

MINUTES OF MEETING OF
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 70,
OF HARRIS COUNTY, TEXAS
August 28, 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 August 28, 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: 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., engineer for Harris County Municipal Utility District No. 144 ("No. 144"); Chuck Brandman of Harris County Municipal Utility District No. 264 ("No. 264"); and Diana Miller 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 ("JSTP") Committee portion of the minutes of the District's July 24, 2025, Board meeting was considered. No revisions were requested.

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. Ms. Broom next presented to the Committee a draft Capital Improvement Project (the "CIP") plan and requested comments to same prior to the September Board meeting. A discussion ensued regarding the scheduling of the annual plant tour. Ms. Broom noted she will send out potential October dates to the Committee for scheduling of the annual plant tour. Ms. Miller noted that the matter will be added to the September agenda for further discussion. The Committee then discussed prior inspections and upgrades to the JSTP, and the prioritization of projects. Ms. Broom advised that adjustments can be made after the site visit. Ms. Broom noted that electrical and clarifier inspections will be scheduled prior to 2027.

OPERATIONS REPORT

Mr. Vaughn presented and reviewed the Joint Plant Operations Report for the month of July 2025, a copy of which report is attached hereto as **Exhibit B** and discussed same with the Board. No action taken.

BOOKKEEPER'S REPORT

Ms. Cooper presented to and reviewed with the Committee a written Bookkeepers Report dated August 28, 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.

In connection with the preparation of the Fiscal Year 2026 Operating Budget for the JSTP, Ms. Cooper noted that an initial draft is included with this month's report, and the budget will be adopted at the September meeting.

JOINT SEWAGE TREATMENT PLANT ATTORNEY REPORT

The committee and the Board next discussed and concurred to reschedule the November Board meeting from November 27, 2025, to November 20, 2025, and the December Board meeting from December 25, 2025, to December 18, 2025, due to the holidays.

Mr. Brandman next requested the District consider nominating him to fill the vacancy on the Board of Directors for the Harris Central Appraisal District ("HCAD"). After discussion, Director Peters moved to nominate Mr. Brandman to the HCAD Board of Directors and to approve the Resolution to Nominate a Candidate to Fill a Vacancy on the HCAD Board of Directors. Director Lange seconded, which was unanimously carried. Ms. Miller advised that the matter will be ratified at the September Board meeting.

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 July 24, 2025, Board meeting. After discussion, Director Lange moved that the July 24, 2025, Board meeting minutes be approved as written. Director Sanches seconded said motion, which unanimously carried.

RATIFY PRIOR APPROVAL OF INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES

THE Board considered ratifying its prior approval of the Interlocal Agreement for Law Enforcement Services between the District and Harris County, for the term beginning October 1, 2025. Following discussion, Director Lange moved to ratify the Board's prior approval of the agreement. Director Sanches seconded the motion, which unanimously carried.

FINANCIAL ADVISOR'S 2025 TAX RATE RECOMMENDATION

The Board deferred the tax rate recommendation until its September Board meeting, pending the certification of the District's tax roll.

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

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT INVENTORY REPORT

Ms. Cooper presented to and reviewed with the Board a written Bookkeepers Report dated August 28, 2025, a copy of which is attached hereto as **Exhibit D**. Ms. Cooper then presented to and reviewed with the Board a Quarterly Investment Inventory Report, which had been prepared by MA&C for the reporting period ending June 30, 2025, a copy of which is attached to the Bookkeeper's Report. After review of the Quarterly Investment Inventory Report and upon motion duly made by Director Lange, seconded by Director Sanches, and unanimously carried, said Quarterly Investment Inventory Report was approved and the District's Investment Officer was authorized to execute same on behalf of the Board and the District.

