

**HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 110  
MINUTES OF MEETING OF BOARD OF DIRECTORS**

**SEPTEMBER 19, 2024**

**THE STATE OF TEXAS  
COUNTY OF HARRIS  
HARRIS COUNTY WATER CONTROL AND  
IMPROVEMENT DISTRICT NO. 110**

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The Board of Directors (the “Board”) of Harris County Water Control and Improvement District No. 110 (the “District”) met in **regular session**, open to the public, at the designated meeting place of the Board in the District on **September 19, 2024, at 9:00 a.m.**; whereupon, at 9:04 a.m., the roll was called of the duly constituted officers and members of the Board, to-wit:

James N. Williams	-	President
Jeannie Perkins	-	First Vice President/Asst. Secretary
Jerry A. Strickland	-	Second Vice President
Vanessa Sommer	-	Secretary
Tom Dowdy	-	Treasurer/Investment Officer

All Directors were present, except Director Strickland, thus constituting a quorum.

Also present at the meeting were Brian Mills, District Manager; Mike Williams and Mario Garcia of Municipal Operations and Consulting (“MOC”), Operators for the District; Norman Gutierrez of Langford Engineering, Inc. (“LEI”), Engineers for the District; Maria S. Parker, Joshua J. Kahn, and Deidra Daniels) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”), Attorneys for the District; Ted Benson and Michael Nutt of Resurrection Lutheran Church (“RLC”); and other Members of the Public listed on the attached Attendance Sheet.

The meeting was called to order and the following business was conducted. Some Agenda items were taken out of order.

**HEAR FROM THE PUBLIC**

The Board noted that no Public wished to address the Board.

**ENGINEER’S REPORT**

The Board recognized Mr. Gutierrez, who presented to and reviewed with the Board the Engineers’ Report. Mr. Gutierrez advised that LEI had received a request from W&A Business Services, Inc., to annex a 1.782 acre tract of land into the District, which land would be used for a convenience store and service station. Mr. Gutierrez also advised that LEI had received a request for service for a 300-unit apartment/town home development on property within the boundaries of the District.

Ms. Parker reminded the Board that it had an Agreement to serve the property on which the apartment/town home project is to be developed.

Mr. Gutierrez discussed the Cypress Forest Lakes Park sinkhole and requested authorization for LEI to prepare repair plans for submission to and approval by Harris County Flood Control District.

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously as follows: (1) authorize SK Law to provide W&A Business Services, Inc. with a copy of the District's Rate Order and Annexation Policies; (2) approve LEI to conduct a feasibility study for the 300-unit apartment/town home project, subject to receipt of the annexation fee paid by the Developer; and (3) authorize LEI to prepare repair plans for the Park sinkhole, and to submit the repair plans to by Harris County Flood Control District.

### **OPERATIONS' REPORT**

The Board recognized Mr. Williams, who presented to and reviewed with the Board a list of accounts for termination for non-payment.

Upon motion by Director Perkins, seconded by Director Dowdy, and after full discussion, the Board voted unanimously to authorize termination of delinquent accounts.

### **DISTRICT MANAGER'S REPORT**

The Board recognized Mr. Mills, who presented to and reviewed with the Board, the Managers' Report and requested approval of the following items:

- Purchase of 2 A-frames and signage for charging/cooling stations at a cost not to exceed \$650
- Purchase of desktop computer for Manager Breyette at a cost not to exceed \$1,700
- Purchase of windscreen for tennis courts 5-8 at a cost not to exceed \$1,500
- Purchase of tennis fence shade replacements at a cost not to exceed \$2,100
- Purchase of awning replacements at a cost not to exceed \$12,000
- Purchase of 2 A-frames and signage for Lemm traffic control at a cost not to exceed \$650

Mr. Mills also discussed a 3, 5, and 15-year capital improvement plan, noting that all major projects are on hold until at least January 2025. The Board discussed rescinding its prior authorization in an amount not to exceed \$140,000 for construction of a park restroom and pavilion.

Upon motion by Director Dowdy, seconded by Director Perkins, and after full discussion, the Board voted unanimously to (1) rescind its prior authorization in an amount not to exceed \$140,000 for construction of a park restroom and pavilion; and (2) approve the following:

- Purchase of 2 A-frames and signage for charging/cooling stations at a cost not to exceed \$650
- Purchase of desktop computer for Manager Breyette at a cost not to exceed \$1,700
- Purchase of windscreen for tennis courts 5-8 at a cost not to exceed \$1,500
- Purchase of tennis fence shade replacements at a cost not to exceed \$2,100
- Purchase of awning replacements at a cost not to exceed \$12,000
- Purchase of 2 A-frames and signage for Lemm traffic control at a cost not to exceed \$650

### **ATTORNEY'S REPORT**

The Board recognized Ms. Parker, who discussed the District's upcoming bond and maintenance tax election and the public forum/town hall scheduled for October 9, 2024.

The Board noted that no action was necessary in connection with the Attorney's Report.

### **FLOOD MITIGATION/DRAINAGE MATTERS**

No action was taken.

**COMMITTEE REPORTS**

No Reports were offered.

**DIRECTOR COMMENTS**

No comments were offered.

**[SIGNATURE PAGE FOLLOWS]**

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

APPROVED THIS 10-9-2024.



Vanessa Sommer  
Secretary, Board of Directors