

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

October 14, 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 14th day of October, 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, except for Director Ottmann, thus constituting a quorum.

Also present at the meeting were Marquel Jordan of Blank Rome LLP; 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 ("EHRA"); Angel Ruvalcaba of KGA/DeForest Design, LLC ("KGA"); Erik Scott of Storm Water Solutions, LLC ("SWS"); Michael Crahan of Caldwell Companies; and Katie Carner, Allison Leatherwood, and Franky Wallace of Allen Boone Humphries Robinson LLP ("ABHR").

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

The Board convened in Executive Session at 12:02 p.m. pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with their attorney. Ms. Jordan, Ms. Carner, and Ms. Wallace also were present.

RECONCENE IN OPEN SESSION

The Board reconvened in open session at 12:21 p.m. No action was taken by the Board.

The Board suspended the Master District meeting at 12:21 p.m.

The Board resumed the Master District meeting at 12:35 p.m.

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board reviewed the minutes of the September 9, 2025, regular meeting. After review and discussion, Director Steinberg moved to approve the minutes of September 9, 2025, regular meeting, as presented. Director Collins 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.

Ms. Kurtz noted the following additional checks that are being presented for approval but are not included in her report: check no. 6461 in the amount of \$61,385.25 payable to Double Oak Erosion ("Double Oak") and check no. 6462 in the amount of \$4,950.00 payable to Harris County Municipal Utility District No. 501. Discussion ensued.

After review and discussion, Director Collins moved to approve the bookkeeper's report and payment of the bills, including the additional check nos. 6461 and 6462. Director Spackman seconded the motion, which passed unanimously.

REVIEW ARBITRAGE REBATE REPORT FOR THE SERIES 2020 REFUNDING BONDS

The Board reviewed the interim arbitrage rebate report for the District's \$4,705,000 Contract Revenue Refunding Bonds (Water, Sewer, and Drainage Facilities), Series 2020, noting that there were no payments owed to the Internal Revenue Service.

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 updated the Board on the manhole failure along S. Frio River Circle. She answered the Board members' questions and stated that Inframark notified the neighboring residents regarding this matter and the estimated timeline for repairs.

After review and discussion, Director Spackman 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 September, a copy of which is attached.

The Board discussed an alligator sighting in the regional detention facilities.

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

The Board reviewed the Lake Management reports, copies of which are attached.

DISCUSS DISTRICT LAKE RULES

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.

After review and discussion, Director Collins moved to approve the SWS report. Director Spackman 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.

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 stated that bids were received for construction of the wastewater treatment plant no. 1 expansion, phase 4 project. Mr. Piercy recommended that the Board award the contract to C3 Constructors in the amount of \$3,365,000.00. The Board concurred that, in its judgment, C3 Constructors is a responsible bidder who will be most advantageous to the District and will result in the best and most economical completion of the project.

Following review and discussion, Director Spackman moved to award the contract for construction of the wastewater treatment plant no. 1 expansion, phase 4 project to C3 Constructors in the amount of \$3,365,000.00, based upon the engineer's recommendation and subject to review of the payment and performance bonds and certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Collins seconded the motion, which passed unanimously.

RESERVOIR DREDGING PROJECT

Mr. Piercy stated that EHRA is scheduling a meeting with the Dredging Committee to discuss available funding for the project.

LIFT STATION NO. 1 REHABILITATION PROJECT

Mr. Piercy reviewed the plans and specifications and requested the Board authorize EHRA to advertise for bids for the construction of the lift station no. 1 rehabilitation project.

Following review and discussion, Director Spackman moved to approve the plans and specifications and to authorize EHRA to advertise for bids for the lift station no. 1 rehabilitation project. Director Collins seconded this motion, which passed unanimously.

ASHER TRAILHEAD AT TOWNE LAKE IMPROVMENTS

Mr. Piercy provided an update on the project, noting that EHRA is coordinating with the developer on the design revisions.

GEOGRAPHIC INFORMATION SYSTEM ("GIS") MAPPING

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

APPROVE PAY ESTIMATES, CHANGE ORDERS, AND FINAL ACCEPTANCE OF PROJECTS

WASTEWATER TREATMENT PLANT NO. 1 EMERGENCY GENERATOR

Mr. Piercy provided an update on the installation of 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.

Mr. Piercy reviewed and recommended approval of Quantity Adjustment No. 1 to the contract with Beyer Construction, LLC for additional concrete removal to increase the contract in an amount not to exceed \$28,200.00. The Board determined that Quantity Adjustment No. 1 is beneficial to the District.

After review and discussion, Director Spackman moved to approve Quantity Adjustment No. 1 in an amount not to exceed \$28,200.00 as an increase to the contract with Beyer Construction, LLC for additional concrete removal, based upon the Board's finding that the Quantity Adjustment is beneficial to the District and the engineer's recommendation. Director Collins seconded the motion, which passed unanimously.

LAKE EROSION REHABILITATION PROJECT

Mr. Piercy updated the Board on the status of construction of the Lake Erosion Rehabilitation Project. Mr. Piercy reviewed and recommended approval of Pay Estimate No. 6 and Final in the amount of \$61,385.25, payable to Double Oak, and he recommended the Board accept

the project. Mr. Piercy also reviewed and recommended approval of Quantity Adjustment No. 2 to the contract with Double Oak to decrease the contract in the amount of \$41,818.00. The Board determined that Quantity Adjustment No. 2 is beneficial to the District.

After review and discussion, and based on the engineer's recommendation Director Spackman moved to (1) approve Pay Estimate No. 6 and Final in the amount of \$61,385.25 to Double Oak, and to accept the project; and (2) approve Quantity Adjustment No. 2 in the amount of \$41,818.00 as a decrease to the contract with Double Oak. Director Collins seconded the motion, which passed unanimously.

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. Ms. Carner stated that Precinct 3 should be making their funding decisions soon.

DISCUSS OPTIONS FOR WATER REUSE, INCLUDING REPORT FROM REUSE COMMITTEE

Mr. Piercy stated that EHRA is continuing to coordinate with the Texas Commission on Environmental Quality 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, a copy of which is attached.

Mr. Ruvalcaba updated the Board on the Greenhouse Road landscape rehabilitation project. He reviewed and recommended approval of the previously presented Change Order No. 1 to increase the contract with Jinco, Inc. in the amount of \$15,881.25, which the Board deferred to consider until completion of the warranty period on August 16, 2025. Discussion ensued regarding replacement of dead plant material under warranty. The Board determined that the Change Order is beneficial to the District.

Mr. Ruvalcaba presented a proposal for the Tuckerton Road drill site improvements. He then answered the Board's questions. The Board concurred to defer action on this item.

After review and discussion, and based on the landscape architect's recommendation, Director Collins moved to (1) accept the landscape architect's report; (2) approve Change Order No. 1 to increase the contract in the amount of submitted by Jinco, Inc., based on the Board's determination that the Change Order is beneficial to the District, and subject to successful completion of warranty plant replacement and final inspection of the project; and (3) accept the project. Director Steinberg seconded the motion, which passed unanimously.

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.

Jeff P. Call

Secretary, Board of Directors

(SEAL)



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