

MINUTES OF MEETING OF  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 70,  
OF HARRIS COUNTY, TEXAS  
June 26, 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 June 26, 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 Knight and Lange, thus constituting a quorum. Director Knight entered the meeting after it had been called to order, as noted herein.

Also present at the meeting were: Brian Taton of Double Oak Erosion ("DOE"); Rachel Broom 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"); Dennis Eby of Eby Engineers Inc. ("Eby Engineers"), District Engineer for Harris County Municipal Utility District No. 144 ("No. 144"); Russ Appelget of Harris County Municipal Utility District No. 264 ("No. 264"); and Spencer Creed and Sophia Wall of Schwartz, Page & Harding, L.L.P. ("SPH").

Mr. Creed introduced Ms. Wall to the Board and the District's consultants. The meeting was then 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 May 22, 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**.

Ms. Broom next presented to and reviewed with the Board the Capital Improvement Plan (the "CIP") for Fiscal Year Ending 2025, a copy of which is included in the Engineer's Report. She then queried whether the committee wished to remove the Clarifier 1 Rehabilitation Project and the Lift Station Wet Well Rehabilitation Project, as no additional work is required at this time. After discussion, the committee concurred to remove the Clarifier 1 Rehabilitation and the Lift

Station Wet Well Rehabilitation projects from the CIP.

### OPERATIONS REPORT

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

Mr. Vaughn next reported that when MOC took down, cleaned and inspected Aeration Basin No. 1 it found one (1) crack in the head piping, and then identified twelve (12) other heads requiring repairs, which repairs were made. Mr. Vaughn noted that MOC plans to put the Aeration Basin back online tomorrow.

### BOOKKEEPER'S REPORT

Ms. Cooper presented to and reviewed with the Committee a written Bookkeepers Report dated June 26, 2025, a copy of which is attached hereto as **Exhibit C**. After discussion on the matter, it was moved by Director Peters that said report be approved and the checks identified in the bookkeepers' report be approved for payment. Director Sanches seconded said motion, which unanimously carried.

Mr. Eby queried Mr. Vaughn as to whether certain Lift Station charges were included in the base fee. Mr. Vaughn said he would research the matter to confirm that they were not.

Director Knight entered the meeting during in the discussion of the Joint Sewage Treatment Plant Bookkeeper's Report.

### JOINT SEWAGE TREATMENT PLANT ATTORNEY REPORT

The Committee next considered the Attorney's Report. In connection therewith, Mr. Creed reported that the Board of Directors of No. 144, and No. 264 have approved the Sixth Amendment to Restated Waste Disposal Agreement (the "WDA") (the "Sixth Amendment to the WDA"), as discussed last month, and recommended that the Board now consider the approval of the Sixth Amendment to the WDA. After discussion, Director Sanches moved to approve the Sixth Amendment to the WDA as discussed. Director Garcia seconded the motion, which unanimously carried.

Mr. Eby and Mr. Appelget exited the meeting at this time.

### 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.

## MINUTES

The Board considered approving the minutes of the District's May 22, 2025, Board meeting. After discussion, Director Peters moved that the May 22, 2025, Board meeting minutes be approved as written. Director Garcia seconded said motion, which unanimously carried.

## BOOKKEEPER'S REPORT

Ms. Cooper presented to and reviewed with the Board a written Bookkeepers Report dated June 26, 2025, a copy of which is attached hereto as **Exhibit D**. After discussion on the matter, it was moved by Director Peters that the Bookkeeper's Report be approved and the checks identified in the report be approved for payment. Director Garcia seconded said motion, which unanimously carried.

## TAX ASSESSOR/COLLECTOR'S REPORT

Ms. McLaughlin presented and reviewed the Tax Assessor/Collector's Report for May 31, 2025, including the disbursements presented for payment as listed therein, a copy of which report is attached hereto as **Exhibit E**. 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.

## DELINQUENT TAX COLLECTIONS ATTORNEY'S REPORT

The Board deferred consideration of the Delinquent Tax Report from Perdue, Brandon, Fielder, Collins & Mott, LLP, the District's delinquent tax collections attorneys, as there was no report due to the Board this month.

## OPERATIONS REPORT

Mr. Vaughn presented to and reviewed with the Board a written Operations Report dated May 2025, a copy of which report is attached hereto as **Exhibit F**.

Mr. Vaughn next 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 five (5) accounts to the uncollectable roll in the amount of \$219.68, since all collection efforts to date had been unsuccessful. After discussion on the matter, Director Sanches moved that MOC be authorized to move the five (5) delinquent accounts to the uncollectible roll in the amount of \$219.68, as more fully set forth in the attached Operations and

Maintenance Report, and as recommended by the District's Operator. Director Garcia seconded said motion, which unanimously carried.

Mr. Vaughn then reported the receipt of a Certification Letter for Victim of Family Violence Waiver for Water, Electric and Telephone Service Deposit (the "Certification Letter". After discussion, the Board concurred to authorize MOC and SPH to confirm the validity of the Certification Letter and defer any further consideration of this matter until the next Board meeting.

