

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

February 10, 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 10th day of February 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:

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 Directors Collins and Spackman, thus constituting a quorum.

Also present at the meeting were Leslie Cook of RBC Capital Markets; Lynn Kurtz of Myrtle Cruz, Inc.; Amanda Benzman of Inframark Water & Infrastructure Services ("Inframark"); Garrett McCray of Storm Water Solutions, LLC ("SWS"); Kenrick Piercy of EHRA Engineering ("EHRA"); Peter Barnhart 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 January 13, 2026 regular meeting. After review and discussion, Director Quintero moved to approve the minutes of the January 13, 2026 regular meeting, as presented. Director Steinberg seconded the motion, which passed unanimously.

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

The Board convened in Executive Session at 12:40 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 12:56 p.m. No action was taken by the Board.

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 reviewed a draft budget for the Master District's fiscal year ending March 31, 2027, a copy of which is attached to the bookkeeper's report. The Board discussed revisions to the proposed budget, including possible changes to the monthly connection fee.

After review and discussion, Director Steinburg moved to approve the bookkeeper's report and the payments presented; and authorize Directors Ottmann and Quintero to attend the Master District budget workshop and to approve a monthly connection fee of up to \$42.00. 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 regarding the manhole failure along S. Frio River Circle, including the resident's completion of the driveway repairs. She then recommended televising and cleaning the sanitary sewer lines and associated manholes, at a cost not to exceed \$250,000. Ms. Carner advised that the District may submit a surplus funds notice letter to the Texas Commission on Environmental Quality ("TCEQ") for this project. Following review and discussion Director Steinburg moved to (1) approve the operator's report; (2) authorize the operator to televise and clean the sanitary sewer lines and associated manholes for an amount not to exceed \$250,000; and (3) authorize submittal of a surplus funds notice letter to TCEQ for televising and cleaning.

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.

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 INCLUDING REPORT FROM SPECIAL
COUNSEL

There was no discussion on this agenda item.

REPORT ON STORMWATER FACILITIES MAINTENANCE AND REPAIRS

Mr. McCray 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")

Ms. Carner updated the Board on the UPRR/Highway 290 project, including the schedule for the Texas Department of Transportation to review the bids and award the contract for the project. The Board discussed updated information about the UPRR/Highway 290 project.

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

RESERVOIR DREDGING PROJECT

Mr. Piercy updated the Board on the reservoir dredging project and requested the Board authorize EHRA to advertise for bids for the project. Following review and discussion, Director Quintero moved to authorize EHRA to advertise for bids for the dredging project. Director Steinberg seconded this motion, which passed unanimously.

Mr. Barnhart stated that the developer would pay for the Towne

Lake Community Association's ("HOA") proposed share of the cost of the dredging project, but requested that the HOA not be billed for future District dredging projects, in consideration of the HOA's performance of other maintenance of District facilities at the HOA's sole cost, including all parks and recreational facilities. Discussion ensued. The Board requested that ABHR prepare an updated maintenance resolution related to landscape maintenance and reservoir dredging for review at the next meeting.

LIFT STATION NO. 1 REHABILITATION PROJECT

Mr. Piercy stated that EHRA has completed the design for the lift station no. 1 rehabilitation project and provided a schedule for advertising.

ASHER TRAILHEAD AT TOWNE LAKE IMPROVMENTS

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.

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 Pay Estimate No. 2 and Final in the amount of \$19,978.25 payable to Beyer Construction, LLC. He also presented a Certificate of Completion and Acceptance and recommended the Board accept the project. Following review and discussion, Director Quintero moved, based on the engineer's recommendation, to approve Pay Estimate No. 2 and Final in the amount of \$19,978.25, and to accept the

facilities. Director Steinberg seconded the motion, which passed unanimously.

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 Pay Estimate No. 1 in the amount of \$72,000.00 payable to C3 Constructors, LLC. After review and discussion, Director Quintero moved, based on the engineer's recommendation, to approve Pay Estimate No. 1, payable to C3 Constructors, LLC, in the amount of \$72,000.00. Director Steinberg seconded the motion, which passed by unanimous vote.

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 Harris County Municipal Utility District No. 502 ("MUD 502") has requested an additional 18 equivalent single-family connections for the Small Retail Center. 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 Quintero moved to approve the capacity request. Director Steinberg seconded the motion, which passed unanimously. The Board directed the bookkeeper to begin billing MUD 502, for the additional connections beginning in March 2026.

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 preparation of 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/DeForest Design, LLC, 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

Ms. Carner presented a flyer from San Jacinto Regional Flood Planning Group regarding their upcoming meeting, a copy of which is attached.

REVIEW AND REVISE ACTION LIST

The Board reviewed the action list and noted items to be included and removed from the list.

DISCUSS MEETING SCHEDULE

Due to Spring Break, the Board concurred to hold its next meeting on Tuesday, March 17, 2026.

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

Secretary, Board of Directors



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