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02/05/2025 PERSONAL
\$9.00 MPR - NOTICE MTG

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 570A
NOTICE OF PUBLIC MEETING

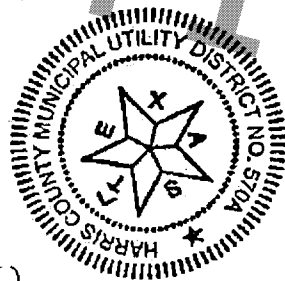
Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, 77056, said address being a meeting place of the District.

The meeting will be held on Tuesday, February 11, 2025, at 11:00 a.m.

The Board shall consider and/or act on the following matters:

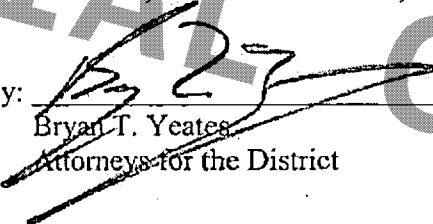
1. Public Comments;
2. Review and approve minutes of the January 14, 2025 Board of Directors meeting;
3. Bookkeeper's Report, including authorizing the payment of invoices presented;
4. Tax Assessor-Collector's Report;
5. Consider engagement of Delinquent Tax Collections Attorney;
6. Adoption of Resolution Approving Contingent Fee Contract for Legal Services pursuant to Exhibit A attached hereto;
7. Adoption of Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes and authorize delinquent tax attorney to collect delinquent personal property taxes beginning April 1, 2025, including filing of lawsuits, as necessary;
8. Review and approval of proposals relative to renewal of the District's general liability, umbrella liability, property, boiler and machinery, director and officer liability, and pollution liability insurance coverage for policies expiring March 31, 2025;
9. Operator's Report;
10. Developer's Report;
11. Engineering Report, including:
 - a. Authorize or ratify the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts for the construction of facilities within the District, and authorize acceptance of Texas Ethics Commission ("TEC") Form 1295;
 - b. Review and approve of any storm water plans, permits and/or affidavits related to construction within or on behalf of the District, and the execution of and documentation in connection therewith;
 - c. Review and approve of proposals for material testing;

- d. Status of construction contracts, including the approval or concurrence of any pay estimates, change orders, and authorize acceptance of TEC Form 1295 in connection therewith;
 - e. Acceptance of facilities for operation and maintenance purposes, site and/or easement conveyances for facilities constructed or to be constructed for the District, and acceptance of any related storm water plans and/or permits;
 - f. Status of acceptance by Harris County of streets for maintenance; and
 - g. Approval and/or ratification of prior approval of Submerged Storm Sewer Agreements;
12. Issuance of utility commitments, and acceptance of TEC Form 1295s in connection therewith;
 13. Review of annual survey of wage rate scales and consider adoption of Resolution Adopting Prevailing Wage Rate Scale for Construction Projects;
 14. Adoption of Resolution Concerning Developed District Status for 2025 Tax Year;
 15. Attorney's Report; and
 16. Matters for possible placement on future agendas.



(SEAL)

SCHWARTZ, PAGE & HARING, L.L.P.

By: 
 Bryan T. Yeates
 Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.

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EXHIBIT A

TED A. COX, P.C.

SCHWARTZ, PAGE & HARDING, L.L.P.

**NOTICE OF THE CONTINGENT FEE ENGAGEMENT OF DELINQUENT
TAX COLLECTIONS ATTORNEY**

Pursuant to Texas Government Code Section 2254.1036, notice is hereby given that the Board of Directors of County Municipal Utility District No. 570A (the "District"), at the public meeting described in the Notice of Public Meeting to which this exhibit is attached, will consider the engagement of Ted A. Cox, P.C. ("Cox") and Schwartz, Page & Harding, L.L.P. ("SPH") to serve as Delinquent Tax Collections Attorney for the District based on a contingent fee. In support thereof, Cox and SPH offer the following:

- A. The District is pursuing a contract with Cox and SPH for the collection of delinquent property taxes owed to the District and through this contract the District seeks to increase recovery of these delinquent debts as expeditiously as possible. GOVT. CODE § 2254.1036(1)(A).
- B. Cox and SPH have the competency, qualifications, and experience necessary to fulfill this contract. GOVT. CODE § 2254.1036(1)(B).

Cox has collected delinquent government receivables for over 25 years, including the collection of delinquent taxes. Cox represents approximately 40 separate governmental entities/districts located in Texas for collection of delinquent accounts. Cox currently has a primary office in Houston, Texas with support staff and attorneys. It uses a fully integrated team approach allowing the District access to its office and resources.

In addition to serving entities similar to the District as general counsel and bond counsel, SPH has supervised the collection efforts of delinquent tax collections attorneys, coordinated the cooperation of other consultants related to such collection efforts, and reported to the governing bodies of entities similar to the District on the status of such collection efforts for over 35 years and is widely recognized throughout the State of Texas for its expertise. SPH has the competency, qualifications, and experience necessary to fulfill its role under this contract of supervising Cox's efforts, coordinating between Cox and other District consultants, and reporting on such efforts to the District's Board of Directors.

- C. The nature of any relationship between the District and, Cox/SPH, is as follows. GOVT. CODE § 2254.1036(1)(C).

Cox has no previous relationship with the District.

SPH serves as general counsel and bond counsel to the District pursuant to an agreement dated August 20, 2021.

- D. The District is not set up to collect its delinquent taxes. GOVT. CODE § 2254.1036(1)(D). The

District currently does not have adequate support staff, computer software/programming, or experience to internally conduct these collection services and acquiring these will result in substantial expense to the District.

- E. These collection services cannot efficiently be provided for an hourly fee. GOVT. CODE § 2254.1036(1)(E). The Tax Code allows the assessment of a percentage-based fee to recover the costs of collecting delinquent taxes. This percentage-based fee is assessed only against parties delinquent in the payment of taxes to the District and not the District or taxpayers of the District. The collection of delinquent taxes is a high-volume practice, requiring a significant amount of research, mailing, and handling of outbound/inbound calls. An hourly fee for such work will likely exceed amount of delinquent taxes due. Moreover, the District will bear the cost of these hourly fees and not the debtor, because the Tax Code does not expressly authorize the District to pay for collection services based on an hourly fee.
- F. This contingent fee contract is in the District's best interest. GOVT. CODE § 2254.1036(1)(F). Under the contingent fee contract, Cox will be paid the amount of the percentage-based collection fee, regardless the number of hours the firm spends researching, contacting and mailing to collect the delinquent debt. Additionally, the percentage-based collection penalty is a pass-through expense to the debtor and not an expense to the District or taxpayers in the District who are not delinquent in the payment of their taxes.

FILED

2025 FEB -5 PM 2:45

Franklin H. Hester
COUNTY CLERK
HARRIS COUNTY TEXAS