

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 504

May 1, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 504 (the "District") met in regular session, open to the public, on the 1st day of May, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and by videoconference, with access available to the public, pursuant to Chapter 551.127 of the Texas Government Code, and the roll was called of the members of the Board present in person:

John Hernandez	President
Ebony McGowen	Vice President
Kedrin Bell	Secretary
Anthony Turner	Assistant Secretary
Kimberly Badu	Assistant Vice President

and all of the above were present except Director Badu, thus constituting a quorum.

Also present at the meeting either in person or via videoconference were Nathan Lee, resident of the District; John Fitch and Andrea Martin of Si Environmental, LLC; Jessica Jacobs of TBG Partners ("TBG"); Jenna Craig of Touchstone District Services ("Touchstone"); Loren Morales of Rathmann & Associates, Inc.; Paul Schneider and Harry Rockwood, directors of Harris County Municipal Utility District No. 412 ("HC 412"); Chip Patronella of Ethoscapes, LLC; Corporal Oswaldo Alvarez of Harris County Constable's Office ("HCCO"); Christina Ferguson of Myrtle Cruz, Inc.; Rachel Sternberg of BGE, Inc. ("BGE"); Monica Garcia of Assessments of the Southwest, Inc.; Trina Kilgore of Inframark Water & Infrastructure Services ("Inframark"); and Elizabeth Cone, Jennifer Ramirez, and Joy Chibuzo of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

The Board reviewed correspondence regarding landscape maintenance and debris dumping on Vicksburg Manor Lane, a copy of which is attached. Mr. Patronella stated that he will investigate the area and handle any necessary maintenance.

Mr. Lee stated that the minute attachments for certain meetings are missing from the website. Ms. Ramirez stated that she will review the website and ensure any missing documents are posted.

APPROVE MINUTES

The Board reviewed the minutes of the March 6, 2026, regular meeting and the

April 1, 2026, special meeting. After review and discussion, Director Bell moved to approve the minutes of the March 6, 2026, regular meeting and the April 1, 2026, special meeting, as presented. Director Turner seconded the motion, which passed unanimously.

UPDATE FROM HC 412, INCLUDING REPORT FROM JOINT FACILITIES COMMITTEE

Mr. Schneider reviewed an update provided by HC 412 on the status of the joint facilities, including repairs and maintenance conducted during the previous month and water usage.

The Board discussed a low-pressure event that occurred on April 12, 2026, at the water plant, and the corresponding boil water notice. Mr. Fitch stated that an extension cord for a heater was plugged into an outlet that was wired directly into the main water plant control panel. The outlet had an electrical short, which caused a power failure and the water plant stopped functioning. He also reported that the auto dialer did not send out an alarm for the power failure. Director Hernandez stated that BGE determined that the auto-dialer was not installed correctly when the control panel was replaced, and it was on a final punchlist for the contract that had not yet been addressed. Discussion ensued.

REPORT FROM COMMUNICATIONS COMMITTEE, INCLUDING DISTRICT WEBSITE MATTERS

The Board discussed the timeline of communication between the District and HC 412 regarding the pressure drop and the issuance of the boil water notice and subsequent notifications to residents, including areas for improvement.

The Board reviewed the monthly communications report prepared by Touchstone, a copy of which is attached.

The Board discussed the upcoming Town Hall meeting, scheduled for May 14, 2026, at 6 p.m., and reviewed a draft presentation.

ADOPT AMENDED RESOLUTION ESTABLISHING COMMITTEES

The Board discussed revisions to the District's current Amended Resolution Establishing Committees. After review and discussion, Director Bell moved to adopt the Amended Resolution Establishing Committees, as discussed, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Hernandez seconded the motion, which passed unanimously.

REPORT FROM BEST TRASH

The Board reviewed a report on garbage collection and recycling services in the District from Best Trash, a copy of which is attached.

SECURITY MATTERS, INCLUDING CONSTABLE'S REPORT AND REPORT FROM THE SECURITY COMMITTEE

Corporal Alvarez reviewed the security report from the HCCO, a copy of which is attached.

The Board reviewed a letter from the HCCO regarding an upcoming rate increase for the 2027 contract year, a copy of which is attached. Director Hernandez reported on an HCCO town hall meeting to discuss changes to the contract law enforcement program that will begin on October 1, 2026.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Garcia reviewed the tax assessor/collector's report, a copy of which is attached, and reviewed the District's delinquent tax roll. She reported that the District's 2025 taxes were 97.91% collected as of April 30, 2026.

