

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

**JUNE 12, 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 **June 12, 2024, at 5:00 p.m.** Whereupon, at 5:03 p.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, thus constituting a quorum.

Also present at the meeting were Brian Mills, District Manager; Shane Breyette, Maintenance Manager; John Davis of Lanford Engineering Inc. (“LEI”), Engineers for the District; J.C. Reno of Storm Water Solutions (“SWS”); Kim Shelnett of Myrtle Cruz, Inc. (“Myrtle Cruz”), Bookkeeper for the District; Captain Medina, Sgt. Walker, and Lt. Flores of Harris County Precinct 4 Constables’ Office; Mario Garcia of Municipal Operations (“MOC”), Operators for the District; Ryan Fortner of Revenue Management Services; Maria S. Parker, Joshua J. Kahn, and Deidra Daniels (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn, LLP (“SK Law”), Attorneys for the District; and 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 recognized Ms. Brady, who inquired about the status of manhole repairs in Lakes of Cypress Forest.

**CONSENT AGENDA**

The Board considered the following items under its Consent Agenda:

1. **Detention and Drainage Facilities Reports:** The Board recognized Mr. Reno, who reviewed the report from SWS regarding the maintenance of various detention ponds in the District.
2. **Tax Assessor/Collector’s Report and Delinquent Tax Report:** The Board recognized Ms. Parker, who, on behalf of the District’s Tax Assessor, presented the Tax Assessor/Collector’s Report, a copy of which is attached hereto and the checks presented for payment from the District’s Tax Account.

Assessor/Collector's Report, a copy of which is attached hereto and the checks presented for payment from the District's Tax Account.

3. **Bookkeeper's Report/Investment Report:** The Board recognized Ms. Shelnett, who presented the Bookkeeper's Report and Investment Report, copies of which are attached hereto, and certain invoices for payment by the Board. Ms. Shelnett also presented an Amended Agreement for Bookkeeping Services.
4. **Peace Officer's Report:** The Board recognized Sgt. Walker, who provided a summary of call/complaints originating in the District.
5. **Minutes of Meetings:** Proposed minutes of the meetings held May 8 and May 16, 2024, previously distributed to the Board, were presented for consideration and approval.
6. **Revenue Management Services:** Mr. Fortner presented the 2<sup>nd</sup> Quarter report.
7. **Flood Insurance:** Ms. Parker presented to and reviewed with the Board the proposed renewals of flood policies for District properties.
8. **Unclaimed Property:** The Unclaimed Property Report was presented for consideration and approval.

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board voted unanimously, as follows: (1) approve the Detention and Drainage Facilities Report; (2) approve the Tax Assessor/Collector's Report and payment of checks listed therein; (3) approve the Bookkeeper's Report, the Investment Report, checks presented for payment, and the Amended Agreement for Bookkeeping Services; (4) approve the Peace Officer's Report; (5) approve the Minutes of the meetings held May 8 and May 16, 2024, as submitted; (6) approve Revenue Management Services Report; (7) approve the renewal of flood policies for District policies with increased Option B coverage on buildings and contents; and (8) approve the Resolution Regarding Unclaimed Property.

### **OPERATIONS REPORT**

The Board next recognized Mr. Garcia, who presented to the Board the Operations Report, a copy of which is attached hereto.

Upon motion by Director Dowdy, seconded by Director Perkins, and after full discussion, the Board voted unanimously to approve the Operations Report and accounts listed for termination.

### **ENGINEER REPORT**

The Board recognized Mr. Davis, who presented to and reviewed with the Board the Engineer's Report and updated the Board on the status of various projects and development within the District. Mr. Davis also requested approval of the following:

- Pay Estimate No. 6, in the amount of \$63,423.00, payable to CFG Industries, LLC, for the Elevated Storage Tank rehab project;
- Payment to C&C Water Services, LLC, in the amount of \$86,716.00 for replacement of the motor for Well No. 3;
- Pay Estimate No. 6, in the amount of \$41,895.00, payable to RJ Construction for the Louetta Lift Station improvements project; and

- Pay Estimate No. 7, in the amount of \$35,564.40, to T Construction, LLC, for the sanitary sewer rehabilitation project.

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board voted unanimously to approve (1) the Engineer's Report; (2) Pay Estimate No. 6, in the amount of \$63,423.00, payable to CFG Industries, LLC, for the Elevated Storage Tank rehab project; (3) payment to C&C Water Services, LLC, in the amount of \$86,716.00 for replacement of the motor for Well No. 3; (4) Pay Estimate No. 6, in the amount of \$41,895.00, payable to RJ Construction for the Louetta Lift Station improvements project; and (5) Pay Estimate No. 7, in the amount of \$35,564.40, to T Construction, LLC, for the sanitary sewer rehabilitation project.

### **ATTORNEY'S REPORT**

The Board recognized Ms. Parker, who discussed with the Board amendments to the District's Rate Order regarding single family attached (duplex) residences. After discussion, the Board deferred action on this item.

### **DISTRICT AND MAINTENANCE MANAGERS' REPORT**

The Board recognized Mr. Mills, who updated the Board on the status of stocking the lakes, Louetta Lift station fence, bat houses, swim team events, and cleaning of the pool.

The Board noted that no action was necessary in connection with the Managers' Reports.

### **CLOSED SESSION**

Upon motion by Director Perkins, seconded by Director Dowdy, and after full discussion, the Board voted unanimously to convene in Closed Session at 6:45 p.m. to discuss real estate matters.

### **OPEN SESSION**

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to reconvene in Open Session at 7:20 p.m.

Upon motion by Director Perkins, seconded by Director Strickland, and after full discussion, the Board voted unanimously to approve the security actions, as discussed in Closed Session.

### **FLOOD MITIGATION MATTERS**

No Report was offered.

### **COMMITTEE REPORTS AND DIRECTOR COMMENTS**

No Report was offered.

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

APPROVED THIS Aug 14, 2024.

Vanessa Sommer

Secretary, Board of Directors

