

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

May 12, 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 12th day of May, 2026, at the Lakehouse, 10000 Towne Lake Parkway, Cypress, Texas, outside the boundaries of the District and 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 Sammy Roberts, II of SuperAll Environmental LLC ("SuperAll"); Angel Ruvalcaba of KGA/DeForest Design, LLC ("KGA"); Garrett McCray of Storm Water Solutions, LLC ("SWS"); Michael Crahan of Caldwell Companies; Lynn Kurtz of Myrtle Cruz, Inc.; Amanda Benzman and Constance Ehntholt of Inframark Water & Infrastructure Services ("Inframark"); Kenrick Piercy of EHRA Engineering ("EHRA"); and Katie Carner, Allison Leatherwood, and Jennifer Ramirez 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 April 14, 2026, regular meeting. After review and discussion, Director Spackman moved to approve the minutes of the April 14, 2026, regular meeting, as presented. Director Quintero 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 12:35 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. Ramirez also were present.

RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 1:11 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. She also requested the Board approve additional check no. 6647 in the amount of \$204.09, payable to Director Collins.

After review and discussion, Director Spackman moved to approve the bookkeeper's report and payments presented, including check no. 6647 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 status of the District's insurance claim related to the emergency manhole repair on S. Frio River Circle.

Ms. Benzman updated the Board on the status of the manhole rehabilitation, reporting that the work is approximately 75% complete.

Ms. Benzman updated the Board on the status of the replacement of the well motor at water plant no. 1 and reported that Director Ottmann approved a proposal in the estimated amount of \$49,000.00 for the work, as previously authorized by the Board. She stated that the well motor failure appears to have been caused by an electrical surge, which likely would not be covered by the warranty. Ms. Benzman stated that Inframark will submit an insurance claim for the well motor replacement. Ms. Carner stated that ABHR will submit a surplus funds notice letter to the Texas Commission on Environmental Quality ("TCEQ"), as previously authorized by the Board.

Ms. Benzman stated that CenterPoint Energy ("CPE") damaged certain District facilities while repairing a transformer, which Inframark is having repaired. The Board directed Inframark to backcharge CPE for the repairs.

Ms. Benzman reported that a sanitary sewer manhole at Tuckerton Road and Towne Lake Parkway requires rehabilitation due to infiltration. She stated that Inframark received three proposals and reviewed a comparison of the proposals with the Board, a copy of which is attached. The Board concurred to approve the proposal

from Wright Solutions, in the estimated amount of \$48,360.00. Ms. Carner advised that the District may submit a surplus funds notice letter to the TCEQ for this project.

Ms. Benzman reported on certain odor complaints at wastewater treatment plant no. 1. She stated that Inframark conducted an onsite inspection with representatives of SuperAll to evaluate the current status of the SuperAll treatment system and provide any recommendations for modifications to further improve odor control. Mr. Roberts introduced himself and discussed his findings and recommendations for further mitigating odor concerns at the wastewater treatment plant.

Director Collins left the meeting.

After review and discussion, Director Spackman moved to (1) approve the operator's report; (2) approve the proposal in the estimated amount of \$48,360.00, submitted by Wright Solutions, for rehabilitation of the sanitary sewer manhole at Tuckerton Road and Towne Lake Parkway; and (3) authorize submittal of a surplus funds notice letter to TCEQ for the sanitary sewer manhole rehabilitation. Director Quintero seconded the motion, which passed by a vote of 4-0, with Director Collins absent from the meeting.

DISCUSS LAKE MANAGEMENT AND MAINTENANCE

WILDLIFE MANAGEMENT, INCLUDING REPORT FROM A ALL ANIMAL CONTROL

The Board discussed the status of wildlife management in the District, including wildlife monitoring and trapping.

REPORT FROM THE TOWNE LAKE COMMUNITY ASSOCIATION REGARDING LAKE AND LANDSCAPE MAINTENANCE MATTERS, INCLUDING ISLAND EROSION CONTROL PROJECT

There was no discussion on this agenda item.

DISCUSS DISTRICT LAKE RULES INCLUDING REPORT FROM SPECIAL COUNSEL

After discussion, Director Quintero moved to authorize ABHR to send correspondence to a resident on San Gabriel Glen Drive regarding unauthorized encroachments. Director Steinberg seconded the motion, which passed by a vote of 4-0, with Director Collins absent from the meeting.

REPORT ON STORMWATER FACILITIES MAINTENANCE AND REPAIRS

Mr. McCray reviewed a report on the flood control channel inspection, a copy of which is attached.

Mr. McCray reviewed the report on maintenance of the District's stormwater facilities, a copy of which is attached. He updated the Board on the status of the detention pond 1k outfall rehabilitation. The Board requested that SWS add a page to the report covering the status of outfall maintenance in the District.

