

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

April 6, 2022

THE STATE OF TEXAS §
 §
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 April 6, 2022, 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:

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

All members of the Board were present, thus constituting a quorum.

Also present were Mr. Terry Stevens of TLS Utility Services, the District's Operator; Mr. 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. Bob Ideus of Municipal Business Services, Inc., the District's Bookkeeper; Ms. Nora Caufield, Ms. Linda Lutz Ms. Sarah Harvey and Mr. Mike Higgins, residents of 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 the law, copies of which are attached hereto as exhibits, the meeting was called to order.

APPROVAL OF MINUTES

Minutes of the meeting of March 2, 2022, were presented for review and approval. Upon a motion duly made and seconded, the Board voted unanimously to approve the minutes as presented.

BOOKKEEPER'S REPORT

Bob Ideus presented and reviewed the Bookkeeper's Report and Investment Report, copies of which are attached hereto as exhibits. He reviewed the seventh month year to date budget, disbursements, receivables, and account balances. The Board discussed the breakdown of specific fees and had no concerns with the budget. Upon motion duly made and seconded, the Board voted unanimously to approve the Bookkeeper's Report as presented.

ENGINEER'S REPORT

Mr. Ainsworth presented and reviewed the Engineer's Report, a copy of which is attached hereto as an exhibit. He requested Board approval to release the contract retainage for Well No. 2 repairs in the amount of \$8,122.50. Mr. Ainsworth informed the Board that he would hold the payment until the final punch list was complete.

Next, Mr. Ainsworth presented Pay Application No. 2 for approval in the amount of \$8,400 for Well No. 2 oil removal and inspection project. He next presented Pay Application No. 3 and final for Section Nos. 1 & 2 televising project in the amount of \$12,693.20. Upon motion duly made and seconded, the Board authorized payments for Pay Application No. 2 in the amount of \$8,400 and Pay Application No. 3 and final in the amount of \$12,693.20. Furthermore, upon motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report as presented.

With regard to the authorized advertisement for bids, Mr. Ainsworth informed the Board that Water Plant No. 1 electrical improvements design plans needed reviewing due to changes in Harris County drainage requirements. He stated the project was put on hold until funding was determined. Mr. Ainsworth reported three bids had been received for cleaning and televising the remainder of the District, excluding Deer Run Estates. Mr. Ainsworth stated the low bidder was Kleen Environmental in the amount of \$50,647.00. He next informed the Board that Lopez Utilities Contract, LLC, was the low bidder for the sanitary sewer rehabilitation project. He stated the bid amount was \$38,150. Upon motion duly made and seconded, the Board voted unanimously to award contracts to Kleen Environmental for cleaning and televising the sanitary sewer mains in the amount of \$50,647.00 and Lopez Utilities Contractor, LLC for the Sanitary Sewer Rehabilitation Phase No. 1 project in the amount of \$38,150.

TAX ASSESSOR/COLLECTOR'S REPORT

Yvonne Luevano presented and reviewed the Tax Assessor/Collector's Report, a copy of which is attached hereto. Ms. Luevano informed the Board that 95.3% of the 2021 taxes had been collected. She reviewed the monthly disbursements, transfers from the tax account, and the delinquent tax roll, copies of which are attached hereto as exhibits. Ms. Luevano requested Board authorization to attend the meeting quarterly instead of monthly to reduce district costs. The Board discussed the matter and agreed they had no objection. Upon motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report as presented.

OPERATOR'S REPORT

Terry Stevens presented and reviewed the Operator's Report, a copy of which is attached hereto as an exhibit. Mr. Stevens reviewed manager and operations matters and discussed the Marina Lift Station repair in detail with the Board.

The Board next discussed the status of the potential 5.7-acre development North of Foley and east of the District.

Mr. Stevens asked the Board for direction on how to handle the tap request adjacent to the property owner, who had built a fence across property lines, which blocked access to utilities. Mr. Bacon informed the Board not to recommend any action until the fence access was made available by the property owner requesting the tap. 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, a copy of which is attached hereto as an exhibit. She informed the Board that many of the invoices were being paid online. Upon a motion duly made and seconded, the Board voted unanimously to approve the Billing and Collections Report as presented.

ATTORNEY'S REPORT

Mr. Bacon reviewed the election calendar, and he informed the Board that the election bill to date would be submitted next month. He informed the Board that his office was working with Touchstone to ensure the website was compliant. Upon motion duly made and seconded, the Board voted unanimously to approve the Attorney's Report as presented.

OTHER MATTERS

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

(SEAL)

Secretary, Board of Directors