

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

NOVEMBER 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 **November 12, 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 Ryan Fortner with Revenue Management Services; Michelle Townes with McCall Gibson Swedlund Barfoot Ellis PLLC, auditor for the District; Brian Mills, District Manager; Shane Bryette, Maintenance Manager; Jennifer Landreville of Equi-Tax, Tax Assessors for the District; Kim Shelnett 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; Mitchell Neupert of R.W. Baird ("Baird"), Financial Advisors for the District; 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.

FINANCIAL ADVISOR REPORT/APPROVAL OF PRELIMINARY OFFICIAL STATEMENT

The Board recognized Mr. Neupert, who informed the Board that the Texas Commission on Environmental Quality ("TCEQ") has approved the District's \$4,160,000 Bond Application. He then submitted to and reviewed with the Board a draft Official Notice of Sale and Preliminary Official Statement for Series 2025 Bonds. Mr. Neupert added that the sale will be held on December 10, 2025 with closing on January 15, 2026.

Upon motion duly made and seconded the Board voted unanimously to approve the Official Notice of Sale, Preliminary Official Statement for Series 2025 Bonds, and the Order Adopting Official Notice of Sale and Bid Form, Authorizing Distribution Thereof and of Preliminary Official Statement, and Authorizing Publication of Notice of Sale. A copy of said Resolution is on file in the official records of the District.

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 October 8, 2025, and October 16, 2025, were deferred.
6. **Revenue Management Services:** Mr. Fortner reviewed with the Board the Revenue Management Report. The Board requested that he attend the next meeting person to present the report.
7. **Resolution Regarding Annual Review of Covered Applications:** The Board the District Policy for covered applications, noting the Texas Department of Information Services has added certain applications to the prohibited list.
8. **Audit Fiscal Year Ended July 31, 2025.** Ms. Townes reviewed with the Board, the draft audit for fiscal year ended July 31, 2025.

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 Resolution Regarding Annual Review of Covered Applications and (6) the audit for fiscal year ended July 31, 2025.

DELINQUENT TAX REPORT

There was no Delinquent Tax Report.

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.

Mr. Hardin informed the Board that Fidelis received bids for rerouting the sanitary sewer line on the tract they are developing. The low bidder, ISJ Underground Utilities, LLC, indicated they made a mistake in their bid and want to withdraw their bid. Fidelis, will likely award the contract to the seconded low bidder, GM Vera's Construction.

Upon motion by Director Perkins, seconded by Director Strickland, and after full discussion, the Board voted unanimously to (1) approve Change Order No. 3 & Final to the Ram Rod Utilities, LLC Contract in a deduction of \$60,330.00, (2) Pay Estimate No. 3 & Final to the Ram Rod Utilities Contract in the amount of \$92,204.05, (3) authorize LEI to prepare a feasibility study on the annexation request of Dorstener Wire Tech, Inc., (4) authorize LEI to proceed with the Storm Water Quality Permit Renewal for Cypress Forest Lakes, (5) authorize LEI to proceed with the 2026 Risk & Resilience Assessment, (6) approve Fidelis awarding the contract to the seconded low bidder, GM Vera's Construction for rerouting the sanitary sewer line, and (6) approve the Engineer's Report.

DRAINAGE POLICY

The Board noted that at their meeting September 18, 2025, they discussed change to the District's current Drainage Policy, noting that SWS had submitted a proposal to maintain all detention ponds in the District and that the District could impose a drainage fee on water bills to pay for such maintenance. This method would eliminate the annual certification process for commercial property owners. Based on the foregoing, the Board voted to proceed with the new drainage policy, as discussed, to be effective January 1, 2026, subject to finalizing the drainage fee to be charged to each class of customer in the District. Mr. Kahn, reviewed with the Board a report from Storm Water Solutions on the condition of the commercial detention ponds. The Board then discussed the drainage fee, and methods for assessing commercial customers.

Upon motion duly made and seconded, the Board by majority vote, with Director Strickland voting nay, authorized a residential drainage fee of \$3.00 per residential connection, and the commercial drainage fees as follows:

- (a) \$65.00 for Commercial Retail
- (b) \$250.00 for Master Meter Commercial
- (c) \$350.00 for Apartments/Hotels.

ATTORNEY'S REPORT

No Report was offered.

DISTRICT MANAGER'S REPORT

No Report was offered.

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 Dec 10, 2025.

Vanessa Sommer
Secretary, Board of Directors

