

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

September 9, 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 9th day of September, 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:

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 Danielle Gonzalez, Director of Harris County Municipal Utility District No. 503; Bill Campbell and Charlotte Campbell, members of the public; Lynn Kurtz of Myrtle Cruz, Inc.; Leslie Cook of RBC Capital Markets ("RBC"); Amanda Benzman of Inframark Water & Infrastructure Services ("Inframark"); Kenrick Piercy of EHRA Engineering ("EHRA"); Angel Ruvalcaba of KGA/DeForest Design, LLC ("KGA"); Erik Scott of Storm Water Solutions, LLC; and Katie Carner 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 August 12, 2025, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of August 12, 2025, regular meeting, as presented. Director Quintero 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 payment of the bills. 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.

Ms. Benzman discussed the manhole failure along S. Frio River Circle. She answered the Board members' questions and stated that Inframark will be individually notifying the neighboring residents regarding this matter and the timeline for repairs. Ms. Benzman and Mr. Piercy stated that it is their opinion that the manhole failure constitutes an emergency condition that may create a serious health hazard or unreasonable economic loss to the District and requires immediate corrective action.

After discussion, the Board concurred that the manhole failure constitutes an emergency condition that may create a serious health hazard or unreasonable economic loss to the District and requires immediate corrective action.

After review and discussion, Director Quintero moved to (1) approve the operator's report; (2) as recommended by the operator and engineer, authorize ABHR to prepare a letter to the Texas Commission on Environmental Quality ("TCEQ") requesting emergency authorization for the manhole repairs, if full replacement is required; (3) authorize Director Ottmann or Director Collins to award the short-form construction contract on behalf of the District, subject to final review, if full replacement of the manhole is required; and (4) authorize Director Ottmann to adopt a Resolution Expressing Intent to Reimburse for the manhole repairs, if full replacement needed. Director Steinberg seconded the motion, which passed unanimously.

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.

Ms. Carner presented a proposal from Stuart Consulting Group for the UPRR/Highway 290 project for an estimated cost of \$77,419.00. Following review and discussion, Director Steinberg moved to approve the proposal from Stuart Consulting Group, and direct that the proposal be incorporated as a task

order to the District's agreement with EHRA for the UPRR/Highway 290 project. Director Spackman seconded the motion, which passed unanimously.

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 provided an update on the status of the advertisement for bids for the wastewater treatment plant no. 1 expansion project. He stated that EHRA expects to receive bids in advance of the next Board meeting.

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 pending design updates from the developer.

GEOGRAPHIC INFORMATION SYSTEM ("GIS") MAPPING

Mr. Piercy presented and reviewed a proposal for engineering services, including development of GIS mapping, a copy of which is attached to the engineer's report. He responded to questions from the Board. Following review and discussion, Director Steinberg moved to approve the GIS proposal, excluding the Board ArcGIS Online Viewer license. Director Spackman seconded the motion, which passed unanimously.

APPROVE PAY ESTIMATES, 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 provided an update on status of the construction for the Greenhouse Road Hooded Left Turn Lane.

LAKE EROSION REHABILITATION PROJECT

Mr. Piercy updated the Board on the status of the Lake Erosion Rehabilitation Project, stating that the construction is complete.

Mr. Piercy updated the Board on the Lake Shore Planting Project. The Board took no action on this matter, pending receipt of an invoice from the Towne Lake Community Association ("HOA").

PRECINCT 3 CALL FOR PORJECTS

Mr. Piercy stated EHRA has worked with KGA to submit an application to Harris County Precinct 3 for funding for the proposed sidewalk connection along the east side of Towne Lake Parkway south of Tuckerton Road.

DISCUSS OPTIONS FOR WATER REUSE, INCLUDING REPORT FROM REUSE
COMMITTEE

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

APPROVE CAPACITY RESERVATIONS AND UTILITY COMMITMENT
LETTERS

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 prepared by SWS, a copy of which is attached.

Mr. Scott presented a proposal for clean out of the Barker Cypress storm unit in the amount of \$3,985, a copy of which is attached to the SWS report. Following review and discussion, Director Spackman moved to approve the proposal for the clean out of the Barker Cypress storm unit in the amount of \$3,985. Director Quintero 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 August, a copy of which is attached.

EROSION, DREDGING, AND WATER QUALITY

There was no discussion on this agenda item.

REPORT FROM THE HOA REGARDING LAKE AND LANDSCAPE MAINTENANCE MATTERS

There was no discussion on this agenda item.

DISCUSS DISTRICT LAKE RULES

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, 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.

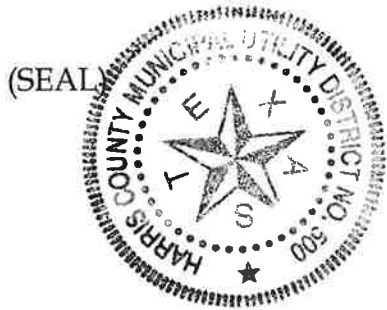
REPORTS FROM DISTRICT CONSULTANTS REGARDING DISTRICT
CORRESPONDENCE AND PROVISION OF RECORDS

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.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.





Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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