

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

July 7, 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 7<sup>th</sup> day of July 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 Director Crippens attending via telephone, thus constituting a quorum.

Also present were Ms. Pamela Graham, the District’s Office Manager; Mr. Jim Ainsworth, P.E. and Mr. Nirav Patel, P.E. of A&S Engineers, Inc., the District’s Engineer; Ms. Caryn Adams of Wheeler & Associates, Inc., the District’s Tax Assessor/Collector; Mr. Terry Stevens of TLS Utility Services, the District’s Operator; Mr. Greg Lentz of Masterson Advisors LLC, the District’s Financial Advisor; Mr. Domingo Lopez of Harris County Precinct No. 2; Mr. Mike Higgins, Ms. Madelyn Jurek, Ms. Heidi Vance, Ms. Kelly Martin, Mr. Richard Martin, Ms. Myra Nichols, Ms. Lynda Kenard, Ms. Rebecca Adams, and Ms. Darcy Williams, residents of the District; two other unidentified attendees, interested parties; 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

Director Crippens called the meeting to order and declared it open for such business as might regularly come before it. The minutes of the meetings of June 2, June 14, June 15, and July 6, 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

The Bookkeeper’s Report and Investment Report were tabled as the Bookkeeper was unable to attend the meeting.

Upon a motion duly made and seconded, the Board voted unanimously to approve payment of bills.

#### TAX ASSESSOR/COLLECTOR'S REPORT

Caryn Adams presented and reviewed the Tax Assessor/Collector's Report, a copy of which is attached hereto. Ms. Adams stated that 96% of the District's 2020 tax levy had been collected. She reviewed disbursements and transfers from the tax account. She then reviewed the delinquent tax roll, a copy of which is attached hereto. Ms. Adams asked that online District information requirements be included on the next agenda.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report.

#### OPERATOR'S REPORT

Terry Stevens presented and reviewed the Operator's Report, a copy of which is attached hereto as an exhibit. He reported no excursions and no violations at the Wastewater Treatment Plant. He said the TCEQ Notice of Violation was retracted after discussion with the inspector. He discussed the resolved backflow issue with a hose at a residence. Director Adams inquired about the TCEQ sampling schedule which the Operator then reviewed. Director Crippens inquired about hydrant testing. Mr. Stevens stated testing was ongoing and said the testing company would deliver a report for repair planning.

Upon a motion duly made and seconded, the Board voted unanimously to approve the Operator's 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.

#### Water Plant No. 1 Ground Storage Tank Project

Mr. Ainsworth discussed issues with the starter and pressure switches related to the Ground Storage Tank project at Water Plant No. 1. The Engineer and Operator discussed the status of the project. Directors Lutz and Kimes agreed to attend the inspection at 10:00 a.m. this Saturday.

Director Kimes raised issues of sewer backups in certain sections of the District. The Engineer discussed sanitary sewer rehabilitation which is part of the existing Capital Improvement Plan. Director Kimes stated this should be a top priority of the District.

#### Water Plant No. 1 Electrical Improvements Project

Mr. Ainsworth stated he would send proposed contracts to the District's Attorney and planned to advertise for bids in August. Mr. Bacon stated he would discuss the project with the Engineer.

## Bond Application Report 2021

Mr. Ainsworth stated this project was on hold until he is able to have a discussion with the Attorney.

## Water Plant No. 1 Culvert Project with Harris County

The Board discussed bidding procedures. Director Raines stated he would prefer to obtain at least three bids on all projects. Mr. Ainsworth stated he would inform the Board of all bids on projects, as done previously.

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

## FINANCIAL ADVISOR'S REPORT

Greg Lentz discussed the feasibility of bond issuance in the amount of \$5,000,000 if the bond election remained valid. Mr. Bacon discussed the process to determine the validity of the bond election due to de-annexation of District property.

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

## BILLING AND COLLECTIONS REPORT

Pamela Graham reviewed the Billing and Collections Report. She presented a letter from a meter reader requesting a raise. The Board requested this request be put on the next Board meeting agenda for consideration.

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

## FLOODING

Heidi Vance, whose parents reside in the District at 3014 Deepacker Way, stated her parents' home repeatedly floods and something needed to be done about it. Mr. Lopez described effects of recent maintenance by Harris County. He said the problem wasn't maintenance, but rather, it was due to existing infrastructure. He described pending upgrades to the storm water facilities and could not give a specific timeline for the upgrades. The residents discussed the drainage ditch at the southern boundary of the subdivision and discussed other drainage concerns. Mr. Lopez stated the District cannot work on Harris County facilities. Another resident raised the issue of the ditch easement on Skimmer Way.

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

(SEAL)

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Secretary, Board of Directors