The Board then considered discontinuing the HR&P payroll services. Ms. Cooper proposed solutions to the issues the Board presented. Ms. Cooper next recommended the Board consider the addition of the Positive Payment service offered by Central Bank. She explained that the service offers additional fraud protection, by requiring MAC to authorize all checks approved at each Board meeting. If there is any discrepancy Central Bank will notify MAC to approve the check in question before proceeding to clear the check. After discussion on the matter, it was moved by Director Lange that the Bookkeeper's Report be approved and the checks identified in the report be approved for payment, to remain with HR&P, and to approve the addition of the Positive Pay service on the District's three checking accounts with Central Bank, (the General Operating Fund, the Construction Projects Fund and the Sewage Treatment Plant Fund), at a rate of \$25 per month per account. Director Sanches seconded said motion, which unanimously carried.

Director Knight entered the meeting during the discussion of the Bookkeeper's Report.

DRAINAGE FACILITY MAINTENANCE REPORT

Mr. Cocke informed the Board that Andrew Fabin will be replacing him as the District's representative beginning next month. He then presented to and reviewed with the Board the August 28, 2025, Maintenance Report, a copy of which is attached hereto as **Exhibit E**. Mr. Cocke next 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, Director Sanches moved to accept the proposal as presented. Director Garcia seconded the motion, which unanimously carried. Mr. Cocke exited the meeting at this time.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. McLaughlin presented and reviewed the Tax Assessor/Collector's Report for July 31, 2025, including the disbursements presented for payment as listed therein, a copy of which report is attached hereto as **Exhibit F**. After discussion, Director Sanches 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 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 to and reviewed with the Board a written Operations Report dated July 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 five (5) accounts to the uncollectable roll in the amount of \$245.54, since all collection efforts to date had been unsuccessful. After discussion on the matter, Director Peters moved that MOC be authorized to move five (5) delinquent accounts to the uncollectible roll in the amount of \$245.54. Director Garcia seconded said 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 then recommended approval of Pay Estimate No. 10 in the amount of \$134,648.25, Change Order No. 3 in the amount of (\$46,095.00), and Pay Estimate No. 11 and Final in the amount of \$219,286.60, respectively, payable to SKE Construction, LLC ("SKE") for work completed on the Waterline Replacement Project and to release the retainage to SKE for same. A copy of the pay estimates and change order are attached to the Engineering Report. Ms. Broom next presented to and reviewed with the Board a proposal for engineering services related to the Smart Meter Installation Project in the amount of \$36,400.00, a copy of the proposal 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") and the proposal for engineering services.

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.

UTILITY COMMITMENTS AND SERVICE REQUESTS

Ms. Miller 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

Ms. Miller presented to the Board GFL Environmental's report for the month of July 2025, and call log. Copies of the report and call log are attached hereto as **Exhibit I**.

Ms. Miller next presented to and reviewed with the Board a letter from GFL to the Board reflecting the consumer price index ("CPI") adjusted rate, a copy of which is attached hereto as **Exhibit J**, which reflects the CPI adjusted rate of \$19.21 that was approved by the Board at its last meeting and was to be effective on September 1, 2025. Ms. Miller then advised that there is also an item on the agenda to consider amendment of the District's Rate Order in connection with such CPI adjustment. After discussion on the matter, Director Lange moved that the District's Rate Order be amended to include an increase in the residential sanitary sewer rate to incorporate the CPI adjustment by GFL Environmental, resulting in an increase in the residential sewer rate from \$31.09 to \$32.19, to be effective September 1, 2025, and that any and all rate orders heretofore adopted by the Board be revoked and that the attached Rate Order be passed and adopted. Director Sanches seconded said motion, which unanimously carried. The Rate Order, as amended, is 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 any communications with the HOA.

ATTORNEY'S REPORT

The Board considered the Attorney's Report. Ms. Miller advised the Board that she had nothing additional to discuss with the Board of a legal nature which was not covered under specific agenda items.

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 and Quarterly Investment Report
Exhibit E	Double Oak Erosion Maintenance Report
Exhibit F	Tax Assessor/Collector's Report
Exhibit G	Operations Report
Exhibit H	Engineering Report
Exhibit I	GFL Environmental Report and Call Log
Exhibit J	Notice of CPI Increase by GFL Environmental
Exhibit K	Rate Order