

MINUTES OF MEETING OF
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 70,
OF HARRIS COUNTY, TEXAS
April 24, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 70, of Harris County, Texas (the "District") met in regular session on April 24, 2025, 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 Directors Lange and Knight, thus constituting a quorum. Director Knight entered later in the meeting, as noted herein.

Also present at the meeting were: Rachel Broom of Cobb Fendley & Associates, Inc. ("CobbFendley"); Darrell Hawthorne of Municipal Accounts & Consulting, L.P. ("MAC"); Ryan Vaughn of Municipal Operations & Consulting, Inc. ("MOC"); Brenda McLaughlin of Bob Leared Interests ("BLI"); Dennis Eby of Eby Engineers Inc. ("Eby Engineers"), District Engineer for Harris County Municipal Utility District No. 144 ("No. 144"); Chuck Brandman of Harris County Municipal Utility District No. 264 ("No. 264"); and Spencer Creed of Schwartz, Page & Harding, L.L.P. ("SPH"). Sam Cocke of Double Oak Erosion ("DOE") entered later in the meeting, as noted herein.

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 March 27, 2025, Board meeting was 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 ("JSTP Engineering Report"), a copy of which report is attached hereto as **Exhibit A**. No action was taken.

OPERATIONS REPORT

Mr. Vaughn presented and reviewed the Joint Plant Operations Report for the month of March 2025, a copy of which report is attached hereto as **Exhibit B** and discussed same with the Board.

Ms. Broom provided an update concerning Mr. Eby's prior inquiry about reducing the District's biomonitoring testing frequency for its Wastewater Discharge Permit. She noted that she has spoken with the lab that conducts testing for the TCEQ and the plant's "fathead minnow" testing will be reduced to once per year while the "water flea" testing will continue to be conducted quarterly. She noted that correspondence from the TCEQ confirming this schedule is included with the Operations Report.

Mr. Vaughn reported that the two additional manholes discussed last month had been inspected as requested. He advised that the manholes showed some degradation and will be monitored, but no action is required at this time.

BOOKKEEPER'S REPORT

Mr. Hawthorne presented to and reviewed with the Board the Joint Plant Bookkeeper's Report for April 24, 2025, a copy of which report is attached hereto as **Exhibit C**, including the disbursements listed therein. Mr. Hawthorne noted that: (i) MAC did not receive the monthly flow numbers in order to send out the billings for the month and noted that some checks will be held by MAC until enough funds are received to cover the invoiced amount; (ii) MUD No. 144's payment will be reflected in the May Joint Plant Bookkeeper's Report; and (iii) the lift station repair cost allocations are not included in the April Joint Plant Bookkeeper's Report because the referenced numbers were not received by MAC in time to add to the report. Mr. Hawthorne noted that such cost allocations were included in a separate email sent to the participants. After discussion, it was moved by Director Peters that the Joint Plant Bookkeeper's Report be approved and that the disbursements identified in the report be authorized for payment. Director Sanches seconded said motion, which unanimously carried.

JOINT SEWAGE TREATMENT PLANT ATTORNEY REPORT

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

DISTRICT MEETING

The 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.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. McLaughlin presented and reviewed the Tax Assessor/Collector's Report for March 31, 2025, including the disbursements presented for payment as listed therein, a copy of which report is attached hereto as **Exhibit D**. After discussion, Director Peters moved that said report be approved and that the disbursements identified in the report be approved for payment from the tax account. Director Garcia seconded said motion, which unanimously carried.

Mr. Cocke entered the meeting during the discussion of the Tax Assessor/Collector's Report and Mr. Brandman exited the meeting at this time.

MINUTES

The Board considered approving the minutes of the District's March 27, 2025, Board meeting. After discussion, Director Peters moved that the March 27, 2025, Board meeting minutes be approved as written. Director Sanches seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Hawthorne presented to and reviewed with the Board the Bookkeeper's Report dated April 24, 2025, a copy of which report is attached hereto as **Exhibit E**, including the disbursements listed therein. He then presented additional check number 15466 in the amount of \$139,003.19 for the District's share of the Joint Sewage Treatment Plant monthly expenses. After discussion, it was moved by Director Sanches that the report be approved and that the disbursements identified in the report be authorized for payment, including check number 15466. Director Peters seconded said motion, which unanimously carried. Mr. Hawthorne informed the Board that check number 15466 will be reflected in the next Bookkeeper's Report.

