

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 110
Bond (water, sanitary sewer and drainage facilities), Park Bond,
and Maintenance Tax Elections
November 5, 2024

Harris County Water Control and Improvement District No. 110 (the “Water District”) will hold an election on November 5, 2024, to obtain voter approval to issue bonds for water, sanitary sewer and drainage facilities and park facilities, and to obtain voter approval to increase the maintenance and operation tax to \$0.25.

The Water District is a political subdivision of the State of Texas that was created in 1968 for the purpose of providing water, sanitary sewer and drainage facilities to the land inside its boundaries as well as park facilities. The Water District contains approximately 1,300.48 acres of land, located east and west of IH45, comprised of residential and commercial developments. Water and sanitary sewer services are provided to over 5,000 customers in the Water District.

The following subdivisions are located in the District:

- Enchanted Oaks -- Section 1-4
- Cypress Forest -- Sections 1-3
- Cypress Forest Park -- Sections 1-3
- Cypress Forest Estates
- Cypress Forest Lakes
- Kotar Courts
- Cypresswood Lakes -- Sections 1-3
- Lakes of Cypress Forest -- Sections 1-4
- Spring Park Village
- Kings Village

The Water District serves commercial centers along IH45, including the Target Center, the AMC Theater, Planet Ford, Walgreens, Lowes, and Home Depot as well as various other small commercial centers.

To provide water and sanitary sewer services to its customers, the Water District constructed, owns and operates the following facilities (the “Service Facilities”):

- Water Supply and Distribution System;
- Water Plant No. 1 and related facilities;
- Water Plant No. 2 and related facilities;
- Elevated Storage Tank;
- Three (3) Ground Storage Tanks;
- Two (2) Hydropneumatic Pressure Tanks
- Sanitary Sewer Collection System
- Seven (7) Off-Site Sanitary Sewer Lift Stations
- Wastewater Treatment Plant Facilities and On-site Lift Stations;
- Storm Sewer and Drainage Facilities; and
- Approximately 42 miles of water and sanitary sewer lines.

BOND ELECTION WATER, SANITARY SEWER AND DRAINAGE
(SERVICE FACILITIES)

The Service Facilities have been in continuous operation for over forty years and are approaching the end of their useful life. To continue to provide uninterrupted service to customers of the Water District, it is necessary to rehabilitate the Service Facilities. A Capital Projects Plan has been adopted by the Water District to provide for the rehabilitation and renovation of the Service Facilities in phases over an extended period of time. The bonds, when and if issued, will be paid from ad valorem taxes. Below are the projects that will be funded from the Bonds if approved.

A. Water Plant No. 1 Improvements	\$3,500,000
B. Water Plant No. 2 Improvements	\$1,050,000
C. Water Distribution System Improvements	\$6,300,000
D. Wastewater Treatment Plant Improvements	\$2,800,000
E. Wastewater Collection System Improvements	\$3,225,000
F. Storm Sewer and Drainage System Improvements	\$6,300,000
G. Contingencies	\$3,476,250
H. Engineering/Surveying	\$4,797,225
Total	\$34,950,000

PARK BOND ELECTION

The Water District owns and operates the following park and recreational facilities:

PARKS:

- Four amenity fishing lakes
- 1 mile of asphalt road
- 2.5 miles of walking trails
- Playground
- Sand volleyball court
- 7 pavilions
- Multiple waterfalls and spillways
- Fishing docs
- Amphitheater

SWIM AND RAQUET CLUB:

- Clubhouse
- Fitness center
- Tennis courts
- Swimming pool
- Main pavilion
- Parking lots

The park facilities have been in operation for over thirty years and are in need of renovation and improvement. A Capital Improvements Plan for the park facilities has been adopted by the Water District to provide for the rehabilitation and renovation of the park facilities in phases over an extended period of time. The Park Bond authorization of \$10,550,000 will be utilized to renovate the existing park facilities, and to acquire additional park land.

MAINTENANCE TAX ELECTION

The Water District currently has an approved maintenance and operation tax of \$0.15 and is seeking voter approval for an increase of \$0.10 for a total maintenance and operation tax authorization of \$0.25. The increase in maintenance tax will allow the Water District to fund projects in the Capital Improvements Plan when issuing bonds is not a viable option, and high interest rates.

SUMMARY

The Bonds, Park Bond and Maintenance Tax Elections that will be held on November 5, 2024, is seeking authorization from the registered voters in the Water District to issue \$34,950,000 in bonds to accomplish the renovation of the Service Facilities, \$10,550,000 in bonds for park facilities and \$0.25 maintenance tax.

The Bond Election will be held on November 5, 2024, from 7:00 a.m. to 7:00 p.m. Early voting will be conducted from 9:00 a.m. to 5:00 p.m. on October 21 through October 25, 2024, and October 28 through November 1, 2024. Early voting and voting on Election Day information may be found at: <https://www.harrisvotes.com/Voter/Election-Information>.

The Water District will conduct a public forum on the Bond Election on Wednesday, October 9, 2024, at 6:00 pm. at 19023 Joanleigh, Spring, Texas 77388. You may attend the public forum by ZOOM at: