

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

November 11, 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 11th day of November, 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 Lynn Kurtz of Myrtle Cruz, Inc.; Leslie Cook of RBC Capital Markets; Amanda Benzman of Inframark Water & Infrastructure Services ("Inframark"); Erik Scott and Garrett McCray of Storm Water Solutions, LLC ("SWS"); Kenrick Piercy of EHRA Engineering ("EHRA"); Angel Ruvalcaba of KGA/DeForest Design, LLC ("KGA"); Michael Crahan of Caldwell Companies; 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 October 14, 2025, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of the October 14, 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.

Ms. Kurtz noted the following additional checks that are being presented for approval but are not included in her report: check no. 6488 in the amount of \$204.10, payable to Director Quintero, and check no. 6489 in the amount of \$204.10, payable to Director Ottmann.

After review and discussion, Director Spackman moved to approve the bookkeeper's report and payment of the bills, including check nos. 6488 and 6489, as detailed above. 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 updated the Board on the manhole failure along S. Frio River Circle.

She stated, following inspection, there are 35 additional manholes that require resealing and chemical lining protection and emphasized the need to move forward promptly due to their deteriorating condition and risk of further damage. The Board made a finding that an emergency condition exists and that immediate rehabilitation of the 35 manholes is necessary to prevent a serious health hazard or unreachable economic loss to the District. The Board then discussed authorizing Inframark and EHRA to submit an Application to the Texas Commission on Environmental Quality ("TCEQ") for Authorization to Proceed with Emergency Project, pursuant to section 49.274 of the Texas Water Code, for the resealing of the 35 manholes. The Board further discussed authorizing ABHR and EHRA to prepare notice letters TCEQ regarding the use of surplus funds to finance the emergency manhole rehabilitation on S. Frio River Circle and the resealing of the 35 manholes.

Ms. Benzman further damage to a resident's driveway caused by the emergency manhole rehabilitation on S. Frio River Circle. The Board discussed payment for repairs to the resident's driveway, subject to the resident's execution of a suitable release.

Mr. Benzman reviewed the correspondence received from a neighboring resident regarding the manhole failure. She answered the Board's questions and confirmed Inframark will continue to communicate an estimated timeline for repairs to the residents.

After review and discussion, Director Steinberg moved to (1) approve the operator's report; (2) authorize Inframark and EHRA to submit an Application to the TCEQ for authorization to proceed with emergency project for the 35 manholes; (3) authorize ABHR and EHRA to prepare notice letters to the TCEQ regarding the use of surplus funds to finance the emergency manhole rehabilitation on S. Frio River Circle

and the resealing of the 35 manholes; (4) authorize Inframark to solicit bids for resealing of the 35 manholes and authorize Directors Ottmann and Collins to award the contract in an amount not to exceed \$250,000, based on the engineer's recommendation; and (5) authorize ABHR to prepare a release for reimbursement for resident driveway repairs required by the emergency manhole rehabilitation work in an amount not to exceed \$50,000. Director Spackman 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 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

Ms. Carner stated that the District's special counsel sent correspondence to a property owner regarding enforcement of the District's lake rules, as authorized at the previous meeting.

REPORT ON STORMWATER FACILITIES MAINTENANCE AND REPAIRS

Mr. Scott introduced Mr. McCray to the Board. 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 and reviewed a revised annual maintenance proposal in the total amount of \$100,576.00 for the Board's consideration. The Board considered removing Towne Lake Pond 1L PH2 from the annual maintenance proposal.

After review and discussion, Director Collins moved to approve the SWS report; and to approve the proposal for the annual maintenance schedule, as revised. Director Quintero 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 updated the Board regarding the Surface Transportation Block Grant ("STBG") Advance Funding Agreement Amendment No. 2 with the Texas Department of Transportation to address maintenance of certain facilities. After review and discussion, Director Collins moved to (1) approve the STBG Advance Funding Agreement Amendment No. 2, subject to final review by Directors Ottmann and Collins; (2) adopt the associated Resolution approving the amendment; and (3) direct that the documents be filed appropriately and retained in the District's official records. Director Quintero seconded the motion, which passed by unanimously.

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

RESERVOIR DREDGING PROJECT

Mr. Piercy updated the Board on the recent meeting with the Dredging Committee, stating that sufficient surplus funds are available to complete the reservoir dredging project. He reviewed a proposed dredging map, a copy of which is attached to the engineer's report. Ms. Carner noted that the District may submit a surplus funds notice letter for this project.

Mr. Piercy requested the Board to authorize EHRA to begin design of the reservoir dredging project.

The Board then discussed authorizing ABHR to prepare correspondence to Harris County Municipal Utility District No. 502 ("HC 502") and the HOA regarding proposed cost sharing for the reservoir dredging project. Mr. Piercy provided preliminary cost sharing chart, a copy of which is attached to the engineer's report.

After review and discussion, and as recommended by the engineer, Director Collins moved to authorize EHRA to begin design of the reservoir dredging project and to authorize ABHR to prepare correspondence to HC 502 and the HOA regarding proposed cost sharing for the reservoir dredging project, as discussed. Director Quintero seconded the motion, which passed unanimously.

LIFT STATION NO. 1 REHABILITATION PROJECT

Mr. Piercy updated the Board on the plans and specifications for the construction of the lift station no. 1 rehabilitation project, stating that EHRA plans to advertise by the end of November.

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.

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

Mr. Piercy stated EHRA is preparing contracts for the wastewater treatment plant no. 1 expansion, phase 4 project.

PRECINCT 3 CALL FOR PORJECTS

Mr. Piercy stated that Harris County Precinct 3 has approved the District's funding request for Towne Lake Parkway sidewalk project and noted that EHRA has coordinated with KGA to provide a design proposal.

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

Mr. Piercy reported that the District, as Internal District, has requested 5 equivalent single-family connections of water and sewer capacity for the Towne Lake Boardwalk Building 8. A copy of the capacity request is attached to the engineer's report, including an updated connections chart. Following review and discussion, and based upon the engineer's recommendation, Director Collins moved to approve the capacity request. Director Quintero seconded the motion, which passed unanimously. The Board directed the bookkeeper to begin billing the District, as Internal District, for additional connections beginning in December 2025.

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

Ms. Carner updated the Board on the status of the park bond application no. 2.

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 presented a design proposal for the Towne Lake Parkway Sidewalk project. Following review and discussion, Director Spackman moved to

approve the design proposal, subject to review and finalization by ABHR and receipt of the Interlocal Agreement with Harris County for project funding. Director Collins 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.

(SEAL)




Secretary, Board of Directors

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