

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

JANUARY 16, 2025

THE STATE OF TEXAS	§
COUNTY OF HARRIS	§
HARRIS COUNTY WATER CONTROL AND	§
IMPROVEMENT DISTRICT NO. 110	§

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 **January 16, 2025, at 9:00 a.m.**; whereupon, at 9:01 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 of Municipal Operations and Consulting (“MOC”), Operators for the District; Tim Hardin of Langford Engineering, Inc. (“LEI”), Engineers for the District; Matt Zeve of Gauge Engineering (“Gauge”), Special Projects Engineer for the District; Joseph Ellis of McCall Gibson Swedlund Barfoot, PLLC (“McCall”), Auditors for the District; Mary Jarmon of Myrtle Cruz, Inc. (“MCI”), Bookkeepers for the District; Carl Sandin of Perdue Brandon (“Perdue”), Delinquent Tax Attorneys for the District; Maria S. Parker, Joshua J. Kahn, 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 Mr. Kimosh of Fidelis Realty, who presented fence options for the proposed commercial development, noting that Fidelis will contribute \$50,000 toward the construction of the fence and will maintain the fence after construction.

The Board recognized Ms. Brady, who discussed use of the pickleball court and suggested that Sundays from 4 p.m. to 6 p.m. be dedicated to open play.

HAZARD MITIGATION PLAN

The Board recognized Mr. Zeve, who discussed various projects to include in a grant application.

The Board noted that no action was necessary.

AUDITOR'S REPORT / BOOKKEEPER'S REPORT

The Board recognized Mr. Ellis, who reviewed with the Board a comparison of water and wastewater revenue versus water and wastewater expenses.

The Board recognized Ms. Jarmon, who presented further analysis of revenue versus expenses and discussed budget categories.

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to authorize MCI and McCall to prepare annually a 5-year budget for presentation at the June meetings, which 5-year budgets include the 5-year Capital Improvement Plans provided by LEI and Mr. Mills.

DELINQUENT TAX REPORT

The Board recognized Mr. Sandlin, who discussed with the Board the delinquent tax report and specifically the property located 727 Enchanted River, noting that it will up for auction at the March 2025 tax sale. Mr. Sandlin advised that, if no minimum bid is received at the tax sale, the property could be struck off to the District and that the District could own the property and offer it at a public resale.

After discussion, the Board deferred action on this matter.

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.

ENGINEER'S REPORT

The Board recognized Mr. Hardin, who presented the following items for approval:

- Change Order No. 2 and Final adjusting the final contract amount for the Sanitary Sewer Rehab Project to \$918,349.45
- Pay Application No. 8 and final in the amount of \$192,562.00 payable to T Construction for the Sanitary Sewer Rehab project
- Certificate of Completion and one-year warranty bond for the Sanitary Sewer Rehab project

The Board discussed whether to assess liquidated damages for the delay in contract completion for the Sanitary Sewer Rehab project and the Tennis Court project. After discussion, it was the consensus of the Board that liquidated damages not be assessed on either project. The Board also discussed modifying future contracts regarding liquidated damages.

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to approve the following:

- Change Order No. 2 and Final adjusting the final contract amount for the Sanitary Sewer Rehab Project to \$918,349.45
- Pay Application No. 8 and final in the amount of \$192,562.00 payable to T Construction for the Sanitary Sewer Rehab project

- Certificate of Completion and one-year warranty bond for the Sanitary Sewer Rehab project

DISTRICT MANAGER'S REPORT

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.

Upon motion by Director Sommer, seconded by Director Strickland, and after full discussion, the Board voted unanimously to approve (1) purchase of 6 picnic tables and chairs at a cost not to exceed \$7,000; and (2) purchase of Musco lights for the tennis court at a cost not to exceed \$18,000. Mr. Mills also advised that he has requisitioned a full analysis of the District's security systems.

ATTORNEY'S REPORT

No Report was offered.

DIRECTOR LIASON ASSIGNMENTS

The Board discussed liaison assignments.

Upon motion by Director Sommer, seconded by Director Strickland, and after full discussion, the Board voted unanimously to make the following Director liaison assignments

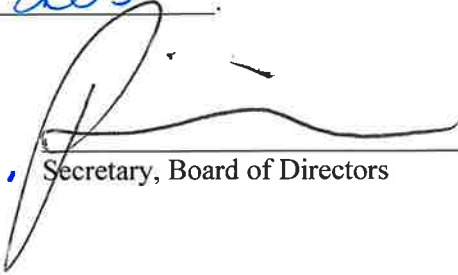
- Drainage and flood mitigation – Directors Perkins and Sommer
- Trash and Park maintenance – Director Perkins
- Water and sewer – Directors Strickland and R. Williams
- Finance – Director Sommer
- Administration and employees – Director J. Williams

[SIGNATURE PAGE FOLLOWS]

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

APPROVED THIS 2 + 12. 2005



Assl. 
Secretary, Board of Directors