

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

November 12, 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 12th day of November, 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, thus constituting a quorum.

Also present at the meeting were Justin Bruno of KGA/DeForest Design, LLC ("KGA"); Erik Scott of Storm Water Solutions, LLC ("SWS"); Lynn Kurtz of Myrtle Cruz, Inc.; Leslie Cook of RBC Capital Markets; Amanda Benzman and Justin Ubersnosky of Inframark Water & Infrastructure Services ("Inframark"); J.T. Gaden and Kenrick Piercy of EHRA Engineering ("EHRA"); Brenda McLaughlin of Bob Leared Interests; and Katie Carner, Allison Leatherwood, and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The Board reviewed two pieces of correspondence from a resident regarding the lake erosion rehabilitation project, copies of which are attached. Ms. Carner stated the matter would be addressed under agenda item no. 8.c.iv.

APPROVE MINUTES

The Board reviewed the minutes of the October 8, 2024, regular meeting. After review and discussion, Director Quintero moved to approve the minutes of October 8, 2024, regular meeting, as presented. Director Steinberg 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. 6134 in the amount of \$60,875.00, payable to Double Oak Erosion ("Double Oak").

After review and discussion, Director Spackman moved to approve the bookkeeper's report and the payments presented, including check no. 6134 as detailed above. Director Quintero seconded the motion, which passed unanimously.

LANDSCAPE ARCHITECT'S REPORT

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

Mr. Bruno reviewed options for potential landscape improvements for the drill site located south of Tuckerton Road, including a preliminary cost estimate. The Board discussed forming a parks committee to work with KGA on the design for the drill site and any future District parks projects.

After review and discussion, and based on the landscape architect's recommendation, Director Spackman moved to (1) accept the landscape architect's report; and (2) appoint Directors Ottmann and Collins to the Parks Committee and authorize the Committee to coordinate with KGA on a proposed design for landscape improvements for the drill site. Director Quintero 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 requested the Board authorize the repair of lift pump no. 4 at lift station no. 1 in an amount not to exceed \$20,000.00 due to a damaged propeller.

Ms. Benzman updated the Board on the installation of the SuperAll system at wastewater treatment plant no. 2 and lift station nos. 2 and 3.

The Board considered authorizing Inframark to conduct non-emergency necessary repairs under \$20,000.00 without prior Board authorization and non-emergency necessary repairs between \$20,000.00-\$40,000.00 with approval of either Director Ottmann or Director Collins. Ms. Carner stated that all repairs conducted under the authorization should be reported in the operator's report at the following meeting.

After review and discussion, Director Spackman moved to (1) approve the operator's report; (2) authorize the repair of lift pump no. 4 at lift station no. 1 in an amount not to exceed \$20,000.00; (3) authorize Inframark to conduct non-emergency necessary repairs under \$20,000.00 without prior Board authorization and non-

emergency necessary repairs between \$20,000.00-\$40,000.00 with approval of either Director Ottmann or Director Collins. Director Steinberg 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 October, 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

The Board reviewed landscape maintenance reports and lake maintenance reports provided by the HOA and directed that they be filed in the District's records.

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.

Mr. Scott discussed SWS's current scope of maintenance of detention pond 1L, noting that the HOA also is maintaining detention pond 1L due to the installation of sidewalks and irrigation around the pond. After discussion, the Board directed SWS to discontinue further mowing and overseeding for detention pond 1L. The Board also requested SWS continue to inspect the detention pond regularly and report on any maintenance deficiencies.

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 reviewed a task order recommended for approval by EHRA, as project manager for the UPRR/Highway 290 project from HDR Engineering, Inc. for supplemental engineering services related to design of the UPRR/Highway 290 project.

Ms. Carner reminded the Board that, at the previous meeting, the District authorized payment to Harris County for the additional cost above the original not-to-exceed allowance for the upgraded reinforced concrete pipe for Harris County's outfall pipe to serve the drainage for the Mound Road extension. She stated that Harris County has requested an Interlocal Agreement related to the payment. Ms. Carner requested the Board authorize Director Ottmann to execute an Interlocal Agreement with Harris County, subject to his final review.

Ms. Carner updated the Board on the status of the increased project funding request to the Houston-Galveston Area Council.

