

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

September 8, 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 8th day of September, 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 Kurt Skinner of Pape-Dawson Engineers, Inc.; Lynn Kurtz of Myrtle Cruz, Inc.; Leslie Cook of RBC Capital Markets; Amanda Benzman and Constance Ehntholt of Inframark Water & Infrastructure Services; Kenrick Piercy and Graham Hall of EHRA Engineering ("EHRA"); Garrett McCray of Storm Water Solutions, LLC ("SWS"); Angel Ruvalcaba of KGA/DeForest Design, LLC; 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 August 18, 2026, regular meeting. After review and discussion, Director Quintero moved to approve the minutes of the August 18, 2026, regular meeting, as presented. Director Steinberg seconded the motion, which passed unanimously.

PROPOSAL FROM PAPE-DAWSON FOR PHASE 4 LANDSCAPING APPRAISALS

Mr. Skinner presented and reviewed a proposal for the preparation of the Phase 4 landscaping appraisals reports. Ms. Carner stated that a related Service Agreement with Pape-Dawson Engineers, Inc. will be required and reviewed proposed terms for

the same. Mr. Skinner and Ms. Carner answered the Board's questions. Following the discussion, Director Spackman moved to approve the proposal and Service Agreement as discussed, subject to final review, and direct that the documents be filed appropriately and retained in the District's official records. 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 hand-written check no. 6749 in the amount of \$233.81 payable to Director Ottmann is also being presented for approval but is not included in the report.

After review and discussion, Director Quintero moved to approve the bookkeeper's report and payment of the bills listed in the report, including the hand-written check no. 6749, as discussed above. Director Spackman 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 reports of odor at wastewater treatment plant no. 1 and actions taken in response to the same.

After review and discussion, Director Quintero 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")

There was no discussion on this agenda item.

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

There was no discussion on this agenda item.

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. Mr. Piercy updated the Board regarding the temporary construction easement requested by the Texas Department of Transportation for the railroad shoofly and stated that the easement has been recorded.

AUTHORIZE DESIGN, APPROVE PLANS AND SPECIFICATIONS, AUTHORIZE ADVERTISEMENT FOR BIDS, AND REVIEW BIDS AND AWARD CONTRACT

RESERVOIR DREDGING PROJECT

Mr. Piercy reported that EHRA received two bids for the reservoir dredging project. He recommended that the Board award the contract to the low bidder, Paragon Integrated Services Group, LLC ("Paragon ISG") in the amount of \$1,180,441.83. The Board concurred that, in its judgment, Paragon ISG was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project. The Board discussed confirming the Towne Lake Community Association's and Harris County Municipal Utility District No. 502's contributions toward the project. Following review and discussion, Director Spackman moved to award the contract for the reservoir dredging project to Paragon ISG in the amount of \$1,180,441.83, based upon the engineer's recommendation and receipt of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director Quintero seconded the motion, which passed unanimously.

LIFT STATION NO. 1 REHABILITATION PROJECT

Mr. Piercy presented a proposal in the amount of \$12,800 for the coating inspection services. Ms. Carner stated that a Service Agreement

with Preventive Services will be required and reviewed proposed terms for the same. Following the discussion, Director Spackman moved to approve the proposal in the amount of \$12,800 and the related Service Agreement for the coating inspection services, subject to final review, and direct that the documents be filed appropriately and retained in the District's official records. Director Quintero seconded the motion, which passed unanimously.

LAKE EROSION REHABILITATION PHASE 2 PROJECT

Mr. Piercy updated the Board on the lake erosion rehabilitation phase 2 project and stated that EHRA has coordinated with the Shoreline Committee to develop a priority list of areas for the Board's review. He noted that certain areas will be handled separately by Storm Water Solutions.

