

MINUTES OF MEETING OF
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 70,
OF HARRIS COUNTY, TEXAS
July 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 July 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 Director Knight, 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: David Selesky of Green for Life Environmental ("GFL"); 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"); 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 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 June 26, 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 required.

OPERATIONS REPORT

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

Mr. Vaughn next informed the Board that, contrary to his report last month, the District had failed a recent biomonitoring (minnow) test due to the de-chlorination levels in the system. He noted that such de-chlorination levels have been corrected. He further advised that the lab will refund the fees paid by the District for the minnow testing and any associated costs, since the District was not required to conduct such testing at the time and will now be required to do so for the next few months.

BOOKKEEPER'S REPORT

Ms. Cooper presented to and reviewed with the Committee a written Bookkeepers Report dated July 24, 2025, a copy of which is attached hereto as **Exhibit C**. After discussion on the matter, it was moved by Director Lange that said report be approved and the checks identified in the bookkeepers' report be approved for payment. Director Peters seconded said motion, which unanimously carried.

JOINT SEWAGE TREATMENT PLANT ATTORNEY REPORT

Mr. Creed informed the Board that he had nothing new report relative to the Joint Plant Committee at this time.

Mr. Brandman 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 June 26, 2025, Board meeting. After discussion, Director Sanches moved that the June 26, 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 July 24, 2025, a copy of which is attached hereto as **Exhibit D**. After discussion on the matter, it was moved by Director Sanches 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 June 30, 2025, 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 Garcia seconded said motion, which unanimously carried.

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 July 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.

OPERATIONS REPORT

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

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 one (1) account to the uncollectable roll in the amount of \$94.63, since all collection efforts to date had been unsuccessful. The Board next considered the utility deposit waiver form recently received by the District from a customer, as discussed at the last meeting. Mr. Creed reviewed with the Board SPH's findings on the intended scope and applicability of the form. After discussion on the matter, Director Peters moved that MOC be authorized to move the one (1) delinquent account to the uncollectible roll in the amount of \$94.63, that the Board decline to accept the inapplicable deposit waiver form, and to authorize MOC to offer the customer a favorable payment plan for their deposit. Director Garcia seconded said motion, which unanimously carried.

Mr. Vaughn next reported that MOC has been asked by a resident to remove a tree that is encroaching into a District easement. Mr. Vaughn estimated the cost for removal of the tree to be approximately \$1,800.00. After discussion and consideration of the circumstances, the Board concurred to authorize MOC to remove the tree.

Mr. Vaughn then reported that a customer recently had a sanitary sewer backup, which was repaired by the water line contractor, and a remediation company was then called to clean up the site. He further reported on a sanitary sewer backup that occurred six months ago. He noted that the resident's insurance company had paid the claim and is now attempting to subrogate the claim by seeking reimbursement from the District. After discussion, the Board concurred that there was no action required by Board at this time.

Director Knight entered the meeting during in the discussion of the Operations Report.

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 then recommended approval of Pay Estimate No. 9 in the amount of \$271,295.30 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. Ms. Broom next presented to and reviewed with the Board proposals for engineering services related to the Fire Hydrant Replacement Project in the amount of \$163,000.00 and the Smart Meter Installation Project in the amount of \$36,460.00, copies of the proposals being attached to the Engineering Report. After discussion, it was moved by Director Lange, 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"), with the exception of the Smart Meters Installation Proposal for Engineering Fees, which was deferred to the August Board meeting. The Board requested that Ms. Broom obtain an updated quote from the supplier for the smart meters.

MAINTENANCE OF DRAINAGE DITCHES

Ms. Broom noted that recent activity regarding 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 was covered in the Engineering Report.

DRAINAGE FACILITY MAINTENANCE REPORT

Mr. Creed presented to and reviewed with the Board the July 24, 2025, Maintenance Report, a copy of which is attached hereto as **Exhibit I**. Mr. Creed then presented to and reviewed with the Board a proposal for the replacement grates inside the trash trooper units, in the amount of \$2,100.00, a copy of which proposal is attached to the Maintenance Report. After discussion, the Board deferred consideration of the Proposal until the August Board meeting when Sam Cocke can be in attendance to respond to the Board's questions.

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. Selesky presented to and reviewed with the Board GFL Environmental's report for the month of June 2025, and call log. Copies of the report and call log are attached hereto as **Exhibit J**. It was noted that the call log appeared to be for Harris County Municipal Utility District No. 200.

Mr. Selesky then presented a written request for the Board to approve a rate increase from \$18.11 to \$19.97 to be effective on September 1, 2025. After discussion, Director Lange moved to decline GFL's request for a rate increase to \$19.97 and instead accept the consumer price index adjustment under the contract (\$19.21) to be effective on September 1, 2025. A copy of the June 30, 2025, correspondence from GFL is attached to the GFL Environmental Report. Mr. Selesky advised that he would provide a separate letter to the Board reflecting the cpi adjusted rate.

RECORDS DESTRUCTION REQUEST

Mr. Creed advised the Board that the District's Records Retention Schedules adopted in connection with its Records Management Program require that certain records of the District be retained only for specific periods of time based on the type of record. As an example, He explained that notes taken during meetings which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. Mr. Creed next presented a request from the District's Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules. A copy of the subject request is attached hereto as **Exhibit K** (the "Request"). After discussion on the matter, Director Peters moved that SPH be authorized to destroy the records described in the Request. Director Sanches seconded said motion, which unanimously carried.

DISTRICT WEBSITE

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

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 noted that the current Interlocal Agreement for Law Enforcement Services between the District and Harris County, (the "Agreement") expires on September 30, 2025. He then presented to and reviewed with the Board the renewal contract for the 2025-2026 term, a copy of which is attached hereto as **Exhibit L**. After discussion, Director Lange moved to approve the renewal of the Agreement, to be effective October 1, 2025, through September 30, 2026, subject to SPH review. Director Sanches seconded the motion, which carried unanimously.

A discussion ensued regarding the payment method of the Director's per diems and expense reimbursements. After discussion, the Board concurred to include the matter on the August agenda.

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 Lange, seconded by Director Garcia 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	Delinquent Tax Report
Exhibit G	Operations Report
Exhibit H	Engineering Report
Exhibit I	Double Oak Erosion Maintenance Report
Exhibit J	GFL Environmental Report and Call Log
Exhibit K	Records Destruction Request
Exhibit L	Interlocal Agreement for Law Enforcement Services between the District and Harris County

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