

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

January 13, 2026

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 13<sup>th</sup> day of January 2026, 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 Jack W. Higdon of Blank Rome LLP; Danielle Gonzalez, Director of Harris County Municipal Utility District No. 503; Ana Bonilla, a member of the public; Jake Terry of RBC Capital Markets; Lynn Kurtz of Myrtle Cruz, Inc.; Amanda Benzman of Inframark Water & Infrastructure Services ("Inframark"); Erik Scott and Garrett McCray of Storm Water Solutions, LLC ("SWS"); Kenrick Piercy and Fred Signorelli of EHRA Engineering ("EHRA"); 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.

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. Mr. Higdon, Ms. Carner, Ms. Leatherwood, and Ms. Wallace also were present.

RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 12:23 p.m.

## DISCUSS LAKE MANAGEMENT AND MAINTENANCE

### DISCUSS DISTRICT LAKE RULES INCLUDING REPORT FROM SPECIAL COUNSEL

Director Collins moved to authorize Mr. Higdon to file a petition to enforce the District's Lake Rules and Rate Order and to designate the Board President, with the Vice President serving as alternate, as the liaison for this matter, as discussed in Executive Session. Director Quintero seconded the motion, which passed unanimously.

The Board suspended the Master District meeting at 12:25 p.m.

The Board resumed the Master District meeting at 1:00 p.m.

### APPROVE MINUTES

The Board reviewed the minutes of the December 9, 2025, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of the December 9, 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 that check no. 6547 in the amount of \$53,000, payable to Muzaifa Abdullah for driveway repairs required in connection with the emergency sanitary sewer rehabilitation project on South Frio River is being presented for approval but is not included in the report.

### ANNUAL DISCLOSURE STATEMENTS FOR INVESTMENT OFFICER AND BOOKKEEPER

Ms. Carner stated that in accordance with the District's Investment Policy and the Public Funds Investment Act, the District's Bookkeeper and the District's Investment Officer, are required to execute Disclosure Statements that disclose any relationships with banks and brokers who seek to sell investments to the District. She added that the Disclosure Statements will be filed with the Texas Ethics Commission. Following review and discussion, Director Spackman moved to accept the Disclosure Statements pursuant to the District's Investment Policy and the Public Funds Investment Act and direct that the statements be filed

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

#### ANNUAL FINANCIAL WORKSHOP

The Board then discussed scheduling the annual financial workshop with up to two representatives of each of the participant districts to discuss the proposed Master District revenues and expenditures for the upcoming fiscal year.

#### REVIEW ARBITRAGE REBATE REPORT FOR SERIES 2015 BONDS

Ms. Carner discussed the Arbitrage Rebate Report for the Series 2015 Bonds with the Board. She stated that no payment is due to the Internal Revenue Service from the District.

After review and discussion, Director Quintero moved to (1) approve the bookkeeper's report and payment of the bills; (2) approve check no. 6547, as detailed above; and (3) authorize ABHR to schedule a financial workshop, as discussed, with Directors Ottmann and Quintero attending on behalf of the District. Director Quintero seconded the motion, which passed unanimously.

#### ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Carner reported on the District's compliance activities during the prior calendar year related to bond financings. She stated that no corrective action is required at this time.

#### 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 stated that Harris County is requesting installation of a driveway way apron at wastewater treatment plant no. 2 at new estimated cost of \$39,000.00. Discussion ensued. The Board concurred that Director Collins and EHRA would contact Harris County Precinct 3 regarding potential county funding for the installation.

Ms. Benzman reported that Inframark filed an excursion report with the Texas Commission on Environmental Quality ("TCEQ") and Harris County for an excursion at wastewater treatment plant no. 2.

Ms. Benzman updated the Board on the District's use of the Vepo Envirotrax online backflow & CSI management system as an alternative form of receiving and storing backflow test and maintenance reports.

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

DISCUSS LAKE MANAGEMENT AND MAINTENANCE (CON'T)

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 December, a copy of which is attached.

The Board discussed concerns regarding a resident feeding wildlife in the Heritage Marina. Ms. Carner stated that ABHR will send correspondence to the property owner regarding enforcement of the District's rules on feeding wildlife, if necessary.

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 AND, IF APPROPRIATE, ENAGE SPECIAL COUNSEL (CON'T)

There was no additional 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.

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. Signorelli and Ms. Carner updated the Board on the plans and specifications of the UPRR/Highway 290 project, including the schedule for the Texas Department of Transportation to advertise for bids for the project. The Board discussed updated information about the UPRR/Highway 290 project.

