

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

June 10, 2025

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 June, 2025, 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 Michael Wern and Marie Wern, members of the public; Josh Rambo of McCall Gibson Swedlund Barfoot Ellis PLLC (“McCall”); Leslie Cook of RBC Capital Markets; Michael Crahan of Caldwell Companies; Lynn Kurtz of Myrtle Cruz, Inc.; Amanda Benzman of Inframark Water & Infrastructure Services; J.T. Gaden of EHRA Engineering (“EHRA”); and Katie Carner, Allison Leatherwood, Jennifer Ramirez, and Franky Wallace 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 13, 2025, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of May 13, 2025, regular meeting, as presented. Director Quintero seconded the motion, which passed unanimously.

SERIES 2025A CONTRACT REVENUE BONDS (ROAD FACILITIES) MATTERS

Ms. Cook reviewed a schedule for the issuance of the District’s \$9,640,000 Contract Revenue Bonds (Road Facilities), Series 2025A (the “Series 2025A Road Bonds”).

APPROVE FINAL COST SUMMARY

The Board reviewed the cost summary prepared by EHRA for the Series 2025A Road Bonds. Following review and discussion, Director Spackman moved to approve the cost summary, subject to final review. Director Quintero seconded the motion, which passed unanimously.

APPROVE PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL NOTICE OF SALE

Ms. Cook reviewed a draft Preliminary Official Statement for the District's issuance and sale of its Series 2025A Road Bonds. Following review and discussion, Director Spackman moved that the Preliminary Official Statement be deemed final and be authorized for release, subject to final review. Director Quintero seconded the motion, which passed unanimously.

APPOINT PAYING AGENT/REGISTRAR

The Board discussed appointing The Bank of New York Mellon Trust Company, N.A. as the paying agent/registrar for the District's Series 2025A Road Bonds. Following discussion, Director Spackman moved to appoint The Bank of New York Mellon Trust Company, N.A. as the paying agent/registrar for the Series 2025A Road Bonds. Director Quintero seconded the motion, which passed unanimously.

ADVERTISEMENT AND SCHEDULE FOR SALE OF THE SERIES 2025A ROAD BONDS

The Board considered authorizing the District's financial advisor to advertise for the sale of the District's Series 2025A Road Bonds. Following discussion, Director Spackman moved to authorize the District's financial advisor to advertise for the sale of the District's Series 2025A Road Bonds. Director Quintero seconded the motion, which passed unanimously. The Board concurred to schedule the bond sale for next month's regular meeting on July 8, 2025.

AUTHORIZE AUDITOR TO PREPARE DEVELOPER REIMBURSEMENT REPORT

The Board considered authorizing the District's auditor, McCall, to prepare a developer reimbursement report for the Series 2025A Road Bonds. After review and discussion, Director Spackman moved to authorize McCall to prepare the developer reimbursement report for the Series 2025A Road Bonds. Director Quintero seconded the motion, which passed unanimously.

APPROVE DEVELOPER REIMBURSEMENT REPORT AND AUTHORIZE DISBURSEMENT OF BOND PROCEEDS

Mr. Rambo reviewed a supplemental developer reimbursement report reflecting additional amounts reimbursable by the District to CW SCOA West, L.P. for construction of the projects funded by the District's \$3,045,000 Taxable Contract Revenue Bonds (Water, Sewer, and Drainage Facilities), Series 2024B.

After discussion, Director Quintero moved to (1) approve the developer reimbursement report and direct that the report be filed appropriately and retained in the District's official records; and (2) approve the disbursement of funds as provided in the developer reimbursement report, subject to receipt of an executed receipt from the developer. Director Spackman seconded the motion, which passed unanimously.

APPROVE AUDIT FOR FISCAL YEAR END MARCH 31, 2025

The Board considered approving the combined draft audit for the Master District and Internal District for the fiscal year ending March 31, 2025. Following review and discussion, Director Quintero moved to approve the audit for fiscal year ended March 31, 2025, subject to final review. 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. She also requested the Board approve additional check no. 6352 in the amount of \$204.09, payable to Director Ottmann, and check no. 6353 in the amount of \$204.09, payable to Director Quintero.

After review and discussion, Director Quintero moved to approve the bookkeeper's report and the payments presented, including check nos. 6352 and 6353 as detailed above. Director Spackman 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.

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

DISCUSS LAKE MANAGEMENT AND MAINTENANCE

WILDLIFE MANAGEMENT, INCLUDING REPORT FROM A ALL ANIMAL CONTROL

The Board deferred discussion on this agenda item.

EROSION, DREDGING, AND WATER QUALITY

There was no discussion on this agenda item.

REPORT FROM THE 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

The Board reviewed the report on maintenance of the District's stormwater facilities prepared by Storm Water Solutions LLC, a copy of which is attached.

ENGINEERING MATTERS

Mr. Gaden reviewed the engineer's report, a copy of which is attached.

Mr. Gaden reviewed the updated 10-year Capital Improvement Plan, a copy of which is attached.

GRADE SEPARATION AT UNION PACIFIC RAILROAD AND INTERSECTION IMPROVEMENTS AT HIGHWAY 290 ("UPRR/HIGHWAY 290 PROJECT")

Mr. Gaden and Ms. Carner updated the Board on the status of design of the UPRR/Highway 290 project, including the project schedule.

