

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

October 6, 2021

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 the 6th day of October 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, thus constituting a quorum.

Also present were Mr. Terry Stevens of TLS Utility Services, the District’s Operator; Mr. Nirav Patel, P.E. of A&S Engineers, Inc., the District’s Engineer; Mr. and Mrs. Howard Bartlett, residents of Lake Shadows Ms. Catherine Wheeler of Wheeler & Associates, Inc., the District’s Tax Assessor/Collector, Ms. Rebecca Adams, Mr. Isaac Taylor, Mr. Mike Higgins, Ms. Lynda Kinard, Ms. Sarah Harvey and Mr. and Mrs. Christy, residents in 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 September 1, 2021, 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 disbursements, receivables, and the Investment Report. Upon motion duly made and seconded, the Board voted unanimously to approve the Bookkeeper’s Report as presented.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Adams presented and reviewed the Tax Assessor/Collector's Report, a copy of which is attached hereto. Ms. Adams stated that 97.82% of the District's 2020 tax levy 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. Upon a motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report as presented.

OPERATOR'S REPORT

Mr. 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").

Next, Mr. Stevens informed the Board that the generator at Water Plant No. 1 had been relocated to the WWTP to help supply power to the 100,000-gallon tank in a power outage. Upon a motion duly made and seconded, the Board voted unanimously to approve the Operator's Report as presented.

PUBLIC HEARING ON 2020 TAX RATE/ORDERS SETTING

The Board conducted the public hearing on the 2021 Tax Rate. There were no members of the public present, so the hearing was then closed.

Upon motion duly made and seconded, the Board voted unanimously to adopt the Order Setting the 2021 Tax Rate of \$0.59 per \$100 assessed valuation, comprising \$0.19 per \$100 assessed valuation for debt service and \$0.40 per \$100 assessed valuation for maintenance and operations, a copy of which is attached hereto as an exhibit.

Upon motion duly made and seconded, the Board voted unanimously to approve the Amendment to Information form, a copy of which is attached hereto as an exhibit.

ENGINEER'S REPORT

Jim Ainsworth presented and reviewed the Engineer's Report, a copy of which is attached hereto as an exhibit.

Section 1 and 2 Televising Project

Mr. Ainsworth presented the contract for \$49,315.00 from Kleen-Environmental for the Board to execute, a copy of which is attached hereto as an exhibit.

Water Plant No. 1 and Well No. 2 Repairs

With regard to the excessive oil buildup between the casting and pump column, Mr. Ainsworth reported that Alsay Incorporated (contractor) completed the removal of oil and inspection of the well and pump. He stated that additional inspection was needed for the motor.

The Board, Operator, Engineer, and Attorney discussed airlifting fill from the well and the project cost of \$10,000. Upon motion duly made and seconded, the Board voted unanimously to authorize the cleaning and television of the well for \$10,000. Furthermore, the Board voted unanimously to authorize the Engineer to advertise the well rehabilitation project as proposed.

Water Plant No. 1 Electrical Improvements

Mr. Ainsworth informed the Board that the design plan needed revising due to Harris County Drainage requirements. He informed the Board that the plan would be revised and submitted to Harris County along with Texas Commission Environmental Quality ("TCEQ") submittal. Mr. Ainsworth stated advertising would commence in late October. He noted that bids would be reviewed in November and recommended awarding the contract in December or January 2022.

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

APPROVE CONTRACT WITH THE KASSAB LAW FIRM

Upon motion duly made and seconded, the Board voted unanimously to approve the contract with outside counsel, Kassab Law Firm.

CONSIDER WEBSITE PROPOSAL

Mr. Bacon presented and reviewed website proposals prepared by Infinity Services, Triton Consulting Group, LLC, and Touchstone District Services, copies of which are attached hereto as exhibits. The Board discussed the difference in proposals and agreed to accept the Touchstone District Services proposal. Upon motion duly made and seconded, the Board voted unanimously to accept Touchstone District Services website proposal.

APPROVE ORDER AUTHORIZING APPROVAL OF CERTAIN CONTRACT

Mr. Bacon presented and reviewed the Order Authorizing Approval of Certain Contracts, a copy of which is attached hereto as an exhibit. The Board discussed and determined to authorize the President and Operator to approve contracts up to \$10,000 (including any amendments or change order related thereto). Upon motion duly made and seconded, the Board voted unanimously to approve the Order Authorizing Approval of Certain Contracts.

PUBLIC COMMENTS

Mr. Harvey inquired about the drainage channel maintenance. Mr. Bacon stated that the District would investigate the responsible party; however, he noted storm drainage was generally the County's responsibility.

_____ informed the Board of sewer backup in the home. He stated this was the third time in the last year that they experienced this issue. The Board discussed the issue and how to resolve the issue.

OTHER MATTERS

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

(SEAL)

Secretary, Board of Directors