Following review and discussion, Director McGowen moved to approve the tax assessor/collector's report and payment of the tax bills. Director Bell seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Ferguson reviewed the bookkeeper's report, a copy of which is attached, and reviewed the bills of the District submitted for payment. After review and discussion, Director McGowen moved to approve the bookkeeper's report and payment of the bills. Director Turner seconded the motion, which passed unanimously.

TRAVEL REIMBURSEMENT GUIDELINES

The Board reviewed the District's Travel Reimbursement Guidelines in preparation for the Association of Water Board Directors summer conference.

REPORT ON DETENTION AND DRAINAGE FACILITIES

The Board reviewed the reports on the maintenance of the District's storm water quality features for the months of April and May prepared by Storm Water Solutions, LLC, copies of which are attached.

Mr. Patronella reviewed the report on mowing and maintenance in the District, a copy of which is attached.

Mr. Patronella reviewed proposals in the amounts of \$14,451.20 and \$10,813.00, copies of which are attached, for toe line repair of nutria damage along Greenbeck Boulevard and Tranquility Grove Drive, respectively.

Mr. Patronella reviewed a proposal in the amount of \$4,668.70 for the installation of bollards on either end of the drainage swale behind Tranquility Grove Drive, a copy of which is attached.

After review and discussion, Director McGowen moved to (1) approve the proposals for toe line repair of nutria damage along Greenbeck Boulevard in the amount of \$14,451.20, subject to BGE's review; (2) approve the proposal for toe line repair of nutria damage along Tranquility Grove Drive in the amount of \$10,813.00, subject to BGE's review; and (3) approve the proposal for the installation of bollards on either end of the drainage swale behind Tranquility Grove Drive, subject to additional confirmation by the Board that the work can proceed. Director Bell seconded the motion, which passed unanimously.

CONSIDER PROPOSAL FOR PROPOSED CELLULAR TOWER

The Board reviewed correspondence from TowerNorth Development, a copy of which is attached, requesting the Board consider allowing the installation of a cellular tower on District property.

OPERATION OF DISTRICT FACILITIES

Ms. Kilgore presented an operator's report, a copy of which is attached, and reviewed it with the Board.

Ms. Kilgore updated the Board on the request for a utility bill adjustment from a resident on Beechwood Forest Way. She stated that Inframark is continuing to review the resident's water usage with the new meter.

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

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Kilgore presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to

the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Following review and discussion, Director Turner moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Bell seconded the motion, which passed unanimously.

CONDUCT ANNUAL REVIEW AND RECEIVE REPORT FROM OPERATOR ON IDENTITY THEFT PREVENTION PROGRAM, IF NECESSARY

Ms. Kilgore reviewed the annual report on the Identity Theft Prevention Program, a copy of which is attached to the operator's report, and stated the report reflects that the program has been implemented, no serious incidents of identity theft or fraud have been detected, and there are no recommendations for material changes to the program. After review and discussion, Director Turner moved to approve the annual report on the Identity Theft Prevention Program. Director Bell seconded the motion, which passed unanimously.

APPROVE CONSUMER CONFIDENCE REPORT ("CCR")

The Board considered approving the District's CCR for 2025. After review and discussion, Director Turner moved to approve the CCR, subject to final review, and authorize Inframark to deliver a link to the CCR to District customers and certify the distribution with the Texas Commission on Environmental Quality by July 1, 2026. Director Bell seconded the motion, which passed unanimously.

DISCUSS RISK AND RESILIENCE ASSESSMENT ("RR&A") AND FILING OF CERTIFICATION OF SAME WITH THE ENVIRONMENTAL PROTECTION AGENCY ("EPA")

Ms. Cone reported certain re-certification obligations that the District must meet under the America's Water Infrastructure Act of 2018. After discussion, Director Hernandez moved to authorize BGE to update the District's RR&A, if necessary, and submit the re-certification to the EPA. Director Turner seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Ms. Sternberg reviewed the engineer's report, a copy of which is attached.

