

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

OCTOBER 8, 2025

THE STATE OF TEXAS

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COUNTY OF HARRIS

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**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 8, 2025, at 4:00 p.m.**; whereupon, at 4:03 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/Treasurer
Rodney Williams	-	Assistant Secretary

All Directors were present, thus constituting a quorum.

Also present at the meeting were Brian Mills, District Manager; Shane Bryette, Maintenance Manager; Jennifer Landreville of Equi-Tax, Tax Assessors for the District; Kim Shelnutt of Myrtle Cruz, Inc. (“MCI”), Bookkeeper for the District; Mike Williams and Edward Longoria of Municipal Operations and Consulting (“MOC”), Operators for the District; Phil Halbert of Storm Water Solutions (“SWS”); Tim Hardin and Norman Gutierrez of Langford Engineering, Inc. (“LEI”), Engineers for the District; Captain Medina and Sgt. Walker of Harris County Precinct 4 Constables’ Office; Maria S. Parker, Josh Kahn, and Cameron Alo, 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 noted that there were no members of the public present at the meeting who wished to address the Board.

PUBLIC HEARING ON PROPOSED 2025 TAX RATE

The Board opened the meeting to a public hearing on the proposed 2025 tax rate for the District. The Board recognized Ms. Parker, who reminded the Board that at the District’s meeting on September 10, 2025, the Board discussed levying a tax rate in 2025 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. Landreville noted that the notice of the proposed 2025 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 2025 tax rate, closed the public hearing and resumed the regular meeting.

ORDER SETTING TAX RATE FOR 2025

Consideration was then given to the adoption of an Order Setting Tax Rate and Levying Tax for 2025.

Upon motion by Director Strickland, seconded by Director Sommer, and after full discussion, the Board voted unanimously to set and levy a 2025 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. Ms. Parker informed the Board that the Notice to Sellers and Purchasers will be revised to reflect the 2025 tax rate levied by the District. Ms. Parker 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.

CONSENT AGENDA

The Board considered the following items under its Consent Agenda:

1. **Detention and Drainage Facilities Reports:** Mr. Halbert noted that a Report had been provided in the meeting materials.
2. **Tax Assessor/Collector's Report and Delinquent Tax Report:** The Board recognized Ms. Landreville, 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. 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 meetings held September 10, 2025, and September 17, 2025, previously distributed to the Board, were presented for consideration and approval.
6. **Revenue Management Services:** No Report was offered.
7. **Enchanted Oaks HOA Request:** The Board recognized Ms. Parker, who on behalf of Enchanted Oaks HOA, presented a letter requesting an extension on Backflow/PVB Testing and Certification, as is required to be completed in the District's Rate Order.

Upon motion by Director Strickland, seconded by Director Sommer, 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, and checks presented for payment; (4) approved the Peace Officer's Report; (5) approved the minutes of the meetings held September 10, 2025, and September 17, 2025; and (6) approved Enchanted Oaks request for an extension on Backflow/OVB Testing and Certification.

DELINQUENT TAX REPORT

The Board reviewed the Delinquent Tax Report. No action was taken.

OPERATION'S REPORT

The Board 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.

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to approve (1) termination of accounts; and (2) the Operations Report.

AMENDMENT TO OPERATIONS CONTRACT

Consideration was then given to the First Amendment to Professional Services Agreement with Municipal Operations & Consulting, Inc.

Upon motion by Director Sommer, seconded by Director Perkins, after full discussion, the Board voted unanimously to approve the First Amendment to Professional Services Agreement with Municipal Operations & Consulting, Inc., a copy of which is on file in the official records of the District.

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.

Upon motion by Director Strickland, seconded by Director Perkins, and after full discussion, the Board voted unanimously to (1) approve Change Order No. 2 & Final to the Neil Technical Services, LLC Contract in an addition of \$19,950.00 and an extension of time of 101 calendar days, (2) Pay Estimate No. 2 & Final to the Neil Technical Services, LLC in the amount of \$150,763.30, which includes release of retainage, and the Certificate of Acceptance, accepting that the One-Year Warranty will expire on September 19, 2026, and (3) approve the Engineer's Report.

ATTORNEY'S REPORT

The Board recognized Mr. Kahn, who discussed with the Board a proposed Second Amendment to the Development Agreement between Fidelis and the District as well as an Assignment and Assumption of Development Agreement.

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to approve both the Second Amendment to the Development Agreement between Fidelis and the District and the Assignment and Assumption of Development Agreement.

DISTRICT MANAGER'S REPORT

Mr. Mills discussed purchasing a new A/C Unit for the maintenance building classroom.

Upon motion by Director Perkins, seconded by Director Sommer, and after full discussion, the Board voted unanimously to authorize the purchase of a new A/C Unit for the maintenance building classroom in an amount not to exceed \$5,800.

DIRECTOR COMMENTS

No comments were offered.

[SIGNATURE PAGE FOLLOWS]

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

APPROVED THIS November 12, 2025.

Vanessa Sommer
Secretary, Board of Directors