The Board next discussed the status of District customer Latisha Yakubu's payment plan. After discussion, there was no action taken by the Board on this matter.

Ms. McLaughlin exited the meeting during the above discussion.

#### 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 G**. Ms. Broom then requested approval of Pay Estimate No. 8 in the amount of \$241,414.00 payable to SKE Construction, LLC ("SKE") for work completed on the Waterline Replacement Project. A copy of the pay estimate is attached to the Engineering Report. After discussion, it was moved by Director Peters, seconded by Director Sanches, and unanimously carried that the Engineering Report and all action items listed therein be approved, as recommended by CobbFendley, including the approval or concurrence, as applicable, of all pay estimates, contract quantity adjustments, and change orders as may be listed therein (including the acceptance of any related Texas Ethics Commission Form 1295 ("TEC Form 1295")).

#### MAINTENANCE OF DRAINAGE DITCHES

The Board deferred further discussion of the maintenance of the Westgate Homeowner's Association ("HOA") drainage areas and the re-occurring drainage impact on adjacent lots located in Westgate, Section 12 until the July Board meeting. Ms. Broom noted that recent activity on this item is covered in the Engineering Report.

#### CRITICAL LOAD STATUS

Mr. Creed advised the Board that Section 13.1396 of the Texas Water Code, as amended, requires the District to update its information identifying the location and description of facilities that have qualified for critical load status and its information regarding emergency contacts (a) annually to each electric utility that provides transmission and distribution service to the District and each retail electric provider that sells power to the District, and (b) immediately upon any change in the information to the above entities, as well as to the office of emergency management of Harris County, the Public Utility Commission of Texas, and the division of emergency management of the governor. Mr. Vaughn advised that MOC would provide the annual update and, if required, any changes to the information to the appropriate entities. After discussion on the matter, Director Sanches moved that MOC be authorized to make such annual filings on behalf of the District. Director Peters seconded the motion, which unanimously carried.

## DRAINAGE FACILITY MAINTENANCE REPORT

Mr. Taton presented to and reviewed with the Board the June 26, 2025, Maintenance Report, a copy of which is attached hereto as **Exhibit H**. He noted that DOE is working on the proposal for the replacement grate and noted that he anticipates the proposal will be presented at the July Board meeting.

## UTILITY COMMITMENTS AND SERVICE REQUESTS

Mr. Creed reported that SPH is awaiting the Church's comments to the draft Water Supply and Sanitary Sewer Services Agreement between the District and the Church. There was no action by the Board on this matter at this time.

## GFL ENVIRONMENTAL STATUS REPORT

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

Mr. Creed next reported that the District's contract with GFL will automatically renew (and be subject to a CPI increase) on September 1, 2025, should the Board decline to provide notice of its intent not to renew the contract by July 1st. Following discussion, the Board concurred to allow the contract to renew.

## AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM

The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Creed advised that pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Sanches moved that SPH be authorized to complete and execute the Voting System Annual Filing Form and to file same with the Secretary of State's Office on behalf of the Board and the District. Director Knight seconded said motion, which carried unanimously.

## RECORDS DESTRUCTION REQUEST

The Board concurred to defer this matter until the July Board meeting as Director Lange was not present to present the request.

## DISTRICT WEBSITE

Mr. Creed presented to and reviewed with the Board the District's Google Analytics Quarterly Report from Off Cinco, a copy being attached hereto as **Exhibit J**.

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

The Board deferred consideration of any communications with the HOA.

## 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.

## ATTORNEY'S REPORT

The Board considered the Attorney's Report. Mr. Creed advised the Board that a Legislative Summary of the 89th Regular Session of the Texas Legislature, prepared by SPH, was previously emailed to the Board. He advised the Board to contact him should they have any questions concerning the matters discussed therein.

Mr. Creed then reported the receipt of correspondence from the United States Department of Commerce; United States Census Bureau requesting the Board to participate in a 2025 Annual Survey of Public Employment and Payroll. After discussion, the Board reiterated its intent not to participate in the survey. A copy of the correspondence is attached hereto as **Exhibit K**.

## 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 Peters and unanimously carried, the meeting was adjourned.



  
Secretary

## LIST OF ATTACHMENTS TO MINUTES

Exhibit A	Joint Plant Committee - Engineering Report
Exhibit B	Joint Plant Committee - Operations Report
Exhibit C	Joint Plant Committee - Bookkeeper's Report
Exhibit D	Bookkeeper's Report
Exhibit E	Tax Assessor/Collector's Report
Exhibit F	Operations Report
Exhibit G	Engineering Report
Exhibit H	Double Oak Erosion Maintenance Report
Exhibit I	GFL Environmental Report and Call Log
Exhibit J	Off Cinco Google Analytics Quarterly Report
Exhibit K	United States Department of Commerce; United States Census Bureau Correspondence