MADERA RUN PARKWAY EXPANSION (FROM HICKORY ARROYO DRIVE TO RADURA ROAD)

Ms. Sternberg updated the Board on the status of the Madera Run Parkway expansion (from Hickory Arroyo Drive to Radura Road) project. She reviewed and recommended approval of Pay Estimate No. 6 and Final in the amount of \$18,877.07, submitted by Precise Services, Inc. ("Precise"). Ms. Sternberg also recommended the Board accept the project.

After review and discussion, and based on the engineer's recommendation, Director Hernandez moved to (1) approve Pay Estimate No. 6 and Final in the amount of \$18,877.07 to Precise; and (2) accept the project. Director McGowen seconded the motion, which passed unanimously.

GROVES NORTH RETAIL PUBLIC INFRASTRUCTURE

Ms. Sternberg updated the Board on the status of construction of the Groves North retail public infrastructure project. She reviewed and recommended approval of Pay Estimate Nos. 4 and 5 in the amounts of \$60,090.88 and \$96,449.06, respectively, and Change Order No. 1 to decrease the contract in the amount of \$100,019.76, submitted by C.E. Barker Ltd. ("C.E. Barker"). Ms. Sternberg stated that Change Order No. 1 is for an additional storm sewer inlet and the removal of the access driveway from the scope of work. The Board determined that Change Order No. 1 is beneficial to the District.

After review and discussion, and based on the engineer's recommendation, Director Hernandez moved to (1) approve Pay Estimate Nos. 4 and 5 in the amounts of \$60,090.88 and \$96,449.06, respectively, to C.E. Barker; and (2) approve Change Order No. 1 to decrease the contract in the amount of \$100,019.76, submitted by C.E. Barker, based on the Board's determination that the Change Order is beneficial to the District. Director McGowen seconded the motion, which passed unanimously.

LIFT STATION NO. 1 EXPANSION AND GENERATOR ADDITION

Ms. Sternberg updated the Board on the status of design and ultimate sizing of the proposed lift station no. 1 expansion and generator addition.

LIFT STATION NOS. 2 AND 3 GENERATOR ADDITIONS

Ms. Sternberg updated the Board on the status of construction of the lift station nos. 2 and 3 generator addition project. She stated that she had no pay estimates from C.F. McDonald Electric, Inc. for the Board's approval.

DISTRICT CAPITAL IMPROVEMENT PLAN ("CIP") AND JOINT CIP WITH HC 412

Ms. Sternberg stated that the wastewater treatment plant expansion study is ongoing.

COMMERCIAL DEVELOPMENT AND DISTRICT PLAN REVIEW

Ms. Sternberg updated the Board on the status of commercial development and plan reviews in the District, as reflected in her report.

UTILITY COMMITMENT LETTERS

There was no discussion on this agenda item.

OTHER ENGINEERING MATTERS

Ms. Sternberg stated that the District received a request from LAN Engineering on behalf of Harris County, a copy of which is attached to the engineer's report, to aid in their preparation of a county-wide Master Drainage Plan.

Ms. Sternberg requested the Board authorize preparation of bond application no. 10 and reviewed a preliminary summary of cost, a copy of which is attached to the engineer's report. She also reviewed a proposal in the amount of \$55,000.00 from BGE for engineering services related to the bond application, a copy of which is attached to the engineer's report.

After review and discussion, Director Hernandez moved to (1) authorize preparation of bond application no. 10; and (2) approve the proposal in the amount of \$55,000.00 from BGE for engineering services related to the bond application. Director McGowen seconded the motion, which passed unanimously.

Ms. Sternberg updated the Board of street sign repairs in the District for the months of March and April.

After review and discussion, Director Hernandez moved to approve the engineer's report. Director McGowen seconded the motion, which passed unanimously.

DEEDS AND EASEMENTS

There was no discussion on this agenda item.

LANDSCAPING REPORT

Ms. Jacobs reviewed the landscape architect’s report, a copy of which is attached.

Ms. Jacobs also reviewed an additional services task order to the General Landscape Services Agreement with TBG to increase the estimated annual budget by an additional \$15,000.

After review and discussion, Director Bell moved to (1) accept the landscape architect’s report; and (2) approve the task order from TBG to increase the estimated annual budget by an additional \$15,000.00. Director Hernandez seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT

There was no discussion on this agenda item.

DISTRICT ACTION ITEMS 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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