After review and discussion, and as recommended by the engineer, Director Collins moved to (1) approve the task order from HDR Engineering, Inc., to be incorporated as an additional exhibit to the engineering services agreement with EHRA for the UPRR/Highway 290 project; and (2) authorize Director Ottmann to execute an Interlocal Agreement with Harris County regarding the outfall pipe upgrade payment, subject to his final review. Director Quintero seconded the motion, which passed unanimously.

Ms. Carner updated the Board on the status of the utility relocations for the UPRR/Highway 290 project.

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.

AUTHORIZE DESIGN OF HOODED GREENHOUSE ROAD LEFT TURN LANE SOUTH OF CYPRESS NORTH HOUSTON

Mr. Piercy requested the Board authorize design of the hooded Greenhouse Road left turn lane south of Cypress North Houston.

Mr. Piercy stated that, due to the proximity of the proposed hooded Greenhouse Road left turn lane to the adjacent intersection, a variance request must be approved by Harris County. Ms. Carner reviewed a proposed letter from the District to Harris County in support of the variance request.

After review and discussion, and as recommended by the engineer, Director Collins moved to (1) authorize design of the hooded Greenhouse Road left turn lane south of Cypress North Houston; and (2) authorize execution of a letter to Harris County in support of the variance request. Director Quintero seconded the motion, which passed unanimously.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR THE WASTEWATER TREATMENT PLANT NO. 1 EMERGENCY GENERATOR

Mr. Piercy updated the Board on the status of construction of the wastewater treatment plant no. 1 emergency generator project. He had no action items from McDonald Municipal and Industrial.

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 reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$60,750.00, Change Order No. 1 to increase the contract in the amount of \$46,800.00, and Quantity Adjustment No. 1 to increase the contract in the amount of \$14,580.00, submitted by Double Oak. Mr. Piercy stated that Change Order No. 1 is for the inclusion of additional shoreline and the breaking of large rocks in lieu of removal. The Board determined that Change Order No. 1 is beneficial to the District.

The Board discussed the correspondence from a resident regarding the project.

After review and discussion, and based on the engineer's recommendation, Director Collins moved to (1) approve Pay Estimate No. 1 in the amount of \$60,750.00 to Double Oak; (2) approve Change Order No. 1 to increase the contract in the amount of \$46,800.00, submitted by Double Oak, based on the Board's determination that the Change Order is beneficial to the District; and (3) approve Quantity Adjustment No. 1 to increase the contract in the amount of \$14,580.00, submitted by Double Oak. 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. Piercy updated the Board on the status of construction of the water plant no. 1 ground storage tank no. 2 recoating project. He reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$91,800.00, submitted by CFG Industries, LLC ("CFG").

After review and discussion, Director Quintero moved to approve Pay Estimate No. 1 in the amount of \$91,800.00 to CFG, as recommended. 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 reviewed and recommended approval of Pay Estimate No. 16 in the amount of \$18,081.17 and Quantity Adjustment No. 2 to decrease the contract in the amount of \$173,959, submitted by C4 Partners.

After review and discussion, the Board concurred to defer consideration of the action items until the next regular meeting, pending resolution of newly discovered punch list items.

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.

UPDATE ON PREPARATION OF ROAD BOND ISSUE NO. 6 AND PARK BOND APPLICATION NO. 2

Ms. Carner updated 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.

FINANCIAL AND BOOKKEEPING MATTERS (CONT'D)

Ms. Kurtz requested the Board approve additional check no. 6135 in the amount of \$204.09, payable to Director Ottmann for director fees of office.

After review and discussion, Director Quintero moved to approve check no. 6135 as detailed above. Director Collins seconded the motion, which passed unanimously.

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 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 2:10 p.m. pursuant to Section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property.

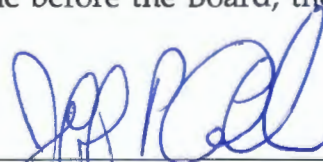
RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board reconvened in Open Session at 2:20 p.m.

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

Discussion ensued regarding the drill site adjacent to East Highlands Bayou Drive. Following discussion, Director Steinberg moved to authorize ABHR to send letter of intent to the H. Towne Lake Community Association regarding the potential acquisition of the drill site. Director Quintero 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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