DELINQUENT TAX COLLECTIONS ATTORNEY'S REPORT

Mr. Creed presented to and reviewed with the Board a Delinquent Tax Report received from Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue"), the District's delinquent tax collections attorneys, dated April 24, 2025, a copy of which Report is attached hereto as **Exhibit F**. Mr. Creed advised that, according to the report, no Board action was necessary at this time.

UNCLAIMED PROPERTY REPORT

The Board considered authorizing the preparation of Unclaimed Property Reports as of March 1, 2025. After discussion on the matter, Director Sanches moved that the District's consultants be authorized to research the District's accounts to determine whether the District has unclaimed property and the District's Bookkeeper and/or Tax Assessor/Collector be authorized to

prepare such report for the Board's approval. Director Garcia seconded said motion, which unanimously carried.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Creed advised the Board that it is authorized pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on taxes that remain delinquent as of July 1 of the year in which they became delinquent. He noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 23, 2025. After further discussion, it was moved by Director Peters, seconded by Director Sanches, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, a copy of which is attached hereto as **Exhibit G**, be adopted by the District, and that Perdue be authorized to proceed with the collection of the District's 2024 delinquent real property tax accounts on July 1, 2025, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

OPERATIONS REPORT

Mr. Vaughn presented and reviewed the Operations Report for the month of March 2025, a copy of which report is attached hereto as **Exhibit H** and discussed same with the Board.

Mr. Vaughn then presented a Cut-Off List and noted that the delinquent accounts identified in the Delinquent List will be terminated if payment is not timely received, as per the District's Rate Order. A copy of the Cut-Off List is attached to the Operations Report. He then presented to and reviewed with the Board the list of delinquent utility accounts for the prior month. He requested authorization to transfer two (2) accounts to the uncollectable roll in the amount of \$634.58, since all collection efforts to date had been unsuccessful. After discussion on the matter, Director Peters moved that MOC be authorized to move the two (2) delinquent accounts to the uncollectible roll in the amount of \$634.58, 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.

Ms. McLaughlin exited the meeting during the discussion of the Operations Report.

ANNUAL REVIEW OF THE DISTRICT'S IDENTITY THEFT PREVENTION PROGRAM

The Board considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Mr. Vaughn presented MOC's annual report and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft prevention methods, the types of accounts maintained by the District and the District's

business arrangements with other entities. Mr. Vaughn recommended that no changes be made to the District's Program. After discussion on the matter, the Board concurred that no changes were necessary to the Program at this time. A copy of the Annual Identity Theft Prevention Program report is attached to the Operations Report.

Ms. Broom advised the Board that this tract appears to be part of a larger drainage ditch running along the District's boundary line and which is not being maintained. Following discussion, the Board requested that Ms. Broom obtain additional information for its review at a future meeting, including (i) the work required to correct damage within the channel, (ii) a cost estimate for same and (iii) the areas designed to drain into this ditch. Ms. Broom forwarded pictures to Director Knight concerning a possible encampment in the area so that she could contact the Harris County Constable's Office about addressing same.

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 I**.

Ms. Broom next recommended payment of Pay Estimate No. 6 in the amount of \$603,134.10 payable to SKE Construction, LLC ("SKE") for work completed on the Waterline Replacement Project.

Ms. Broom then presented to and reviewed with the Board a proposal from GeoScience Engineering and Testing, Inc. ("GeoScience") for construction materials testing for in association with the Water Line Replacement Project in the amount of \$10,100.00, and a re-allocation request prepared by CobbFendley for the transfer of \$11,110.00 of previously authorized funds from the Half ROW Topo Survey category to the Construction Inspections category to fund GeoScience's additional work. After discussion, Director Sanches moved to approve Pay Estimate No. 6; GeoScience's Proposal and CobbFendley's re-allocation request as presented. Director Garcia seconded said motion, which unanimously carried. Copies of the pay estimate, proposal and executed re-allocation request are attached to the Engineering Report.

A discussion ensued regarding the re-occurring drainage problem for adjacent lots being caused by the reserve tract (Reserve C, Block 1 (Landscape)) located in Westgate, Section 12 a/k/a Shallow Leaf Lane.

Ms. Broom advised the Board that this tract appears to be part of a larger drainage ditch running along the District's boundary line and which is not being maintained. Following discussion, the Board requested that Ms. Broom obtain additional information for its review at a future meeting, including (i) The work required to correct drainage within the channel, (ii) a cost estimate for same, and (ii) the areas designed to drain into this ditch. Ms. Broom forwarded pictures to Director Knight concerning a possible encampment in the area so that she could contact the Harris County Sheriff's Office about addressing same.

Director Knight entered the meeting during the discussion of the Engineering Report.

SUBMISSION OF CRITICAL LOAD STATUS INFORMATION TO ELECTRICITY PROVIDERS

Mr. Creed reported that Section 13.1396 of the Texas Water Code requires that a District must annually submit to each electric distribution utility and each retail electric utility provider a list of its facilities which may qualify for critical load status and various emergency contact information for a determination that the facilities qualify for critical load status. After discussion on the matter, Director Sanches moved that the District's Engineer and/or Operator be authorized to make such annual filings on behalf of the District. Director Garcia seconded the motion, which carried unanimously.

DRAINAGE FACILITY MAINTENANCE REPORT

Mr. Cocke presented to and reviewed with the Board a Maintenance Report prepared by Double Oak Erosion dated April 24, 2025, a copy of which report is attached hereto as **Exhibit J**.

Mr. Cocke noted that DOE will present a proposal next month to replace the missing grate on top of the trash trooper.

UTILITY COMMITMENTS AND SERVICE REQUESTS

Ms. Broom advised that the NewLife Church is ready to move forward with preparation of a Water Supply and Sanitary Sewer Services Agreement with the District, based upon the Board's proposed terms. Following discussion, Director Sanches authorized SPH to begin preparation of the draft agreement, subject to receipt of the Church's \$10,000 cost deposit, to be presented to and approved by the Board prior to its being presented to the Church. Director Garcia seconded the motion, which unanimously carried.

GFL ENVIRONMENTAL STATUS REPORT

Mr. Creed presented to and reviewed with the Board GFL Environmental's report for the month of March 2025, and call log. Copies of such report and call log being attached hereto as **Exhibit K**.

DISTRICT WEBSITE

The Board deferred consideration of an Off Cinco Analytics Report, as no report was provided for distribution at the meeting.

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")

The Board deferred consideration of the communications with the HOA due to Director Lange's absence from the meeting.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Creed presented to and reviewed with the Board correspondence from the United States Department of Commerce; United States Census Bureau requesting the Board to participate in a Government Survey of Public Employment and Payroll. After discussion, Director Peters motioned to decline participation in the survey. Director Sanches seconded the motion, which unanimously carried. A copy of the correspondence is attached hereto as **Exhibit L**.

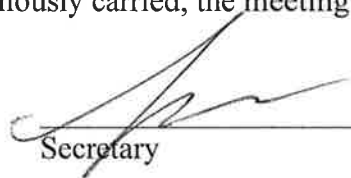
FUTURE AGENDA MATTERS

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 Sanches, seconded by Director Garcia and unanimously carried, the meeting was adjourned.




Secretary

LIST OF ATTACHMENTS TO MINUTES

Exhibit A	Engineering Report – Joint Wastewater Treatment Plant Committee
Exhibit B	Joint Plant Operations Report
Exhibit C	Joint Plant Bookkeeper's Report
Exhibit D	Tax Assessor/Collector's Report
Exhibit E	Bookkeeper's Report
Exhibit F	Tax Assessor/Collector's Report
Exhibit G	Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
Exhibit H	Operations Report
Exhibit I	Engineering Report
Exhibit J	Double Oak Erosion Maintenance and Inspection Report
Exhibit K	GFL Environmental Report and Call Log
Exhibit L	United States Department of Commerce; United States Census Bureau Correspondence