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. 7 for no change to the contract amount submitted by McDonald Municipal and Industrial ("McDonald"). Mr. Piercy stated that Change Order No. 7 is for an additional 54 contract days due to CenterPoint Energy delays. The Board determined that Change Order No. 7 is beneficial to the District. After review and discussion, Director Spackman moved to approve Change Order No. 7 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 Quintero seconded the motion, which passed by a unanimous vote.

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

Mr. Piercy updated the Board on the status of construction of the wastewater treatment plant no. 1 expansion, phase 4 project.

DISCUSS OPTIONS FOR WATER REUSE, INCLUDING REPORT FROM REUSE COMMITTEE

Mr. Piercy updated the Board on the potential reclaimed water project and stated that EHRA is coordinating with Harris County Municipal Utility District No. 172 regarding a potential pumped system using its detention pond.

APPROVE REQUESTS FOR CAPACITY RESERVATIONS AND UTILITY COMMITMENT LETTERS

Mr. Piercy stated that EHRA is working with Alexan Apartments regarding potential water line and storm sewer easement encroachments and is awaiting full plans for review.

REPORT ON STORMWATER FACILITIES MAINTENANCE AND REPAIRS

Mr. McCray reviewed the report on maintenance of the District's stormwater facilities, a copy of which is attached.

Mr. McCray presented a proposal in the amount of \$14,200 for regrouting the outfalls at detention ponds 1K, 1KA, and 1KB.

Mr. McCray presented and reviewed a proposal report to address detention facility erosion in various areas of the District's lakes, as detailed in the attached report, at an estimated cost of \$128,220, including an allowance for irrigation repairs, as needed. Ms. Carner advised that the District may submit a surplus funds notice letter to the Texas Commission on Environmental Quality ("TCEQ") for this project.

After review and discussion, Director Spackman moved to (1) approve the Storm Water Solutions' report; (2) approve the proposal in the amount of \$14,200 for regrouting the outfalls at detention ponds 1K, 1KA, and 1KB; (3) approve the proposals in the estimated amount of \$128,220 for the detention facility erosion rehabilitation, including an allowance for irrigation repairs, as needed; and (4) authorize submittal of a surplus funds notice letter to TCEQ for the regrouting and erosion rehabilitation projects. Director Quintero seconded the motion, which passed unanimously.

LANDSCAPE ARCHITECT'S REPORT

Mr. Ruvalcaba presented and reviewed the landscape architect's report prepared by KGA/DeForest Design, LLC, a copy of which is attached. No action was taken by the Board.

Mr. Piercy reported that EHRA and KGA/DeForest Design, LLC are continuing to coordinate with Harris County on the Town Lake Parkway sidewalk extension.

ACCEPT OR GRANT CONVEYANCE OF DEEDS, UTILITY DEEDS, AND EASEMENTS, APPROVE CONSENTS TO ENCROACHMENT, RIGHTS OF ENTRY, ABANDONMENTS OF EASEMENTS, AND ENVIRONMENTAL PROPOSALS

Ms. Carner updated the Board on the status of the Phase I Environmental Site Assessment for conveyance of approximately 60 tracts to the District.

UPDATE ON PREPARATION OF PARK BOND APPLICATION NO. 2, INCLUDING ADOPT RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR APPROVAL OF PROJECT AND BONDS

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

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY ("WHRCWA") MATTERS

There was no discussion on this agenda item.

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.

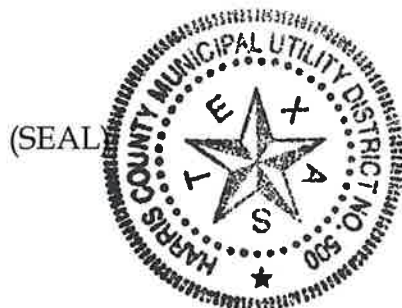
REVIEW AND REVISE ACTION LIST

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

DISCUSS MEETING SCHEDULE

The Board concurred to hold its next meeting on Tuesday, October 13, 2026, at noon, at the Lakehouse.

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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