

MINUTES OF MEETING OF  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 70,  
OF HARRIS COUNTY, TEXAS  
December 19, 2024

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 70, of Harris County, Texas (the "District") met in special session on December 19, 2024, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

Stephanie Peters, President  
Ron Sanches, Vice President  
Rudolph Lange, Secretary  
Rachel Knight, Assistant Secretary  
Ronald Garcia, Assistant Secretary

All of said persons were present, except Director Peters and Knight, thus constituting a quorum.

Also present at the meeting were: Rachel Broom and Amber Hurd of Cobb Fendley & Associates, Inc. ("CobbFendley"); Yaneth Cooper of Municipal Accounts & Consulting, L.P. ("MAC"); Ryan Vaughn of Municipal Operations & Consulting, Inc. ("MOC"); Brenda McLaughlin of Bob Leared Interests ("BLI"); Chuck Brandman of Harris County Municipal Utility District No. 264 ("No. 264"); and Spencer Creed of Schwartz, Page & Harding, L.L.P. ("SPH").

The meeting was called to order and declared open for such business as might regularly come before it.

JOINT PLANT COMMITTEE (THE "COMMITTEE") MEETING MINUTES

The Joint Sewage Treatment Plant Committee portion of the minutes of the District's November 21, 2024, Board meeting were considered. No revisions were requested to said minutes.

ENGINEERING REPORT

Ms. Broom presented a written Engineering Report for the Joint Sewage Treatment Plant Committee Meeting, a copy of which report is attached hereto as **Exhibit A**. Ms. Broom noted that the Fiscal Year End 2025 Capital Improvement Plan will be presented at the January Board meeting.

OPERATIONS REPORT

Mr. Vaughn presented and reviewed the Joint Plant Operations Report for the month of November 2024, a copy of which report is attached hereto as **Exhibit B** and discussed same with the Board. No action was taken.

## BOOKKEEPER'S REPORT

Ms. Cooper presented to and reviewed with the Board the Joint Plant Bookkeeper's Report for December 19, 2024, a copy of which report is attached hereto as **Exhibit C**, including the disbursements presented for payment. After discussion, it was moved by Director Sanches that the Joint Plant Bookkeeper's Report be approved and that the disbursements identified in the report be authorized for payment. Director Garcia seconded said motion, which unanimously carried.

## JOINT SEWAGE TREATMENT PLANT ATTORNEY REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Creed advised the Board that he had nothing additional to discuss with the Board of a legal nature which was not covered under specific agenda items.

Mr. Brandman exited the meeting at this time.

## DISTRICT MEETING

The Vice President then called the District Board meeting to order and declared it open for such business as might regularly come before it.

## COMMENTS FROM THE PUBLIC

The Board deferred consideration of comments from the public, as no comments were offered.

## MINUTES

The Board considered approving the minutes of the District's November 21, 2024, Board meeting. After discussion, Director Lange moved that the November 21, 2024, Board meeting minutes be approved as written. Director Sanches seconded said motion, which unanimously carried.

## AMS SMART METER PROJECT

The Board deferred consideration of the AMS proposal regarding the AMS/Badger Meter smart meters until the next Board meeting.

## BOOKKEEPER'S REPORT

Ms. Cooper presented to and reviewed with the Board the Bookkeeper's Report dated December 19, 2024, a copy of which report is attached hereto as **Exhibit D**, including the disbursements listed therein. After discussion, it was moved by Director Lange that the report be approved and that the disbursements identified in the report be authorized for payment. Director Sanches seconded said motion, which unanimously carried.

## TAX ASSESSOR/COLLECTOR'S REPORT

Ms. McLaughlin presented and reviewed the Tax Assessor/Collector's Report for November 30, 2024, including the disbursements presented for payment as listed therein, a copy of which report is attached hereto as **Exhibit E**. After discussion, Director Lange moved that said report be approved and that the disbursements identified in the report be approved for payment from the tax account. Director Sanches seconded said motion, which unanimously carried.

## APPROVAL AND EXECUTION OF SECOND AMENDED AND RESTATED AGREEMENT FOR SERVICES OF TAX ASSESSOR AND COLLECTOR BETWEEN THE DISTRICT AND BLICO, INC. D/B/A/ BOB LEARED INTERESTS

Ms. McLaughlin addressed the Board regarding a proposed amendment to the District's services contract with BLI. She presented to and reviewed with the Board a proposed Second Amended and Restated Agreement for Services of Tax Assessor-Collector (the "Agreement") and a Texas Ethics Commission Form 1295 ("TEC Form 1295") related to same. After discussion, Director Sanches moved that (i) the Board approve BLI's proposed Agreement, to be effective as of December 19, 2024; (ii) the Vice President be authorized to execute the Agreement on behalf of the Board and the District; and (iii) SPH be authorized to accept and acknowledge the related TEC Form 1295 for same. Director Lange seconded the motion, which unanimously carried. A copy of the approved Agreement is attached hereto as **Exhibit F**.