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 and Mr. Piercy updated the Board on the UPRR/Highway 290 project, including the preconstruction meeting held with the Texas Department of Transportation on May 7, 2026.

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

RESERVOIR DREDGING PROJECT

Mr. Piercy updated the Board on the reservoir dredging project. The Board discussed the timing for re-advertisement for bids and directed EHRA to re-advertise for bids for the project in the fall.

LIFT STATION NO. 1 REHABILITATION PROJECT

Mr. Piercy stated that EHRA anticipates having bids for review for the lift station no. 1 rehabilitation project at the July regular meeting.

Mr. Piercy reported on an area of erosion along the shoreline of the regional detention facilities near Towne Lake Parkway and Tuckerton Road. He stated that the area of erosion was not included in the original lake erosion rehabilitation project, but the condition has since worsened and may begin undermining a nearby sidewalk. Mr. Piercy stated that the rehabilitation of the area of erosion by utilizing ShoreSOX and the restoration of the adjacent sidewalk will cost approximately \$25,000.00. He then requested the Board authorize EHRA to design and solicit for

bids for the rehabilitation project. Mr. Piercy also stated that the District has bond funds remaining from the original erosion rehabilitation project that may be used for this project.

After review and discussion, and as recommended by the engineer, Director Quintero moved to authorize EHRA to design and solicit for bids for the erosion rehabilitation project. Director Spackman seconded the motion, which passed by a vote of 4-0, with Director Collins absent from the meeting.

Mr. Piercy updated the Board on Harris County Precinct 3's 2026 Sidewalk Call for Projects and stated that EHRA will evaluate if the District has any projects that would be appropriate to submit to Harris County.

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. He reviewed and recommended approval of Change Order No. 5 for no change to the contract amount, submitted by McDonald Municipal and Industrial ("McDonald"). Mr. Piercy stated that Change Order No. 5 is for an additional ninety contract days due to CPE delays. The Board determined that Change Order No. 5 is beneficial to the District.

After review and discussion, Director Quintero moved to approve Change Order No. 5 for no change to the contract amount, submitted by McDonald, based on the Board's determination that the Change Order is beneficial to the District. Director Spackman seconded the motion, which passed by a vote of 4-0, with Director Collins absent from the meeting.

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

Mr. Piercy provided an update on the status of the construction for the wastewater treatment plant no. 1 expansion, phase 4 project. He reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$17,082.00, submitted by C3 Constructors, LLC ("C3").

After review and discussion, Director Quintero moved to approve

Pay Estimate No. 2 in the amount of \$17,082.00 to C3, as recommended. Director Spackman seconded the motion, which passed by a vote of 4-0, with Director Collins absent from the meeting.

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. He stated that EHRA is investigating a possible distribution route in coordination with Harris County Municipal Utility District No. 172.

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

The Board considered ratifying the District's approval of an Electric Utility Easement from CC TL Retail, L.P. to CenterPoint Energy Houston Electric, LLC. The Board also considered approving a Consent to Encroachment and License Agreement with CC TL Cove, L.P.

After review and discussion, Director Quintero moved to (1) ratify approval of the Electric Utility Easement and direct that it be filed appropriately and retained in the District's official records; and (2) approve the Consent to Encroachment and License Agreement and direct that it be filed appropriately and retained in the District's official records. Director Spackman seconded the motion, which passed by a vote of 4-0, with Director Collins absent from the meeting.

OPERATOR'S REPORT (CONT'D)

The Board discussed distributing information regarding hurricane preparedness to the District's customers, as well as the participant districts. After discussion, the Board concurred to authorize Inframark to distribute a flyer on hurricane preparedness as discussed, subject to Director Ottmann's approval.

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

Mr. Ruvalcaba reviewed the landscape architect's report, a copy of which is attached.

Mr. Ruvalcaba requested the Board authorize solicitation or advertisement for bids, as required, for the Towne Lake Parkway sidewalk enhancements project.

The Board discussed the next phase of landscape appraisals. Mr. Piercy stated that EHRA is working to obtain a proposal from another landscape architecture company for completion of landscape appraisals, because KGA is no longer interested in providing those services.

After review and discussion, and as recommended by the landscape architect, Director Spackman moved to authorize solicitation or advertisement for bids, as required, for the Towne Lake Parkway sidewalk enhancements project. Director Quintero seconded the motion, which passed by a vote of 4-0, with Director Collins absent from the meeting.

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 stated that the Board received correspondence from a member of the public with concerns regarding boat slip projects. Discussion ensued.


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

The Board concurred to hold its next meeting on Tuesday, June 9, 2026.

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



Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	2
Operator's report.....	2
Comparison of the sanitary sewer manhole rehabilitation proposals	2
Flood control channel inspection report.....	4
Storm Water Solutions' report	4
Engineer's report.....	4
Landscape architect's report.....	7