

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

August 12, 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 12th day of August, 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 Danielle Gonzalez and Ryan Schilhab, Directors of Harris County Municipal Utility District No. 503; Lynn Kurtz of Myrtle Cruz, Inc.; Amanda Benzman of Inframark Water & Infrastructure Services; Erik Scott of Storm Water Solutions, LLC ("SWS"); Kenrick Piercy of EHRA Engineering ("EHRA"); Angel Ruvalcaba of KGA/DeForest Design, LLC; and Katie Carner, Allison Leatherwood, 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 July 8, 2025, regular meeting. After review and discussion, Director Quintero moved to approve the minutes of July 8, 2025, regular meeting, as presented. Director Collins seconded the motion, which passed unanimously.

AUTHORIZE RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed the insurance two renewal proposals from Gallagher for the District's insurance policies. Following review and discussion, Director Quintero moved to accept the option 1 proposal from Gallagher and direct that the proposal be

filed appropriately and retained in the District's official records. Director Steinberg seconded the motion, which passed unanimously.

AUTHORIZE PREPARATION OF NOTICE TO PARTICIPANT DISTRICTS REGARDING PROPOSED CONTRACT TAX RATE

The Board considered authorizing the preparation of the annual notice to the Participant districts regarding the proposed contract tax rate and the contract payments owed to the Master District for calendar year 2026. After review and discussion, Director Spackman moved to authorize the preparation of the notice to the Participant districts regarding the contract tax and contract payments owed to the Master District for calendar year 2026. Director Collins seconded the motion, which passed unanimously. The Board discussed the estimated timetable for receipt of 2025 certified values from the Harris Central Appraisal District.

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.

Ms. Kurtz noted the following additional checks that are being presented for approval but are not included in her report: check no. 6408 in the amount of \$400.00 payable to Texas Mutal Insurance Company for insurance renewal; check no. 6409 in the amount of \$86,164.00 payable Arthur J. Gallagher Risk Management Services LLC for insurance renewal; and check no. 6410 in the amount of \$207.00 payable to DSHS Central Lab. Discussion ensued.

After review and discussion, Director Spackman moved to approve the bookkeeper's report and approve payment of the bills, including the additional check nos. 6408, 6409, and 6410. Director Collins 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 Quintero moved to approve the operator's report. 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 July, a copy of which is attached.

EROSION, DREDGING, AND WATER QUALITY

Ms. Carner updated the Board on the status of the request for the Towne Lake Community Association ("HOA") to designate the Tuckerton Bridge area as a "No Wake" zone, noting that the HOA approved the request and has ordered the appropriate new signs.

REPORT FROM THE HOA REGARDING LAKE AND LANDSCAPE MAINTENANCE MATTERS

There was no discussion on this agenda item.

DISCUSS DISTRICT LAKE RULES AND, IF APPROPRIATE, ENAGE SPECIAL COUNSEL

The Board deferred discussion on this item to executive session.

REPORT ON STORMWATER FACILITIES MAINTENANCE AND REPAIRS

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

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 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.

AUTHORIZE DESIGN, APPROVE PLANS AND SPECIFICATIONS, AND
AUTHORIZE ADVERTISEMENT FOR BIDS

WASTEWATER TREATMENT PLANT NO. 1 EXPANSION, PHASE 4
AND ACCESS ROAD IMPROVEMENTS

Mr. Piercy reviewed the plans and specifications and requested the Board authorize EHRA to advertise for bids for the construction of the wastewater treatment plant no. 1 expansion, phase 4 and access road improvements project. He noted approval from Harris County is still pending but is anticipated to be received around the time of expected contract award. Following review and discussion, Director Spackman moved to approve the plans and specifications and to authorize EHRA to advertise for bids for the wastewater treatment plant no. 1 expansion, phase 4 and access road improvements project. Director Quintero seconded this motion, which passed unanimously

RESERVOIR DREDGING PROJECT

There was no discussion on this agenda item.

LIFT STATION NO. 1 REHABILITATION PROJECT

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

ASHER TRAILHEAD AT TOWNE LAKE IMPROVEMENTS

Mr. Piercy updated the Board on the status of the project stating that it is temporarily on hold.

PRECINCT 3 CALL FOR PROJECTS

Ms. Carner and Mr. Piercy reported that Harris Precinct 3 is accepting applications for funding sidewalk projects. Mr. Piercy requested the Board authorize EHRA to submit an application to Precinct 3 regarding the proposed sidewalk connection along the east side of Towne Lake Parkway south of Tuckerton Road. Following review and discussion, Director Spackman moved to authorize EHRA to submit an application to Harris County Precinct 3 as stated above. Director Quintero seconded the motion, which passed unanimously.

APPROVE PAY ESTIMATES AND CHANGE ORDERS AND FINAL
ACCEPTANCE OF PROJECTS

WASTEWATER TREATMENT PLANT NO. 1 EMERGENCY
GENERATOR

Mr. Piercy provided an update on the status of delivery for the Wastewater Treatment Plant No. 1 Emergency Generator.

HOODED GREENHOUSE ROAD LEFT TURN LANE SOUTH OF
CYPRESS NORTH HOUSTON

Mr. Piercy presented a proposal from Ninyo & Moore, a Socetec Company for construction material testing and observation services for the Hooded Greenhouse Road Left Turn Lane project for an estimated cost of \$7,230. Following review and discussion, Director Spackman moved to approve the proposal from Ninyo & Moore, and direct that the proposal be incorporated as a task order to the District's agreement with Ninyo & Moore. Director Quintero seconded the motion, which passed unanimously.

LAKE EROSION REHABILITATION PROJECT

Mr. Piercy updated the Board on the status of the Lake Erosion Rehabilitation Project, stating that the contractor has completed the Shore SOX project. He stated that the EHRA held a second walkthrough on August 5th.

Mr. Piercy updated the Board on Lake Shore Planting Project. The Board took no action on this matter.

DISCUSS OPTIONS FOR WATER REUSE, INCLUDING REPORT FROM REUSE
COMMITTEE

Mr. Piercy stated that EHRA is continuing to coordinate with TCEQ regarding potential reclaimed water projects.

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

Mr. Ruvalcaba 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

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.

CONVENE IN EXECUTIVE SESSION TO CONSULT WITH ATTORNEY, PURSUANT
TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board convened in Executive Session at 1:53 p.m. pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with their attorney. Ms. Carner, Ms. Leatherwood, and Ms. Wallace also were present.

RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 2:08 p.m.

DISCUSS LAKE MANAGEMENT AND MAINTENANCE (CONT'D)

DISCUSS DISTRICT LAKE RULES AND, IF APPROPRIATE, ENAGE SPECIAL COUNSEL (CONT'D)

Director Spackman moved to authorize Director Ottmann to execute an engagement letter with Blank Rome LLP, subject to final review and approval by ABHR, and authorized an initial amount of \$10,000 for their work. 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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