## DELINQUENT TAX COLLECTIONS ATTORNEY'S REPORT

The Board deferred action with respect to the review of a Delinquent Tax Report from the District's Delinquent Tax Collections Attorneys, Perdue, Brandon, Fielder, Collins & Mott, L.L.P., as a report was not received this month.

## OPERATIONS REPORT

Mr. Vaughn presented and reviewed the Operations Report for the month of November 2024, a copy of which report is attached hereto as **Exhibit G** and discussed same with the Board.

Mr. Vaughn next presented to and reviewed with the Board the list of delinquent accounts. He requested authorization to write off three (3) delinquent accounts in the total amount of \$321.39, since all collection efforts to date had been unsuccessful. After discussion on the matter, Director Lange moved that MOC be authorized to write off three (3) delinquent accounts in the total amount of \$321.39 as more fully set forth in the attached Operations and Maintenance Report, and as recommended by the District's Operator. Director Sanches seconded said motion, which unanimously carried.

Mr. Vaughn then reported that District resident Ms. Latisha Yakubu has requested to pay \$200 per month going forward, to pay the monthly bill and to satisfy the remaining balance of the past due amount until such time as the past due amount is paid in full.

Mr. Vaughn next presented, for execution by the Board President, a NetDMR Subscriber Agreement which provides MOC with authorization to execute and submit Discharge Monitoring Reports to the Texas Commission on Environmental Quality on behalf of the District. After discussion, Director Sanches moved that Director Peters be authorized to execute the NetDMR Subscriber Agreement on behalf of the Board and the District. Director Lange seconded the motion, which unanimously carried.

#### ENGINEERING REPORT

Ms. Broom presented to and reviewed with the Board a written Engineering Report for the District, a copy of which report is attached hereto as **Exhibit H**.

Ms. Broom next requested payment of Pay Estimate No. 2 in the amount of \$398,847.05 payable to SKE Construction, LLC ("SKE") for work completed on the Waterline Replacement Project. After discussion, Director Lange moved to approve Pay Estimate No. 2 in the amount of \$398,847.05 payable to SKE. Director Garcia seconded said motion, which unanimously carried. A copy of the pay estimate is attached to the Engineering Report.

#### UTILITY COMMITMENTS AND SERVICE REQUESTS

Ms. Broom reported that New Life Church has been notified of the estimated costs for its connection to the District's water and sewer system.

#### DRAINAGE FACILITY MAINTENANCE REPORT

The Board deferred consideration of a Maintenance Report from Double Oak Erosion as no report was provided by DOE for review.

#### GFL ENVIRONMENTAL STATUS REPORT

Mr. Creed presented to and reviewed with the Board GFL Environmental's report for the month of November 2024, Call Log and a Trash & Recycle Services Collection Guide for residents, copies of such report, log and service guide being attached hereto as **Exhibit I**.

#### DISTRICT WEBSITE

The Board deferred consideration of the District's website report.

#### EXECUTIVE SESSION

The Board determined it would not be necessary to enter into Closed Session pursuant to Texas Government Code Sections 551.071 and/or 551.076.

#### COMMUNICATIONS WITH HOMEOWNER'S ASSOCIATIONS ("HOA")

Director Lange reported that he had nothing new to report at this time.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. Mr. Creed reminded the Board of the "Bonds 101" Seminar, scheduled for Thursday, January 9, 2025, 6:30 p.m., at the offices of MOC. He noted that Directors Lange, Garcia and Peters plan to attend.

FUTURE AGENDA MATTERS

The Board then considered items for placement on a future agenda. No specific agenda items, other than routine and ongoing matters and matters noted earlier in the meeting were requested.

ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Garcia, seconded by Director Sanches and unanimously carried, the meeting was adjourned.



  
Secretary

LIST OF ATTACHMENTS TO MINUTES

- Exhibit A     Engineering Report – Joint Plant Committee
- Exhibit B     Joint Plant Operations Report
- Exhibit C     Joint Plant Bookkeeper's Report
- Exhibit D     Bookkeeper's Report
- Exhibit E     Tax Assessor/Collector's Report
- Exhibit F     Agreement for Services of Tax Assessor-Collector
- Exhibit G     Operations Report
- Exhibit H     Engineering Report
- Exhibit I     GFL Environmental Report, Call Log and Service Collection Guide