

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

FEBRUARY 12, 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 **February 12, 2025, 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
Rodney Williams	-	Assistant Secretary

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

Also present at the meeting were Brian Mills, District Manager; Pat Hall of Equi-Tax, Tax Assessors for the District; Kim Shelnett of Myrtle Cruz, Inc. (“Myrtle Cruz”), Bookkeeper for the District; Phil Halbert of Storm Water Solutions (“SWS”); Mario Garcia, Mike Williams, and Ed Longoria of Municipal Operations and Consulting (“MOC”), Operators for the District; Tim Hardin and Norman Gutierrez of Langford Engineering, Inc. (“LEI”), Engineers for the District; Sgt. Walker, Lt. Flores, and Capt. Medina of Harris County Precinct 4 Constables’ Office; Maria S. Parker, Josh Kahn, Cameron Alo, and Deidra Daniels (paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”), Attorneys for the District; Steven Kimosh of Fidelis Realty (via zoom); (“Fidelis”) 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 Mr. Kimosh, who advised that Fidelis was requesting approval of a Utility Capacity Letter. The Board recognized Mr. Gutierrez, who reviewed with the Board the Feasibility Study, noting that the District does have capacity to serve the proposed project.

Upon motion by Director Perkins, seconded by Director Strickland, and after full discussion, the Board voted unanimously to approve the Utility Capacity Letter for Fidelis for 18,400 gpd of water and 7,900 gpd of wastewater.

The Board recognized Mr. Olsen, who inquired about the next shredding event. Mr. Mills noted that it is scheduled for May 10, 2025.

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. Ms. Hall also noted that the District's 2024 taxes are 93% collected.
3. **Bookkeeper's Report/Investment Report:** The Board recognized Ms. Shelnutt, who presented the Bookkeeper's Report and Investment Report, copies of which are attached hereto, and certain invoices for payment by the Board.
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 meeting held January 8, 2025, and January 16, 2025, 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. **Resolution Approving Rendition of Property for Public Sale:** The Board recognized Ms. Parker who reviewed with the Board a Resolution Approving Rendition of Property for Public Sale, noting that such property was surplus and/or salvage items no longer needed by the District.
9. **Resolution Regarding Tax Exemptions for 2025:** The Board recognized Ms. Parker, who reviewed with the Board a Resolution Concerning Tax Exemptions for 2025, noting that, in 2024, the Board approved a \$100,000 exemption for residents over-65 or disabled, and a 20% residential homestead exemption.
10. **Engage Attorney to Collect Delinquent Taxes:** The Board recognized Ms. Parker, who reminded the Board that it had an Agreement with Perdue Brandon to collect the District's delinquent taxes.
11. **Order Imposing 20% Penalty on Delinquent Taxes:** The Board recognized Ms. Parker, who reviewed with the Board a Resolution Implementing a 20% Penalty on 2024 taxes.
12. **Resolution Establishing Intent to Reimburse Operating Account:** The Board recognized Ms. Parker, who reviewed with the Board a Resolution Establishing Intent to Reimburse Operating Accounting, noting that, when the District sells Park Bonds, the District will be able to use those Park Bond funds to reimburse the Operating Account for past park projects.
13. **Approve Amendment to Development and Annexation Agreement with TNRG:** The Board took no action on this item.

Upon motion by Director Strickland, seconded by Director Perkins, and after full discussion, the Board voted unanimously, as follows: (1) approved the Detention and Drainage Facilities Report;

(2) approved the Tax Assessor/Collector's Report, including payment of checks listed therein; (3) approved the Bookkeeper's Report, the Investment Report, checks presented for payment; (4) approved the Peace Officer's Report; (5) approved the Minutes of the Meetings held January 8 and January 16, 2025, mas submitted; (6) noted that the Report from Revenue Management Services was not submitted; (7) deferred action on the trash contract; (8) approved the Resolution Approving Rendition of Property for Public Sale; (9) approved the Resolution Regarding Tax Exemptions for 2025; (10) approved Perdue Brandon as the District's Delinquent Tax Attorney; (11) approved the Resolution Implementing 20% Penalty on 2024 Delinquent Taxes; (12) approved the Resolution Establishing Intent to Reimburse Operating account; and (13) took no action on the Amendment to the Development and Annexation Agreement with TNRG.

The Board recognized Director Perkins, who inquired about HB 1643 and whether the District should support the proposed legislation. Ms. Parker advised that the Directors, in their individual capacity, could support the proposed legislation.

DELINQUENT TAX REPORT

No Report was offered.

OPERATIONS' REPORT

The Board next recognized Mr. Williams, who presented to and reviewed with the Board the Operations Report and accounts for termination. A copy of the Report is attached hereto. Mr. Williams also provided an update of operations during the January winter storm, noting that MOC had implemented its emergency protocol and that Operators were onsite in the District continuously from January 20-22, 2025, and that there were no major issues.

Upon motion by Director Perkins, seconded by Director Strickland, and after full discussion, the Board voted unanimously to approve the Operations Report.

ENGINEER REPORT

The Board recognized Mr. Gutierrez who presented to and reviewed with the Board the Engineer's Report and requested approval of the action items contained therein. Mr. Gutierrez also reviewed the Feasibility Study prepared for the 1.92 acres for Retail Development at Reserve A (Kings Village), noting that the District has capacity to provide the requested 1300 gpd of water and wastewater.

Upon motion by Director Strickland, seconded by Director Perkins, and after full discussion, the Board voted unanimously to approve (1) Pay Estimate No. 1 in the amount of \$230,214.70, payable to Sustanite Support Services, LLC for the Clarifier project; (2) award of contract to Ram Rod Utilities, LLC, in the amount of \$490,940.49, for the Meadow Edge Utilities project; (3) Utility Capacity Letter for the 1.92 acres Kings Village Retail Development; and (4) the Engineer's Report.

DRAINAGE POLICY

Mr. Gutierrez next updated the Board on the annual compliance of commercial property owners with detention facilities, noting that only 3 property owners have failed to obtain annual certification of compliance.

ATTORNEY'S REPORT

Amend Rate Order

The Board took no action on this item.

Review Projects in Progress Report

The Board took no action on this item.

Discuss planned phasing of projects

The Board took no action on this item.

HAZARD MITIGATION PLAN

The Board took no action on this matter.

FLOCK CAMERAS

The Board recognized Ms. Parker, who provided a status report on Flock Cameras in the District.

The Board noted that no action was necessary.

DISTRICT MANAGER'S REPORT

The Board recognized Mr. Mills, who provided an update on the pool fence repair, pool pump repair, and replacement of the pool deck canopy.

The Board noted that no action was necessary.

MAINTENANCE MANAGER'S REPORT

No Report was offered.

PERSONNEL AND ADMINISTRATIVE REPORT

No Report was offered.

CLOSED SESSION

Upon motion by Director Perkins, seconded by Director R. Williams, and after full discussion, the Board voted unanimously to convene in Closed Session to discuss litigation matters.

OPEN SESSION

Upon motion by Director Perkins, seconded by Director Williams, and after full discussion, the Board voted unanimously to reconvene in Open Session.

The Board took no further action.

[SIGNATURE PAGE FOLLOWS]

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

APPROVED THIS March 20, 2025.

Vanessa Sommer
Secretary, Board of Directors

