

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

October 9, 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 **October 9, 2024, at 4:00 p.m.** Whereupon, at 4:01 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; Tim Hardin, John Davis and Norman Gutierrez of Lanford Engineering Inc. (“LEI”), Engineers for the District; Phil Halbert of Storm Water Solutions (“SWS”); Pat Hall of Equi-Tax, Tax Assessors for the District; Kim Shelnuitt of Myrtle Cruz, Inc. (“Myrtle Cruz”), Bookkeeper for the District; Captain Medina, Lt. Flores, and Sgt. Walker of Harris County Precinct 4 Constables’ Office; Mike Williams of Municipal Operations (“MOC”), Operators for the District; Ryan Fortner of Revenue Management Services; 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 completion of the tennis courts improvement project.

The Board recognized Mr. Sapio, who requested an adjustment on his water bill for water used to refill his spa, noting that it was approximately 6,000. After discussion, it was the consensus of the Board to issue an adjustment if Mr. Sapio’s bill was higher than the base amount.

FINANCIAL ADVISOR’S REPORT

No Report was offered.

PUBLIC HEARING ON PROPOSED 2024 TAX RATE

The Board opened the meeting to a public hearing on the proposed 2024 tax rate for the District. The Board recognized Mr. Kahn, who reminded the Board that at the District’s meeting on September 11,

2024, the Board discussed levying a tax rate in 2024 of \$0.32 per \$100 of assessed valuation, consisting of a debt service tax rate of \$0.17 per \$100 of assessed valuation and an operations/maintenance tax rate of \$0.15 per \$100 of assessed valuation. Ms. Hall noted that the notice of the proposed 2024 tax rate of \$0.32 per \$100 of assessed valuation was published in a paper of general circulation within the District prior to this public hearing, as required by the Texas Water Code. The Board, noting that there were no members of the public present who wished to comment on the 2024 tax rate, closed the public hearing and resumed the regular meeting.

ORDER SETTING TAX RATE FOR 2024

Consideration was then given to the adoption of an Order Setting Tax Rate and Levying Tax for 2024.

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board voted unanimously to set and levy a 2024 tax rate of \$0.32 per \$100 of assessed valuation, which tax shall be allocated \$0.17 per \$100 valuation for debt service purposes and \$0.15 per \$100 valuation for maintenance and operation purposes, and to adopt the Order Setting Tax Rate and Levying Tax evidencing the same.

AMENDMENT TO NOTICE TO SELLERS AND PURCHASERS

Consideration was then given to a proposed Amendment to Notice to Sellers and Purchasers. Mr. Kahn informed the Board that the Notice to Sellers and Purchasers will be revised to reflect the 2024 tax rate levied by the District. Mr. Kahn also noted that the Notice will be filed in the Harris County Real Property records and with the Texas Commission on Environmental Quality (the "Commission").

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board by unanimous vote approved the Amendment to Notice to Sellers and Purchasers of Real Estate Located Within the District and authorized SK Law to file said Notice in the Harris County Real Property Records and with the Commission.

ELECTION

Mr. Kahn noted that the Public Forum would commence at 6 p.m.

CONSENT AGENDA

The Board considered the following items under its Consent Agenda:

1. **Detention and Drainage Facilities Reports:** The Board recognized Mr. Halbert, 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. Hall, who 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.
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 presented additional checks 2281-2286 for payment. An amended budget was not presented.
4. **Peace Officer's Report and approval of Contract:** 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 September 11 and September 19, 2024, previously distributed to the Board, were presented for consideration and approval.
6. **Revenue Management Services:** No Report was offered.
7. **Best Trash Contract:** The Board took no action on this item.
8. **Audit:** The Audit was not presented.

Upon motion by Director Perkins, 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, including payment of checks listed therein; (3) approve the Bookkeeper's Report, the Investment Report, checks presented for payment, including checks 2281-2286; (4) approve the Peace Officer's Report; and (5) approve the Minutes of the meetings held September 11 and September 19, 2024, as amended.

OPERATIONS REPORT

The Board next recognized Mr. Williams, who presented to the Board the Operations Report, a copy of which is attached hereto, noting that there are 48 accounts on the pre-cutoff list.

Upon motion by Director Strickland, seconded by Director Dowdy, and after full discussion, the Board voted unanimously to approve (1) the Operations Report; and (2) accounts listed for termination.

ENGINEER REPORT

The Board recognized Mr. Gutierrez, 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. No action items were presented.

Upon motion by Director Dowdy, seconded by Director Perkins, and after full discussion, the Board voted unanimously to approve the Engineer's Report.

FLOOD INSURANCE

Mr. Kahn presented to and reviewed with the Board a proposal for flood insurance for the WWTP Control Building, noting that since the Board's last discussion, the premium had increased to \$9,165.00

Upon motion by Director Strickland, seconded by Director Perkins and after full discussion, the Board voted unanimously to approve the purchase of flood insurance for the WWTP Control Building, as presented.

ATTORNEY'S REPORT

No Report was offered.

DISTRICT AND MAINTENANCE MANAGERS' REPORT

No report was offered.

RECESS

At 5:30 p.m., upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the meeting was recessed until 6 p.m.

PUBLIC FORUM – ELECTIONS

The Board of Directors (the “Board”) of Harris County Water Control and Improvement District No. 110 (the “District”) reconvened in **regular session**, open to the public, at the designated meeting place of the Board in the District on **October 9, 2024, at 6:00 p.m.** Whereupon, at 6:00 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; Tim Hardin, John Davis and Norman Gutierrez of Lanford Engineering Inc. (“LEI”), Engineers for the District; Stephen Eustis and Mitchell Neupart of R.W. Baird (“Baird”), Financial Advisors for the District; 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 Board recognized Mr. Mills, Director Dowdy, Mr. Gutierrez, and Mr. Eustis, who presented information regarding the District’s Bond, Park Bond, and Maintenance Tax Elections, and responded to questions from the public.

The Board took no action following the public forum.

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

APPROVED THIS November 13, 2024.

Vanessa Sommer
Secretary, Board of Directors

