

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

MARCH 20, 2025

**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 **March 20, 2025, at 9:00 a.m.**; whereupon, at 9:10 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/Treasurer
Rodney Williams	-	Assistant Secretary

All Directors were present, thus constituting a quorum.

Also present at the meeting were Brian Mills, District Manager; Shane Breyette, Maintenance Manager; Michael Williams and Mario Garcia of Municipal Operations and Consulting (“MOC”), Operators for the District; Tim Hardin and Norman Gutierrez of Langford Engineering, Inc. (“LEI”), Engineers for the District; Matt Zeve of Gauge Engineering (“Gauge”), Special Projects Engineer for the District (via Zoom); Captain Medina of the Harris County Pct 4 Constable’s Office; Maria S. Parker, Cameron Alo, and Deidra Daniels 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 discussed the Tennis Ball Recycling Program.

PEACE OFFICER’S REPORT

The Board discussed with Captain Medina whether the District could employ off-duty officers to increase law enforcement presence in the District. Captain Medina explained that employing off-duty officers would need to be coordinated through Sgt. Walker and that the District would pay the officers directly, and not through the County. Captain Medina also noted that County patrol cars could not be used by the off-duty officers, but that some off-duty officers have their own patrol car.

The District also discussed homeless encampments and Captain Medina advised that they remove homeless encampments on a daily basis, but that it is a never-ending problem.

After discussion, it was the consensus of the Board that Mr. Mills contact Sgt. Walker regarding adding four (4) additional off-duty officers, which officers would have their own cars.

HAZARD MITIGATION PLAN

The Board recognized Mr. Zeve, who advised that the Community Project Funding request had been submitted to Congressman Crenshaw's office and that he would be attending an information meeting regarding the next steps in the funding request.

The Board noted that no action was necessary.

ENGINEER'S REPORT

The Board recognized Mr. Gutierrez, who presented the Engineer's Report and requested approval of Change Order No. 1 to add 20 days construction time to the Clarifier project, for a new completion date of May 29, 2025. Mr. Gutierrez also advised that Sustanite Support Services had requested an additional Change Order in the amount \$41,147.57 to replace an existing 16-inch mixed liquor line between the west clarifier and the knife gate. After discussion, Mr. Gutierrez noted that, at this time, LEI did not recommend approval of the requested Change Order.

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board voted unanimously to (1) approve Change Order No. 1 to add 20 days construction time to the Clarifier project contract, for a new completion date of May 29, 2025; (2) take no action on the Change Order in the amount \$41,147.57 to replace an existing 16-inch mixed liquor line between the west clarifier and the knife gate; and (3) approve the Engineer's Report.

The Board next discussed the Fidelis commercial construction project on property that is located within the District. The Board recognized Ms. Parker, who discussed with the Board the request by Fidelis to move the District's existing sanitary sewer line.

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board, by unanimous vote, authorized SK Law to extend the following Options to Fidelis:

OPTION 1: The District will approve the relocation of its sanitary sewer line (the "Project") with no reimbursement to Fidelis for the cost of the Project subject to the following conditions: (1) Fidelis constructing, at its sole cost, a solid fence of not less than 10 feet in height along the perimeter of the tract at an estimated cost of \$50,000; (2) Fidelis advancing to the District all costs associated with the Project (estimated at \$500,000); and (3) the Project being administered by the District, including design, advertising, and award of contract.

OPTION 2: The District will approve the relocation of its sanitary sewer line (the "Project") with reimbursement to Fidelis of 100% of the Project subject to the following conditions: (1) the assessed value of the Fidelis tract at full development is not less than \$30,000,000; (2) Fidelis constructing, at its sole cost, a concrete panel fence not less than 10 feet in height along the top of the berm along the north perimeter of the Fidelis tract (at an estimated cost of \$173,500); (3) design and construction of the perimeter fence to be approved, in advance, by the District; (4) Fidelis advancing to the District all costs associated with the Project (estimated at \$500,000); and (5) the Project being administered by the District, including design, advertising, and award of contract. Reimbursement by the District to Fidelis will be in accordance with the rules of the Texas Commission on Environmental Quality. Reimbursement to be paid in annual installments on March 1 of \$40,000 (based on timely payment of the District taxes on the Tract) or through the issuance of bonds, to the extent the District issues bonds for water and sewer facilities for other projects prior to payment in full to Fidelis.

Ms. Parker next discussed with the District the request from Spring ISD to terminate the District's water and sewer service to McNabb Elementary School and to convey certain facilities to Harris County Municipal Utility District No. 99 ("HC99").

Mr. Hardin noted that the City of Houston requires that, when a line is terminated, an auto-flusher be installed at the end of the water line.

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board, by unanimous voted, approved the following: (1) termination of the Agreement for Water and Sewer Service with Spring ISD, subject to the following terms: (i) relocation of the dead-end water line owned by the District from the west side of McNabb to the intersection of Cypresswood Lake Drive and Cypresswood Drive, at the sole cost of HC99; (ii) installation of an auto-flushing valve, as required by the City of Houston, at the relocated dead-end line at the intersection of Cypresswood Lake Drive and Cypresswood Drive, at the sole cost of HC99; (iii) Spring ISD or HC99 reimbursing the District for the cost of the District's electronic water meter currently serving McNabb; and (iv) termination by Spring ISD or HC99 of the District's sanitary sewer connection at the District's sewage collection facilities in a manner approved in writing by the District;

OPERATIONS' REPORT

The Board recognized Mr. M. 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 Sommer, and after full discussion, the Board voted unanimously to authorize termination of delinquent accounts.

DISTRICT AND MAINTENANCE MANAGERS' REPORTS

The Board recognized Mr. Mills, who presented to and reviewed with the Board, the Managers' Report, updated the Board on upcoming events, and requested approval of the action items contained in the Managers' Report. The Board recognized Mr. Breyette, who discussed with the Board purchasing backup motors for the waterfalls, so that when the motors have to be repaired, replacement pumps can be used to keep the waterfalls operational.

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to approve (1) fish restocking at a cost not to exceed \$8,500; and (2) purchase of two backup motors for the waterfalls at a cost not to exceed \$10,000.

Mr. Mills also advised that the boardwalk bridge had been rebuilt; the pool passed inspection; and that he is meeting with security companies to obtain options for replacement of the District's security systems.

ATTORNEY'S REPORT

The Board recognized Ms. Parker, who reviewed with the Board the Amended Rate Order and the Minutes of the meetings held February 12 and 20, 2025.

Upon motion by Director Sommer, seconded by Director Strickland, and after full discussion, the Board voted unanimously to approve (1) the Amended Rate Order; and (2) Minutes of the meetings held February 12 and 20, 2025, as presented.

[SIGNATURE PAGE FOLLOWS]

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

APPROVED THIS 4.9.2025.

Vanessa Sommer
Secretary, Board of Directors

