

**HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 70**  
Minutes of Meeting of Board of Directors  
September 4, 2019

The Board of Directors ("Board") of Harris County Water Control and Improvement District No. 70 ("District") met at 2935 Foley Road, Crosby, Harris County, Texas 77532 on September 4, 2019, in accordance with the duly posted notice of said meeting, with a quorum of Directors present, as follows:

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

and the following absent:

None.

Also present were, Pam Graham, Bob Ideus, Sam Werner, Terry Stevens, Greg Lentz, and G. Taylor Goodall, Jr.

The President called the meeting to order and declared it open for such business as might regularly come before it.

1. The Board considered the minutes of the meeting held on August 7, 2019. After brief review and discussion, upon motion duly made and seconded, the Board unanimously approved the minutes as presented.

2. Pam Graham then reviewed a billing and collections report, copy attached. The District collected \$38,471.55 during the month. Ms. Graham reviewed a customer request for a bill adjustment and, after review and discussion, upon motion duly made and seconded, the Board authorized a one-time courtesy adjustment of \$100 credit to the bill as presented. After further discussion, upon motion duly made and seconded, the Board unanimously approved the billing and collections report as presented.

3. The tax assessor/collector presented a tax assessor/collector's report. The District taxes are 97.78% collected. The tax assessor/collector presented a notice from Harris County regarding parking lot construction and Sam Werner confirmed his office is working on the matter. Subject to that discussion, upon motion duly made and seconded, the Board unanimously approved the tax assessor-collector's report as presented and authorized disbursement of the funds contained therein.

4. Terry Stevens presented an operator's report, copy attached. After review brief review and discussion of the report, upon motion duly made and seconded, the Board authorized the District's operator to proceed with termination of utility service pursuant to provisions of the Rate Order and approved the operator's report as presented.

5. Greg Lentz approached the Board and presented a 2019 tax rate analysis and recommendation. After review and discussion with Mr. Lentz, upon motion duly made and seconded, the Board unanimously authorized advertising a total tax rate of \$0.605 comprised of \$0.205 debt service and \$0.40 maintenance and operations and called a public hearing to be held at the District's October Board of Director's meeting. Mr. Lentz discussed a potential 2020 bond election/issue and noted that it may be possible to issue around \$5,000,000.00 bonds without causing the total tax rate to increase.

6. Sam Werner presented an engineer's report, copy attached. With respect to the water plant No. 1 improvement project, the engineer presented Change Order No. 1 in the amount of \$11,000.00 and recommended approval thereof. The Board approved a proposed agreed order with TCEQ related to an outfall violation. Director Adams noted that his impression is that the community is not in favor of Crosby ISD developing a new school in the District. Subject to that discussion, upon motion duly made and seconded, the Board unanimously approved the engineer's report as presented and the action items contained therein.

7. Mr. Bob Ideus presented the bookkeeper's report, copy attached. The District's operating fund balance is \$1,634,544.33. Mr. Ideus discussed the need to sign checks without an amount filled in to avoid late fees. After brief review and discussion, upon motion duly made and seconded, the Board approved the bookkeeper's report as presented and authorized disbursement of the funds and action items contained therein.

8. The Board noted they are not interested in selling a lot near the water plant because it may be needed by the District in the future. The Board will further consider leasing the lot.

9. The Board asked Mr. Goodall to look into the procedure for selling certain timber on District owned property.

10. The Board considered public comments. Mike Higgins inquired as to why the Board was considering \$5 million worth of projects. Director Crippens noted he didn't think there would be a bond election. Mr. Higgins wondered why the Board expanded the District office driveway. Eddie voiced his opinion that the District does have a lot of needed repairs and maintenance projects and Board should consider the possibility of holding a bond election if it would not cause the District's total tax rate to rise and all the proceeds were used for needed District projects.

There being no further business to consider, the meeting was adjourned.

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Secretary