

MINUTES OF REGULAR MEETING
HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 70
HARRIS COUNTY, TEXAS

November 3, 2021

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

The Board of Directors (the "Board") of Harris County Water Control And Improvement District No. 70 (the "District") of Harris County, Texas, met in regular session, open to the public, at 6:30 p.m., on the 3rd day of November 2021, at the regular meeting place thereof, 2935 Foley Road, Crosby, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Bobby Crippens	President
Terry Lutz	Vice President
Randall Keith Adams	Secretary
Jim Raines	Director/Treasurer
Steve Kimes	Director

All members of the Board were present, with the exception of Director Raines and Adams, thus constituting a quorum.

Also present were Mr. Terry Stevens of TLS Utility Services, the District's Operator; Messrs. Nirav Patel and Jim Ainsworth, P.E. of A&S Engineers, Inc., the District's Engineers; Ms. Yvonne Luevano of Wheeler & Associates, Inc., the District's Tax Assessor/Collector, Mr. Mike Higgins, Mr. and Mrs. Kinard, Ms. Sarah Harvey, residents in the District; Ms. Pamela Graham of Harris County WCID No. 70, an employee of the District; and Mr. Michael P. Bacon of Bacon, Wallace & Philbin, L.L.P., the District's Attorney.

WHEREUPON, following a notation that notices of the meeting had been duly posted in accordance with law, copies of which are attached hereto as exhibits, the meeting was called to order.

APPROVAL OF MINUTES

Minutes of the meeting of October 2021 were presented for review and approval. Upon a motion duly made and seconded, the Board voted unanimously to approve the minutes as presented.

PUBLIC COMMENTS

Pamela Graham presented a water bill from the resident at 2927 Indian Mound Trail, and she informed the Board that the customer complained about the unusually high usage and water bill. The Board discussed the matter and upon motion duly made and seconded, the Board voted unanimously to issue a one-time credit of \$100.

Ms. Kinard informed the Board that she called the attorney multiple times, and she also spoke with Domingo Lopez with Harris County Precinct 2 about drainage responsibility. Mr. Bacon informed the Board that he read the minutes from the July board meeting that Mr. Lopez attended, and Mr. Bacon reiterated they were informed that the District could not work on County facilities.

Mike Higgins informed the Board that the garbage service provider was rude to customers. Ms. Graham reported that a house was being cleaned out due to the death of a resident, and she stated dozens of trash bags were on site due to excessive items that had to be removed from the home. Director Crippens said he contacted the garbage servicer about the liquids leaking from excess trash, and the issue had been addressed.

TAX ASSESSOR/COLLECTOR'S REPORT

Yvonne Luevano presented and reviewed the Tax Assessor/Collector's Report, a copy of which is attached hereto. She reviewed the monthly disbursements, transfers from the tax account, and the delinquent tax roll, copies of which are attached hereto as exhibits. She informed the Board that one delinquent customer had requested a two-month payment plan. Upon a motion duly made and seconded, the Board voted unanimously to approve the payment plan for the delinquent account. Furthermore, upon motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report as presented.

Director Crippens inquired about delinquent accounts which appeared not to be located in the District. Ms. Luevano informed the Board she would investigate the matter.

INSURANCE PROPOSAL RENEWAL

Mr. Bacon presented the insurance renewal proposal prepared by Arthur J. Gallagher & Company Insurance, a copy of which is attached hereto as an exhibit. He reviewed the policy premium for the policy period 2021-2022. The Board discussed the renewal proposal, optional new coverages, and the increase in property value. Upon motion duly made and seconded, the Board voted unanimously to approve the insurance renewal proposal as presented.

OPERATOR'S REPORT

Sarah Harvey informed the Board that she had a third-party contractor investigate the sewer backup issue, and she noted that the contractor said the backup was due to overflow from the street runoff. Mr. Stevens stated that he disagreed that it was the district's fault. Ms. Harvey informed the Board that the plumber discovered the backflow preventer valve had been overwhelmed by pressure and broken. She informed the Board that the plumber had replaced the valve. The Board discussed a pending televising project with the residents to address possible repairs while cleaning the lines as televising occurred.

Terry Stevens presented and reviewed the Operator's Report, a copy of which is attached hereto as an exhibit. He reviewed the maintenance items for the month, and he noted there were no excursions or violations at the Wastewater Treatment Plant ("WWTP"). Mr. Stevens discussed the electrical controller problems, which he noted were being monitored. Mr. Stevens also informed the Board of E. coli violation. He stated they would re-sample, and he expected it to be a sampling error. Mr. Stevens next discussed the manhole sewer line flow. Upon motion duly made and seconded, the Board voted unanimously to approve the Operator's Report as presented.

BILLING AND COLLECTIONS REPORT

Pamela Graham reviewed the Billing and Collections Report. Upon a motion duly made and seconded, the Board voted unanimously to approve the Billing and Collections Report as presented.

ENGINEER'S REPORT

Jim Ainsworth presented and reviewed the Engineer's Report, a copy of which is attached hereto as an exhibit. Mr. Ainsworth informed the Board that the televising project should be completed by December. He next reviewed pending district projects, including Section Nos 1 and 2 television, Water Plant No.1 request for emergency approval of water well from the Texas Commission on Environmental Quality ("TCEQ"), and Water Plant No. 1 electrical improvements and design plans.

Director Kimes inquired about exposed piping at the well site. Mr. Patel stated he would invite the contractor to attend the next meeting to discuss the matter.

Mr. Ainsworth next recommended the Board consider waiting for the assessment to be completed before any project proposals were prepared. Mr. Ainsworth and Patel next discussed general project planning in the district.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report as presented.

EXECUTIVE SESSION

Upon motion duly made and seconded, the Board voted unanimously to convene in Executive Session at 7:42 p.m. to discuss legal matters. The Board then reconvened in an open session at 7:57 p.m. to conduct such business as might come before the Board.

OTHER MATTERS

There being no further business to come before the Board, the meeting was adjourned.

(SEAL)

Secretary, Board of Directors