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

The Board discussed potentially including early completion incentives and liquidated damages in the construction contract for the UPRR/Highway 290 project. Ms. Carner stated that, pursuant to the current Advance Funding Agreement with the Texas Department of Transportation, the District would be solely responsible for the costs of any early completion incentives. After review and discussion, Director Quintero moved to include in the construction contract for the UPRR/Highway 290 project early completion incentives and liquidated damages in the amount of \$15,000

per day for a maximum of 50 days. Director Spackman 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 AND ACCESS ROAD IMPROVEMENTS

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

RESERVOIR DREDGING PHASE ONE

Mr. Gaden stated that the bathymetric survey for the lake dredging project is complete and reported on a meeting with the Dredging Committee on June 9, 2025. He reviewed an exhibit of the areas that are recommended for dredging, a copy of which is attached. Mr. Gaden stated that the area under the Tuckerton bridge appears to be experiencing accelerated sedimentation that is exacerbated by boat traffic. The Board discussed requesting the HOA designate the area under the Tuckerton bridge as a “no wake” zone. After review and discussion, Director Quintero moved to authorize ABHR to send a letter to the HOA, subject to the Dredging Committee’s final review, regarding boat traffic under the Tuckerton bridge. Director Spackman seconded the motion, which passed unanimously.

APPROVE PLANS AND SPECIFICATIONS AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR THE LIFT STATION NO. 1 REHABILITATION PROJECT

Mr. Gaden updated the Board on the status of design of the lift station no. 1 rehabilitation project.

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

Mr. Gaden updated the Board on the status of construction of the wastewater treatment plant no. 1 emergency generator project. He reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$442,700.21, submitted by McDonald Municipal and Industrial (“McDonald”).

After review and discussion, Director Quintero moved to approve Pay Estimate No. 2 in the amount of \$442,700.21 to McDonald, as recommended. Director Spackman seconded the motion, which passed unanimously.

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR THE HOODED GREENHOUSE ROAD LEFT TURN LANE SOUTH OF CYPRESS NORTH HOUSTON

Mr. Gaden updated the Board on the status of construction of the hooded Greenhouse Road left turn lane south of Cypress North Houston. He had no action items from Beyer Construction LLC.

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

Mr. Gaden updated the Board on the status of construction of the lake erosion rehabilitation project. He reviewed and recommended approval of Pay Estimate No. 5 in the amount of \$27,645.75, submitted by Double Oak Erosion ("Double Oak").

After review and discussion, Director Quintero moved to approve Pay Estimate No. 5 in the amount of \$27,645.75 to Double Oak, as recommended. Director Spackman seconded the motion, which passed unanimously.

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

The Board deferred discussion on this agenda item.

UPDATE ON WATER PLANT AND LIFT STATION COATING INSPECTIONS

Mr. Gaden reported that EHRA is still reviewing the reports provided by the contractor for the coating inspections.

DISCUSS OPTIONS FOR WATER REUSE, INCLUDING REPORT FROM REUSE COMMITTEE

There was no discussion on this agenda item.

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 PARK BOND APPLICATION NO. 2

There was no discussion on this agenda item.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

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, a copy of which is attached. The Board took no action on the report.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Crahan updated the Board on the status of development in Towne Lake.

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 convened in Executive Session at 2:10 p.m. pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with their attorney. Ms. Carner, Ms. Leatherwood, Ms. Ramirez, and Ms. Wallace also were present. Ms. Carner requested the presence of Mr. Gaden in this Executive Session in order for the Board to obtain the necessary legal advice from its attorney, and the Board concurred to have him present.

Mr. Gaden exited the Executive Session at 2:36 p.m.

RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 2:48 p.m.

DISCUSS LAKE MANAGEMENT AND MAINTENANCE (CONT'D)

WILDLIFE MANAGEMENT, INCLUDING REPORT FROM A ALL ANIMAL CONTROL (CONT'D)

Director Quintero moved to authorize ABHR to send correspondence to a property owner on Dockside Landing stating that (1) the District is imposing a

fine in the amount of \$1,000 for violations of the District's lake rules prohibiting feeding wildlife; and (2) the fine will increase to \$5,000 if not paid within 30 days of the date of the letter. Director Spackman seconded the motion, which passed unanimously.

ENGINEERING MATTERS (CONT'D)

APPROVE PAY ESTIMATES AND CHANGE ORDERS FOR CONSTRUCTION OF WASTEWATER TREATMENT PLANT NO. 2 (CONT'D)

The Board considered approval of Pay Estimate Nos. 16 and 17 and Final in the amounts of \$18,081.17 and \$279,718.60, respectively, and Quantity Adjustment No. 2 to decrease the contract in the amount of \$173,959.00, submitted by C4 Partners. The Board also considered accepting the project.

After review and discussion, Director Spackman moved to (1) approve Pay Estimate Nos. 16 and 17 and Final in the amounts of \$18,081.17 and \$279,718.60, respectively, to C4 Partners; (2) approve Quantity Adjustment No. 2 to decrease the contract in the amount of \$173,959.00, submitted by C4 Partners; and (3) accept the project. Director Quintero seconded the motion, which passed by a vote of 4-1 with Director Collins opposed.

FINANCIAL AND BOOKKEEPING MATTERS (CONT'D)


Ms. Kurtz requested the Board approve additional check no. 6354 in the amount of \$297,799.77, payable to C4 Partners.

After review and discussion, Director Spackman moved to approve check no. 6354 as detailed above. 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.

(SEAL)




Secretary, Board of Directors

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