastewater treatment plant no. 1 emergency generator project to McDonald in the amount of \$927,469.00, 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 Steinberg seconded the motion, which passed unanimously.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR THE LAKE EROSION REHABILITATION PROJECT

Mr. Piercy updated the Board on the status of construction of the lake erosion rehabilitation project. He had no action items from Double Oak Erosion, Inc.

Mr. Piercy reported on a meeting with the Erosion Control Committee, EHRA, and the HOA regarding the lake erosion rehabilitation project. He stated that concerns regarding wildlife and aquatic plantings were discussed. Mr. Piercy also stated that the group conducted a boat tour of the shoreline and additional areas of erosion were identified due to recent extreme weather events. He stated that the HOA has requested that, when feasible, the large boulders are relocated to other areas of the lake, as they provide habitat for wildlife.

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

Mr. Piercy updated the Board on the status of construction of the Greenhouse Road left turn lane project. He reviewed and recommended approval of Change Order Nos. 1 and 2 to increase the contract in the amounts of \$1,872.00 and \$9,100.00,

respectively, submitted by Consta Build, LLC ("Consta"). Mr. Piercy stated that Change Order No. 1 is for the removal of yellow reflector buttons as requested by Harris County and Change Order No. 2 is for concrete lifting due to unexpected field conditions. The Board determined that Change Order Nos. 1 and 2 are beneficial to the District.

After review and discussion, Director Quintero moved to approve Change Order Nos. 1 and 2 to increase the contract in the amounts of \$1,872.00 and \$9,100.00, respectively, submitted by Consta, based on the engineer's recommendation and the Board's determination that the Change Orders are beneficial to the District. Director Steinberg seconded the motion, which passed unanimously.

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 WATER PLANT NO. 1 GROUND STORAGE TANK NO. 2 RECOATING PROJECT

Mr. Piercy 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 WATER PLANT NO. 1 GROUND STORAGE TANK NO. 2 EMERGENCY ROOF REPLACEMENT

Mr. Piercy updated the Board on the status of 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 on the Board on 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

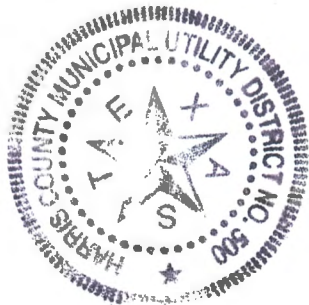
There was no discussion on this agenda item.

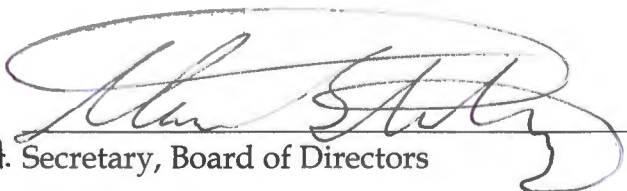
REVIEW AND REVISE ACTION LIST

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)




Asst. Secretary, Board of Directors

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