The Board noted recent resident concerns regarding potential flooding at the UPRR/Highway 290 underpass during significant rain events. Mr. Signorelli responded to the Board's questions and discussed design criteria to mitigate flooding risk, including installation of a pump station with a backup generator. Following discussion, the Board concurred that ABHR, EHRA, and Director Collins would prepare a presentation regarding the UPRR/Highway 290 underpass design that can be shared with the public.

Director Spackman left the meeting at 2:06 p.m.

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

RESERVOIR DREDGING PROJECT

Mr. Piercy stated that EHRA has started designing the reservoir dredging project. Ms. Carner stated that ABHR has sent correspondence to the participating entities regarding cost sharing for their respective portions of the project.

LIFT STATION NO. 1 REHABILITATION PROJECT

Mr. Piercy stated that EHRA has completed the design for the lift station no. 1 rehabilitation project and plans have been to the operator to for further review.

ASHER TRAILHEAD AT TOWNE LAKE IMPROVEMENTS

There was no discussion on this agenda item.

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. Mr. Piercy reviewed and recommended approval of Change Order No. 3 to the contract with McDonald Municipal Industrial extending the contract time by 60 days. The Board determined that Change Order No. 3 is beneficial to the District. Following review and discussion, based on the engineer's recommendation, Director Steinberg moved to approve Change No. 3 to extend the contract time with McDonald Municipal Industrial by 60 days. Director Quintero seconded the motion, which passed unanimously.

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 stating the project is complete and approved by Harris County.

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

Mr. Piercy provided an update on status of the construction for the wastewater treatment plant no. 1 expansion, phase 4 project.

Mr. Piercy reviewed and recommended approval of Quantity Adjustment No. 1 to the contract with C3 Constructors, LLC for the removal and replacement of the bar screen at the wastewater treatment plant no. 1 headworks in an amount of \$59,000.00. The Board determined that Quantity Adjustment No. 1 is beneficial to the District.

After review and discussion, Director Steinberg moved to approve Quantity Adjustment No. 1 in the amount of \$59,000.00 as an increase to the contract with C3 Constructors, LLC for the removal and replacement of the bar screen at the wastewater treatment plant no. 1 headworks, based upon the Board's finding that the Quantity Adjustment is beneficial to the District and the engineer's and operator's recommendation. Director Quintero seconded the motion, which passed unanimously.

INTERLOCAL AGREEMENT WITH HARRIS COUNTY PRECINCT 3

Mr. Piercy updated the Board on the status of the Joint Participation Interlocal Agreement with Harris County for funding of the Towne Lake Parkway sidewalk extension. After review and discussion, Director Steinberg moved to approve the Joint Participation Interlocal Agreement with Harris County, subject to final review and approval by Director Ottmann and Director Collins, and direct that the Agreement be filed appropriately and retained in the District's official records. Director Quintero seconded the motion, which passed unanimously.

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.

RECEIVE ESTIMATES FROM PARTICIPANT DISTRICTS REGARDING MONTHLY WATER AND SEWER DEMANDS, NUMBER OF NEW CONNECTIONS, AND AMOUNT OF RESERVED CONNECTIONS FOR THE UPCOMING FISCAL YEAR

Mr. Piercy updated the Board regarding the participant districts' wastewater and water usage reconciliation, including current connections, a copy of which is attached.

CONVEYANCE OF EASEMENTS/DEEDS; ABANDONMENT OF EASEMENT; CONSENTS TO ENCROACHMENT

The Board considered approving a Consent to Encroachment and License Agreement with CC Boardwalk I, L.P. After review and discussion, Director Steinberg moved to approve the Consent to Encroachment and License Agreement and direct that they be filed appropriately and retained in the District's official records. Director Quintero seconded the motion, which passed unanimously.

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

The Board reviewed the landscape architect's report prepared by KGA, a copy of which is attached.

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.

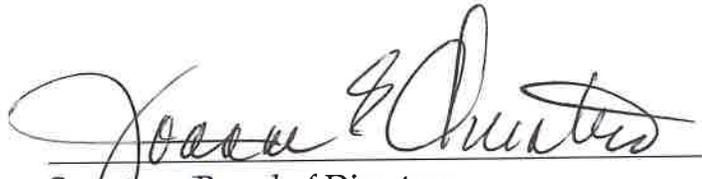
REVIEW AND REVISE ACTION LIST

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  
*VP*

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